



City of

# HUNTINGTON PARK california

COMMUNITY DEVELOPMENT DEPARTMENT

6550 MILES AVENUE

HUNTINGTON PARK, CA 90255

TEL: (323) 584-6210 FAX: (323) 584-6244

## **TENTATIVE PARCEL/TRACT MAP (TPM/TTM) APPLICATION GUIDELINES**

Application for a TPM/TTM is processed by the Community Development Department, Planning Division.

### **I. Preliminary Review**

Prior to applying for a TPM/TTM, it is highly recommended that a Preliminary Review be submitted and checked. This procedure notifies the potential TPM/TTM applicant, in advance, of the Department's requirements and recommendations to the Planning Commission. The Preliminary Review consists of three (3) sets of plans including the information required in No.1 (see below) along with a \$217.05 review fee. The Preliminary Review is designed to allow applicants to be informed of the Community Development Department's recommendations and requirements prior to preparing the complete TPM/TTM package and paying the required fees. This review may not include recommendations and requirements of other Departments or Agencies (e.g. Building and Safety, Fire, County Health etc.).

### **II. Complete TPM/TTM Package**

Materials necessary to process a TPM/TTM include:

1. Ten (10) copies of proposed Plot Plan drawing of lot split/tie drawn to scale showing the following:
  - A. The minor land division number assigned by the County Engineer.
  - B. The name, address, and other identification of the owner whose property is proposed to be divided and the name, address, and other identification of the divider;
  - C. The name, address, and other identification of the person who prepared the map and the data preparation;
  - D. The north point and scale (not less than one inch equaling fifty (50') feet);
  - E. The location and outline to scale of each existing building and structure to remain and be maintained;
  - F. The location, name, and width of adjacent streets and alleys;
  - G. The location and outline to scale showing easements on the property, driveways, and property lines of the area covered in the legal description;
  - H. The lot lines and approximate dimensions and designation of each proposed lot or parcel, beginning with the letter "A";
  - I. The width and location of all existing and proposed public utility and private easements;
  - J. The location of existing building setback lines;
  - K. The source of water supply, proposed method of sewage disposal, and proposed pattern of surface drainage; and
  - L. The lot split/tie drawing shall be drawn to scale and all property lines, structure, driveways, etc. shall be completely dimensioned.
2. Two (2) copies of reduced plans, either 8 ½" x 11" or 11" x 17"
3. One (1) CD Rom containing all files in digital PDF or JPEG formats.
4. Two (2) sets of 300 foot Public Notice Radius Maps and Mailing Labels (see attached example)
5. TPM/TTM Application (complete, see attached).
6. Environmental Assessment Checklist (complete, see attached).
7. Photographs of Site and Adjacent Properties.

8. Required Fees:
- A. \$1,899.20 for TPM/TTM
  - B. \$ 249.61 for Environmental Assessment
- \$2,148.81 Total**

**How is the application processed?**

Tentative Parcel/Tract Maps are approved based upon the discretion (subject to appeal) of the Planning Commission. Upon the submittal of the above mentioned materials and payment of fees, the proposal will be given a case number (e.g. 1741- TPM/TTM), and be scheduled for the earliest appropriate Redevelopment Agency meeting (if necessary) and Planning Commission meeting. Assuming the materials submitted are accurate and complete, Community Development Department staff can process the application and present it to the Planning Commission within approximately one month from the submittal date. The processing includes the notification of all property owners within 300 feet of the site (or as required by the California Environmental Quality Act if applicable), a notice of the request advertised in a newspaper of general circulation and the preparation of a staff report (subject to environmental analysis and findings as required by the California Environmental Quality Act) for the Planning Commission.

It is recommended that the applicant and/or representative attend the meeting, and be prepared to answer questions and present evidence supporting the requested TPM/TTM.

The Planning Commission is very interested in hearing all views concerning the proposed TPM/TTM, and how it applies to the required findings. It is suggested that the applicant prepare themselves to answer questions pertaining to the required findings during the public hearing.

A Community Development Department report will be available at the Community Development public counter on the Monday before the Planning Commission meeting. A copy of the report will also be provided to the applicant prior to the meeting.

**What happens after the Planning Commission's decision?**

After publicly discussing the case, the Planning Commission may approve, deny, or continue the case to a later meeting for further study.

It is important to know that if an application is approved, it does not become final for fifteen (15) days. During this time an appeal may be filed by the applicant or anyone requesting that the City Council reverse the decision of the Planning Commission. An appeal may be filed and paid for at the City Clerk's Office, Room 148 in City Hall. The appeal will then scheduled to be heard by the City Council which may affirm, modify or overturn the Planning Commission action.

**What are "conditions" of approval?**

If the applicant is approved, the TPM/TTM will contain certain conditions affecting operation or maintenance of the use. The Community Development recommends conditions to the Commission for the mitigation and/or improvement of the individuals circumstances to ensure the compatibility of the use with surrounding land uses.

For further information, please contact the Planning Division by calling (323) 584-6210 between 7:00 a.m. and 5:30 p.m. Monday through Thursday.

- Attachments :** Tentative Parcel/Tract Map Application  
Environmental Assessment Checklist  
Planning Commission Meeting Schedule  
Radius Map Guidelines  
Other Guidelines as Requested or Necessary for Particular Uses (see attached list)



**CITY OF HUNTINGTON PARK**  
 Community Development Dept. • Planning Division  
 6550 Miles Avenue, Huntington Park, CA 90255  
 Tel. (323) 584-6210 • planning@huntingtonpark.org

# TENTATIVE PARCEL/ TRACT MAP (TPM/TTM) APPLICATION

*For Office Use Only*

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

Application is hereby made to the Huntington Park Planning Commission requesting approval for a lot split/tie for the following described property.

1. Property Address: \_\_\_\_\_

2. Legal description (give exact legal description of entire ownership proposed to be split/tied):  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Assessor's Parcel Number(s): \_\_\_\_\_

4. Record owner(s) of property:

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_  
 \_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

5. Property owner(s) representative:

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_  
 \_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

Relationship to owner(s) (engineer, contractor, attorney, purchaser, lessee):  
 \_\_\_\_\_

6. Does any adjoining property belong to the owner(s) involved in this application?

Yes \_\_\_\_\_ No \_\_\_\_\_ Describe \_\_\_\_\_  
 \_\_\_\_\_

7. How long has the owner(s) held title to this property? \_\_\_\_\_

8. Are there any easements controlling the use of this property? Yes \_\_\_\_\_ No \_\_\_\_\_

Describe \_\_\_\_\_  
 \_\_\_\_\_

Expiration Date \_\_\_\_\_

9. Are there any private or deed restrictions controlling use of the property? \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_ Describe \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Expiration date \_\_\_\_\_

10. Proposed Purchaser:  
Name: \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
\_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

11. Present use of property: \_\_\_\_\_

12. Proposed use of property: \_\_\_\_\_

13. Present Zoning: \_\_\_\_\_

14. Total square feet of the existing undivided parcel to be split: \_\_\_\_\_

15. Total square feet of each parcel be consolidated: \_\_\_\_\_

16. Lot Split/Tie applied for (describe the split or tie proposed and give the boundary dimensions and square footage of each parcel proposed to be created or consolidated ): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. How is access to be provided? (Describe) \_\_\_\_\_  
\_\_\_\_\_

18. How is water to be provided? (Describe) \_\_\_\_\_  
\_\_\_\_\_  
Water Company \_\_\_\_\_

19. How is gas to be provided? (Describe) \_\_\_\_\_  
\_\_\_\_\_  
Gas Company \_\_\_\_\_

20. How is electric to be provided? (Describe) \_\_\_\_\_  
\_\_\_\_\_  
Electric Company \_\_\_\_\_

21. How is sewer to be provided? (Describe) \_\_\_\_\_  
\_\_\_\_\_

22. In a lot split/tie proceedings, it shall be shown that the following circumstances are found to apply (give full and complete answers):

a. The granting of such lot split/tie will not be materially detrimental to the public welfare, injurious to the property or improvements in the vicinity and zone in which said land is located, and will not be contrary to or adversely affect the comprehensive zoning plan for the City because: \_\_\_\_\_

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b. Proper and adequate provisions has been made for access to the land to be sold, divided or subdivided and also to the portion of the land remaining, or access to said land is by means of decided streets of a sufficient width and state of improvements to adequately serve the land described in this application because: \_\_\_\_\_

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c. Proper and adequate provisions have been made for all public utilities and public services, including sewers, because: \_\_\_\_\_

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d. The land described in this application will not be divided or sold off in the portions having an area less than that required by the Zoning Ordinance, or having an area less than the average of the area of the single parcels of land in the surrounding vicinity, because:

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**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

\_\_\_\_\_  
Applicant Signature (Required)

Date \_\_\_\_\_

\_\_\_\_\_  
Print Name

*Note: If the applicant is not the legal property owner, the legal owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.*

\_\_\_\_\_  
Legal Property Owner Signature (Required)

Date \_\_\_\_\_

\_\_\_\_\_  
Print Name



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Community Development Dept. • Planning Division  
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# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

**1. Applicant** (please circle whether Owner, Lessee, Purchaser or Representative):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**2. Contact Person concerning this project:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**3. Address of project:** \_\_\_\_\_

\_\_\_\_\_

**4. Assessor's Parcel Number (APN):** \_\_\_\_\_

**5. Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**

\_\_\_\_\_

\_\_\_\_\_

**6. List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

\_\_\_\_\_

\_\_\_\_\_

**7. Existing Zone:** \_\_\_\_\_

**8. Proposed use of site:** \_\_\_\_\_

\_\_\_\_\_

9. **Site size** (lot dimensions and square footage):

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10. **Project size:**

Square feet to be added/constructed to structure(s):

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Total square footage of structure(s): \_\_\_\_\_

11. **Number of floors of construction:**

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

12. **Parking:**

Amount required: \_\_\_\_\_

Amount provided: \_\_\_\_\_

13. **Anticipated time scheduling of project:** \_\_\_\_\_

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14. **Proposed phasing of development:** \_\_\_\_\_

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15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**

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16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**

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17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

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18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

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Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

- a. Affect a scenic vista? \_\_\_\_\_
- b. Have a demonstrable negative aesthetic effect? \_\_\_\_\_
- c. Create light or glare? \_\_\_\_\_

**AIR QUALITY**

20. Would the proposed project:

- a. Affect air quality or contribute to an existing or projected air quality violation? \_\_\_\_\_
- b. Create or cause smoke, ash, or fumes in the vicinity? \_\_\_\_\_
- c. Create objectionable odors? \_\_\_\_\_

**BIOLOGICAL RESOURCES**

**21. Would the proposed project:**

- a. Remove of any existing trees or landscaping? \_\_\_\_\_

**CULTURAL RESOURCES:**

**22. Would the proposed project:**

- a. Affect historical resources? \_\_\_\_\_
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values? \_\_\_\_\_

**GEOLOGY AND SOILS**

**23. Would the proposed project:**

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill? \_\_\_\_\_
- b. Be located on expansive soils? \_\_\_\_\_
- c. Result in unique geologic or physical features? \_\_\_\_\_

**HAZARDS**

**24. Would the proposed project:**

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? \_\_\_\_\_
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? \_\_\_\_\_
- c. The creation of any health hazard or potential health hazard? \_\_\_\_\_
- d. Exposure of people to existing sources of potential health hazards? \_\_\_\_\_

**HYDROLOGY AND WATER QUALITY**

**25. Would the proposed project:**

- a. Change water drainage patterns? \_\_\_\_\_
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities? \_\_\_\_\_

- c. Impact groundwater quality? \_\_\_\_\_
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies? \_\_\_\_\_

**LAND USE AND PLANNING**

**26. Would the proposed project:**

- a. Conflict with the Zoning or General Plan designation? \_\_\_\_\_
- b. Be incompatible with existing land use in the vicinity? \_\_\_\_\_
- c. Disrupt or divide the physical arrangement of an established community? \_\_\_\_\_

**MINERAL AND ENERGY RESOURCES**

**27. Would the proposed project:**

- a. Conflict with the conservation of water? \_\_\_\_\_
- b. Use non-renewable resources in a wasteful and/or inefficient manner? \_\_\_\_\_
- c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? \_\_\_\_\_

**NOISE**

**28. Would the proposed project result in:**

- a. Increase to existing noise levels? \_\_\_\_\_
- b. Exposure of people to severe noise levels? \_\_\_\_\_

**POPULATION AND HOUSING**

**29. Would the proposed project:**

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? \_\_\_\_\_
- b. Displace existing housing, especially affordable housing? \_\_\_\_\_

**PUBLIC SERVICES**

**30. Would the proposal result in a need for new or altered government services for any of the following public services:**

- a. Fire protection? \_\_\_\_\_

- b. Police protection? \_\_\_\_\_
- c. Schools? \_\_\_\_\_
- d. Maintenance of public facilities, including roads? \_\_\_\_\_
- e. Other governmental services? \_\_\_\_\_

**RECREATION**

**31. Would the proposed project:**

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? \_\_\_\_\_
- b. Affect existing recreational opportunities? \_\_\_\_\_

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

- a. Increase vehicle trips or traffic congestion? \_\_\_\_\_
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? \_\_\_\_\_
- c. Inadequate access to nearby uses? \_\_\_\_\_
- d. Insufficient on-site parking capacity? \_\_\_\_\_
- e. Hazards or barriers for pedestrians or bicyclists? \_\_\_\_\_

**UTILITIES AND SERVICE SYSTEMS**

**33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:**

- a. Power or natural gas? \_\_\_\_\_
- b. Communications systems? \_\_\_\_\_
- c. Local or regional water treatment or distribution facilities? \_\_\_\_\_
- d. Sewer or septic tanks? \_\_\_\_\_
- e. Storm water drainage? \_\_\_\_\_
- f. Solid waste disposal? \_\_\_\_\_
- g. Local or regional water supplies? \_\_\_\_\_

**34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.**

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**35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).**

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**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
**Applicant (Signature)**

\_\_\_\_\_  
**Date**



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## PUBLIC NOTICE RADIUS MAP GUIDELINES

The radius map, ownership list and mailing labels are for the purpose of providing public notice of a proposed project to properties within a 300 foot radius from the subject property.

When submitting an application for a **Conditional Use Permit, Development Permit, Variance, and/or Tentative Parcel Map**, the applicant must include a radius map, mailing labels, and a list of all the property owners within a 300 foot radius from the subject property as required by **State Law and the Huntington Park Municipal Code**. The guidelines for preparation of these items are as follows:

- A) An original and one (1) copy of a **Radius Map** (300 foot radius from property), showing all the ownership lines. The map must also contain a key to an ownership list (see attached example). The ownership information can be obtained from the County Assessor's Office.

Los Angeles County  
Assessor's Office  
South El Monte  
1441 Santa Anita Avenue  
South El Monte, CA  
(818) 350-4695

Los Angeles County  
Assessor's Office  
County Hall of Administration  
Room 205  
500 West Temple Street  
Los Angeles, CA  
(213) 974-3211

- B) One (1) ownership list from the latest Assessor's records, of properties within a 300 foot radius from the subject property. On the map, each property within the 300 foot radius must be referenced to the ownership list by number. (See attached example)
- C) Two (2) sets of addressed, self-adhesive, gummed labels. Use Avery Mailing Labels No. AVY 5162, AVY 5351 or AVY 5375 (1" x 3" in size, see attached example).
- D) Sign and date the attached affidavit (see Attachment B), verifying that the information on the radius map ownership is accurate.



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## Attachment B

### AFFIDAVIT

I, \_\_\_\_\_, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, I prepared an ownership list and radius map, including properties entirely within or partially within 300 feet on the most exterior boundaries of the property being considered in the above referenced case known as (address)

The name and addresses listed were taken from the latest records of the Los Angeles County Assessor. Such names are recorded in the records of the County Assessor as being the present owner or owners of both the property involved in said case and of property in the immediate vicinity thereto.

I certify that said ownership list and radius map are correct and accurate to the best of my knowledge. I also acknowledge that any errors in this information will constitute an incomplete application and may invalidate its approval.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date





## EXAMPLE OF RADIUS MAP LABELS

5736-041-020  
CURRENT RESIDENT  
6822 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-019  
CURRENT RESIDENT  
6830 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-008  
CURRENT RESIDENT  
6831 MARBRISA AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-007  
CURRENT RESIDENT  
6825 MARBRISA AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-006  
CURRENT RESIDENT  
6815 MARBRISA AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-005  
CURRENT RESIDENT  
6811 MARBRISA AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-004  
CURRENT RESIDENT  
6803 MARBRISA AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-003  
CURRENT RESIDENT  
6727 MARBRISA AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-029  
CURRENT RESIDENT  
6718 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-028  
CURRENT RESIDENT  
6722 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-027  
CURRENT RESIDENT  
6726 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-026  
CURRENT RESIDENT  
6730 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-026  
CURRENT RESIDENT  
6730 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-025  
CURRENT RESIDENT  
6804 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-024  
CURRENT RESIDENT  
6808 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

5736-041-023  
CURRENT RESIDENT  
6812 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

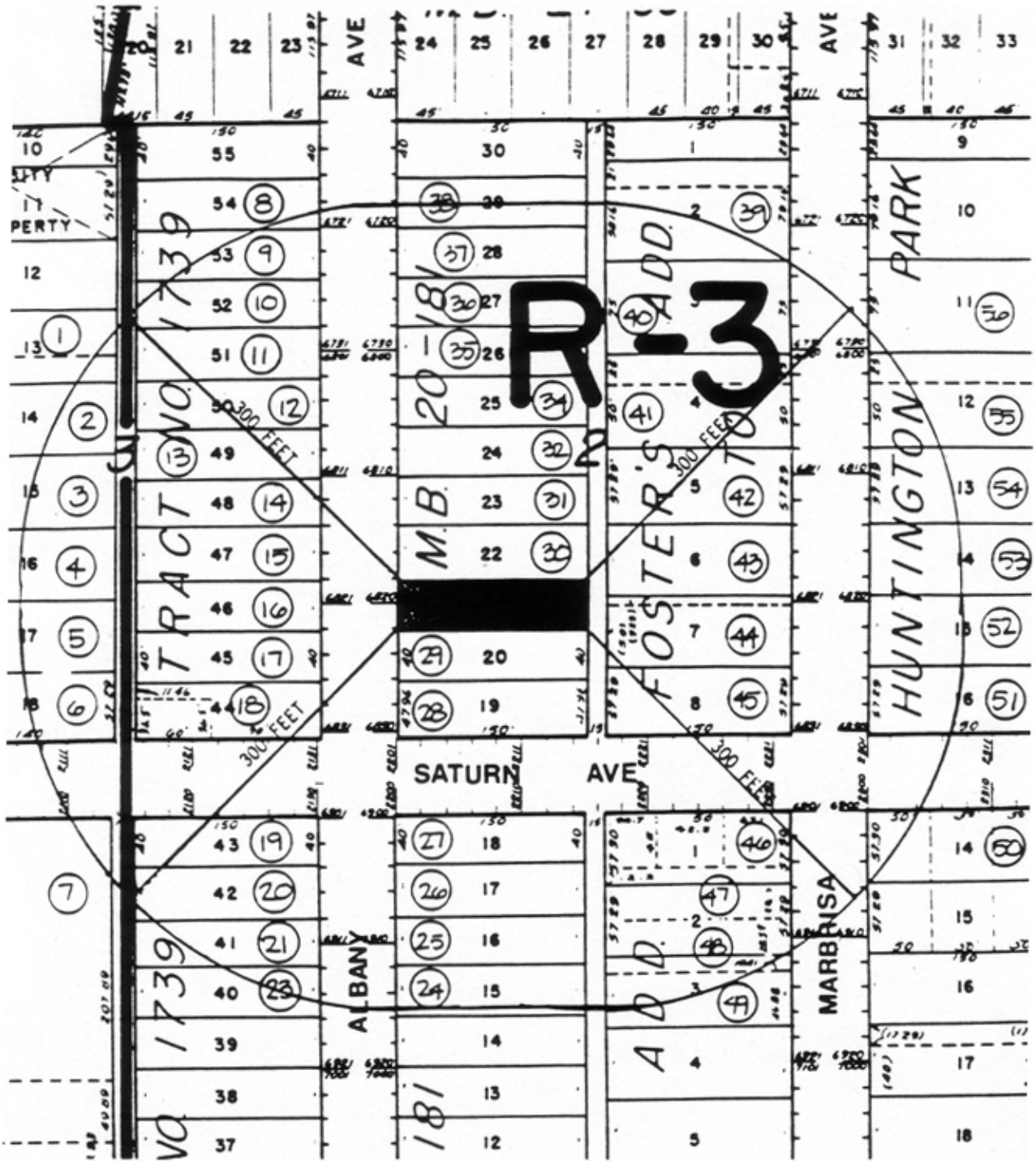
5736-041-022  
CURRENT RESIDENT  
6816 ALBANY AVE.  
HUNTINGTON PARK, CA. 90255

### LABEL

ASSESSORS PARCEL NO.
OWNER'S NAME
MAILING ADDRESS
CITY, STATE ZIP CODE

ACTUAL SIZE

# EXAMPLE RADIUS MAP







CASE NUMBER :

DATE :

SCALE : 1" - 100'-0"

### LEGEND

-  LOT LINE
-  DEED OR OWNERSHIP LINE
-  OWNERSHIP LISTING NUMBER (REFERENCE NUMBER)
-  COUNTY ASSESSORS NUMBER