



PART I: URBAN LOT SPLIT APPLICATION

Please note that all information submitted becomes public record

SECTION A: PROJECT INFORMATION

This box to be completed by City Staff only

Date Submitted:

Case Number:

PROJECT NAME: _____

SITE ADDRESS/LOCATION: _____

ASSESSOR'S PARCEL NUMBER: _____

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SECTION B: PROPERTY OWNER/APPLICANT

NAME: _____

COMPANY: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

EMAIL: _____

PHONE: _____

MOBILE PHONE: _____

SECTION C: SB 9 ELIGIBILITY CRITERIA

The following checklist will determine if a project is eligible for streamlined processing under SB 9. Please be advised that this information will be reviewed and vetted by the assigned Project Planner to determine compliance with eligibility requirements.

To be eligible for SB 9 streamlining, a project must meet ALL the following criteria:

Sole Ownership	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The applicant is an individual property owner, as defined by HBMC 16.24.030(A) .
Single-Family Zoning	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The project is located on a site that is zoned R-1.
Urbanized Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The site is comprised of a legal parcel(s) located within the boundaries of the City of Los Angeles.
Historic Designation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The parcel is not located within a designated historic district (e.g., Historic Preservation Overlay

			Zone), or property included on the State Historic Resources Inventory as defined in Section 5020.1 of the Public Resources Code (PRC), or within a site that is designated or listed as a Historic Cultural Monument (HCM) or historic property or district pursuant to any City Ordinance.
Sensitive Areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The development is not located on a legal parcel(s) described in Government Code Sections (GCS) 65913.4(a)(6)(B) to (K)3.
Lot Size and Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The project would not result in any parcels smaller than 40 percent of the lot area of the original parcel proposed for subdivision, or 1,200 square feet, whichever is greater.
Owner Occupancy	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the Urban Lot Split. This requirement does not apply to an applicant that is a "community land trust" or is a "qualified nonprofit corporation". See the last page for the Applicant Declaration Related to Owner Occupancy.
Previous Lot Splits	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The lot has not been previously split using SB 9.
Adjacent Parcels	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Adjacent parcels have not been split by same owner or someone acting in concert.
ADUs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If using both the Urban Lot Split and Two-Unit Development components of SB 9, no ADUs are proposed.
Demolition Controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The project is located on a site that does not include Affordable Housing or Tenant Occupied Housing; or
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If it is, the Urban Lot Split would not result in the demolition or alteration of this housing.
Ellis Act	<input type="checkbox"/> Yes	<input type="checkbox"/> No	The project is not located on a parcel with an Ellis Act removal in the last 15 years; or
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If it does, the Urban Lot Split would not result in the demolition or alteration of any housing.

SECTION D: CERTIFICATION

1. I certify that to, the best of my knowledge, the information in this application and all plans and submittals are true, accurate and correct; this application is made with my consent; and misrepresentation of factual information may invalidate development entitlements granted by the City.
2. I understand that work pertaining to the project shall not begin prior to final City approval. 'Final City approval' means approval by the final decision-making authority on the application, following

any appeal period set forth in the Hermosa Beach Municipal Code. Please contact the Community Development Department at (310) 318-0242 or City Clerk's office at (310) 318-0239 with any questions on the approval process.

3. I understand that property development is complex and responsibility for understanding and abiding by all legal requirements pertaining to this project lies with myself, the property owner and project developers. I understand that unknown conditions and requirements may arise during the development process, which may result in unanticipated time, cost, requirements, or project denial. I understand that my project may be subject to requirements of other City departments, such as the Public Works or Los Angeles County Fire Departments and have inquired about them, or other local, state or federal, or utility company requirements.
4. I hereby authorize employees of the City of Hermosa Beach to enter upon the subject property, as necessary to enable the City to process this application and upon providing reasonable notice, to inspect the premises and post public hearing notices.
5. To the extent permitted by law, I agree to defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
6. I understand that all information of any type pertaining to this application is public information and may be uploaded to the Internet in a portable document format (PDF) as part of an agenda packet for Planning Commission or City Council meetings. Any information that I believe is proprietary or should not be viewed by the public is clearly designated; however, and notwithstanding, I understand such information may be subject to disclosure under the California Public Records Act (Government Code section 6250 et seq.).
7. I understand that I may request in writing to receive notice of any proposal to adopt or amend the general plan, a specific plan, zoning or other ordinance affecting building permits or grading permits reasonably related to my proposal. (Government Code Section 65945). 9. I understand that the City reserves the right to require an additional deposit of funds in order to make an environmental assessment pursuant to the California Environmental Quality Act (CEQA).

I hereby certify that I have read, understand, and agree with all the statements above. (Property Owner's Signature shall be notarized. See Page 4.)

Owner/Applicant:

Signature

Print Name

Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _____)

On _____ before me, _____,
Date Here Insert Name and Title of the Officer

personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



**DISCLOSURE STATEMENT
CONSULTATION OF LIST OF SITES RELATED TO HAZARDOUS WASTES**

Certification of Compliance with Government Code Section 65962.5

Pursuant to Government Code Section 65962.5(f), this statement must be completed and signed by the applicant before an application can be deemed complete for any type of development project.

I certify that on _____, I consulted the list of identified hazardous waste sites (Cortese List) consolidated by the Office of Planning and Research (OPR), which can be found at www.calepa.ca.gov/sitecleanup/CorteseList.

I hereby certify that the proposed location for a development permit application at:

Street Address

Assessor Parcel No.

- is not** on the most recent list of identified hazardous waste sites consolidated by the Office of Planning and Research.

- is** on the most recent list of identified hazardous waste sites consolidated by the Office of Planning and research. A copy of the list is hereby attached.

Applicant Signature

Date

Applicant Print Name

PART II: SUBMITTAL REQUIREMENTS

The Urban Lot Split Application shall be completely filled out and signed by the applicant and the property owner. The property owner's signature shall be the actual owner, not an owner in escrow, and shall be notarized. The following shall be included as part of the

1. **Urban Lot Split Application** – Fill out all applicable portions of the application. The Consultation of List of Sites Related to Hazardous Wastes shall be signed by the applicant.
2. **Preliminary Title Report** - Must be dated within six months from date of application. Shall be provided in electronic format with hyperlinks to all referenced documents
3. **Topographical Survey** – The topographical survey shall show existing improvements, adjacent sidewalk, curb, street improvements, provide property corner elevations, identify property corner elevations as XX.XX P.C., provide lot dimensions, and adjacent property elevations. Survey must be wet stamped and signed by a licensed Land Surveyor. (Topographical lot survey shall be recent, but no more than a year old.)
4. **Demolition Plan** - The demolition plan shall have a minimum scale of 1/8 inch = 1 foot, be fully dimensioned, and clearly demonstrate proposed demolition of the site. This shall include the following:
 - All property lines with lot dimensions.
 - The location of all existing (to remain) and proposed to be demolished structures.
 - All property corner elevations consistent with lot survey.
 - Label all adjoining streets, alleys, and easements on the property.
 - North arrow and scale of drawings.
 - The following labels shall be used for existing and finished grade elevation notations:
 - Property Corner = P.C.
 - Top of Curb = T.C
 - Back of Walk = B.W.
 - Top of Wall = T.O.W.
 - Bottom of Wall = B.O.W.
 - Finished Grade = F.G.
 - Top of Roof = T.O.R.
 - Top of Parapet = T.O.P.
 - Finished Surface = F.S.
 - Finished Floor = F.F.
 - Finished Garage = F. Gar.
5. **Tentative Map** – Tentative Maps shall be fully dimensions and prepared in accordance with the Subdivision Map Act. Tentative Maps shall, at a minimum, include the following:
 - Tract or Parcel Map Number (obtain number from Los Angeles County Recorder's Office).
 - All existing and proposed lots/parcels with area and dimensions shown. All lots shall be identified with a number and parcels with a letter.
 - North Arrow and scale bar (shall be an engineer scale) correctly shown.
 - Legal Description.
 - Site Acreage (Gross & Net).
 - Easements & rights-of-way, existing and proposed dedications and/or vacations; identified and fully dimensioned. Note: Any Public facilities (sewer, storm drain, etc.) on private property will require dedications per requirements of the Public Works Department.
 - Name, address, and telephone number of the following: Record owner(s) of land; Subdivider; Engineer or Land Surveyor responsible for map preparation.
 - Existing aboveground structures (e.g., buildings, water wells, power or transmission lines, etc.); or, underground features (e.g., public utilities, private septic systems, drainage and/or irrigation pipelines, etc.) located within subdivision boundary or adjacent public rights-of-way.
 - Maps shall be stamped and signed by Licensed Land Surveyor or registered Civil Engineer who prepared the map.