



CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR TENTATIVE MAP

Submit Tentative Map with Application

Date: _____ Tentative Parcel Map No. _____

Job No. _____ Tentative Tract Map No. _____
(Office Use) (Assigned by Co. Engineer)

Record Owner(s): _____

Address (include zip code): _____

Area Code/Phone: () _____

Authorized Applicant: _____
(other than owner)

Address (include zip code): _____

Area Code/Phone: () _____

Site Address: _____

Zone: _____ Proposed Use: _____

Date Acquired: _____

Legal description of land being divided: _____

Size of entire parcel: _____

Number of lots proposed and square footage of each: _____

Number of structures existing on parcel: _____

Are they to be removed? _____

Registered civil engineer number: _____

or licensed land surveyor number: _____

Name: _____

Address: _____

Area Code/Phone: () _____

Utility Companies:

Phone: _____ Electricity: _____

Gas: _____ Cable: _____

Water Company's Name: _____

Address: _____

Water line size: _____

Fire hydrant(s) location: _____

Sewer line size: _____

Distance to manhole: _____

Street improvements needed (please check):

pavement_____ curbs_____ sidewalks_____

street signs_____ street lights_____

Construction start date: _____

Completion date: _____

Grading of Lots by Applicant? Yes_____ No _____ Amount of Cut: _____

Amount of Fill: _____ (show necessary grading design on site plan or tentative map)

OWNER'S SIGNATURE:

Signature

Print Name

Petitioner - Do Not Write Here

Date Tentative Map received: _____ Fee received: \$ _____

Received by _____

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CONTENTS REQUIRED ON THE SUBDIVISION MAP

The map shall be prepared by or under the direction of a registered Civil Engineer or a Licensed Land Surveyor. Scale of the map shall not be less than 1" to 100'. The tentative tract or parcel map shall show and contain the following:

1. The tract or parcel map number, name, or designation.
2. Sufficient legal description of the land as to define the boundaries of the proposed tract or minor subdivision.
3. Name and address of subdivider and of registered civil engineer or licensed surveyor, if any.
4. The locations, names, and existing widths of all adjoining highways, streets, or ways.
5. The width and approximate grades of all highways, streets, and ways within such proposed subdivision.
6. The width and approximate locations of all existing or proposed easements, whether public or private, or roads, drainage, sewers, or public utility purposes.
7. Approximate radius of all curves.
8. The approximate lot layout and the approximate dimensions of each lot.
9. Approximate locations of all areas subject to inundation or storm water overflow and the locations, width, and directions of flow of all watercourses.
10. Source of water supply, if any.
11. Proposed method of sewage disposal, if any. Also show location of existing sewage disposal components, including house laterals with distance to old and new lot lines.
12. Use of property proposed.
13. Proposed public areas, if any.
14. Approximate contours where topography controls the street layout. In addition, a 200-foot radius map of the site shall be provided showing topographic contours.

15. Date, north point, and scale.
16. Number for each lot.
17. Approximate location of each area covered by trees with a statement of the nature of the cover and the kind and approximate location of all trees standing within the boundaries of proposed public rights-of-way.
18. Approximate location and outline to scale of each building or structure which is not to be moved in the development of the subdivision. Distances of each building or structure to old and new lot lines shall also be shown.
19. Each street shown by its actual street name or by temporary name or letter for purpose of identification until the proper name of such street is determined.
20. Proposed and/or existing zoning of each lot shown on the tentative tract or parcel map.

If it is impossible or impractical to place upon the tentative tract or tentative parcel map any matter hereinabove in this section required, such matter or information shall be furnished in a written statement which shall be submitted with such map.

Following are the minimum lot sizes for all new subdivisions:

1. Where the parcel to be divided is zoned R-1, R-A, or A, the minimum lot area shall be 6,000 square feet, with a frontage of not less than 60 feet and a depth of not less than 100 feet.
2. Where the parcel to be divided is zoned C-1, C-3, C-4, M-1, or M-2, the minimum lot area shall not be less than 6,500 square feet with a frontage of not less than 65 feet and a depth of not less than 100 feet.

Notwithstanding the foregoing, lots of lesser frontage, depth, and area in a particular subdivision may be approved by the Advisory Agency in the case of a minor subdivision or by the City Council in the case of a major subdivision. The Advisory Agency or City Council's determination may be warranted by reasons of circumstances peculiar to the proposed subdivision or by desire to protect and maintain the public's peace, health, safety and welfare.

Frontage Exceptions

In all zones there shall be lot frontage on a street, except in the PD, C or M zones, where a common area for ingress and egress is shared by the lots contained in the subdivision.

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SUBDIVISIONS

I. TENTATIVE MAP SUBMITTAL REQUIREMENTS

A. Number of Tentative Maps to be Submitted:

Tentative Tract Maps - 40
Tentative Parcel Maps - 25

B. Fees Paid to City of Lakewood

Application for Tentative Tract Map \$ 2,180

Application for Tentative Parcel Map \$ 1,040
Where a Final Map is Required

Application for Tentative Parcel Map \$ 700
Where Final Parcel Map is Waived per
Section 9215, Lakewood Municipal Code

Appeal of Tentative Parcel Map \$ 300

Certificate of Compliance \$ 90

CC& R Review \$ 690

County Engineer Deposit (Note: If deposit exceeds County Engineer cost for map checking, then a refund will be made to applicant. If deposit is deficient, applicant must provide the City the remaining balance.)

Application for Tentative Parcel Map \$ 5,456
(up to ten (10) lots)

Application for Tentative Parcel Map
(11 or more lots) See current Los Angeles County Department of Public Works
Land Development Division Fee Schedule.

Application for Tentative Tract Map \$ 11,907
(up to 50 lots)

Application for Tentative Tract Map
(51 or more lots) See current Los Angeles County Department of Public Works
Land Development Division Fee Schedule.

C. Architectural Plans

Architectural plans are required to be submitted for all subdivisions for which a construction plan is known or proposed. Fifteen (15) copies of the following must be submitted:

1. Site plan
2. Floor plans
3. Elevations
4. Landscape plans
5. One (1) colored rendering or elevation must also be submitted.

The above-mentioned plans are also required on nonresidential subdivisions when a definite project is proposed and known at the time the subdivision application is made.

D. Recreation Fee

A recreation fee may be required to be paid prior to approval of the final map when the project is a residential subdivision. Applications for residential subdivisions must, therefore, be accompanied by an appraisal of the land to be subdivided. Said appraisal must be done by a qualified State licensed real estate appraiser within the six (6) months preceding the public hearing on the tentative map. The appraisal is needed to determine the recreation fee, if any, that will be required prior to final map approval.

E. Additional Items for Submittal are as follows:

1. A completed Initial Study Form.
2. A 500' radius map showing zoning and land uses of property within the radius.
3. Title Report of property being subdivided.
4. A 300' radius map with a corresponding Property Ownership List of properties within a 300-foot radius of subject subdivision (names and complete mailing addresses of property owners); one (1) set of mailing labels is required for Tentative Parcel Maps and two (2) sets for Tentative Tract Maps.
5. One copy of the application form must be attached to each Tentative Map.
6. Soils report must be submitted with every application for a Tentative Parcel Map or Tentative Tract Map.

F. Other Processes

Your project may involve more than just subdivision approval. Very often, projects require other approvals, such as Development Review Board approval or a Conditional Use Permit. Occasionally, a General Plan Amendment and/or Zone Change is required. You should inquire with a City Planner to see if other approvals are required, what additional information is required to be submitted, and whether or not such other approvals can be sought simultaneously with the application for a subdivision.

G. Final Tract and Parcel Maps

The County Engineer is to be contacted for determination of the correct number of final maps to be submitted for final map processing.

H. If a construction plan is approved by the Planning and Environment Commission or Development Review Board, the plan check process done through the Building and Safety Section may begin once the tentative map is approved. Contact the Building and Safety Section for submittal requirements.

II. FINAL MAP SUBMITTAL REQUIREMENTS

A. City Fees

- | | | |
|----|--|--------|
| 1. | Final Tract Map | \$ 580 |
| 2. | Final Parcel Map | \$ 315 |
| 3. | Certificate of Compliance (where a Final Parcel Map is waived
a Final Parcel Map is waived) | \$ 90 |

B. County Engineer Fees

Applicant must file maps and pay proper fees directly to the County Engineer.

Contacts: Paul Kuykendall, AICP
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