



City of
BELL GARDENS

7100 Garfield Avenue • Bell Gardens, California 90201 • 562.806.7700 • Fax 562.806.7720 • www.bellgardens.org

MERGER OF PARCELS
By Certificate of Compliance
Planning Division

Permit Fee:

\$500 Plus City Engineer fees (Not to exceed \$5,000)

APPLICANT/APPLICANT'S REPRESENTATIVE

Nombre del solicitante o representante

APP #

MAILING ADDRESS *Dirección*

DATE REC'D

CITY/STATE/ZIP CODE *Ciudad/Estado/zona Postal*

REC'D

TELEPHONE *Teléfono*

PROPERTY OWNER *Nombre del propietario*

OWNER MAILING ADDRESS *Dirección del propietario*

CITY/STATE/ZIP CODE *Ciudad/Estado/Zona Postal*

OWNER TELEPHONE NUMBER *Teléfono del propietario*

NAME OF ENGINEER OR SURVEYOR

Nombre del ingeniero

ENGINEER'S MAILING ADDRESS

Dirección del ingeniero

CITY/STATE/ZIP CODE *Ciudad/Estado/Zona Postal*

ENGINEER'S TELEPHONE NUMBER *Teléfono del ingeniero*

<p style="text-align: center;">Office Use Only</p> <p><input type="checkbox"/> PAID _____</p>
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REQUEST

Omission of or incomplete answers to the questions or requirements below will result in the delay of processing your application. The matters below should not be considered as a limitation upon material to be submitted and the applicant is encouraged to include all relevant information pertaining to a request, even if not specifically call for in this application form. Remember, you as the applicant know your proposal best, elaborate when necessary so that the City may become fully acquainted with your request.

Total area of property in this subdivision _____ square feet _____ acres

1. Describe in detail the purpose of the merger, the way the property is to be used, what is to be done on or with the property and any additional improvements.

2. Describe how the proposed merger meets the criteria for merger of parcels.

MERGER OF PARCELS FILING PROCEDURE BY CERTIFICATE OF COMPLIANCE

1. The owner or owner's representative shall submit an application and filing fee in an amount determined by the City Engineer to the Community Development Department.
2. The City Engineer or an authorized representative may approve, conditionally approve or deny the Certificate of Compliance.
3. Upon approval, a "Notice of Merger" shall be filed with the County Recorder. The form and content of the notice shall be as required by the City Engineer.
4. In approving such merger, the City may impose reasonable conditions.
5. Any applicant dissatisfied with any requirement, ruling, finding, or disapproval by the City Engineer with respect to the adjustment, he or she shall within ten (10) days after such action, appeal in writing to the City Council for relief. Written appeal shall be filed with the City Clerk and set forth the grounds and reasons for such an appeal. City Council may sustain, modify, or overrule any such ruling, finding, or disapproval of the City Engineer. City Council shall approve the lot line adjustment pursuant to its affirmative determination of finding delineated in Section 9.84.020. The decision of the City Council is final.

FINDINGS

The applicant for a Certificate of Compliance for a Merger of Parcels shall substantiate to the satisfaction of the City of Bell Gardens, the following facts:

- a) That all owners of an interest in the real property have consented to the merger; and
- b) That the proposed merger complies with all applicable requirements for the merger of land as provided by the Subdivision Map Act and the City of Bell Gardens' Subdivision Ordinance.

Government Code Section 66499.20 ³/₄ provides that a local agency may authorize the merger of contiguous parcels under common ownership without reverting to acreage. The proposed merger is subject to review and approval by the local agency and becomes effective when a Notice of Merger (Certificate of Compliance) is recorded with the County Recorder.

CHECKLIST FOR SUBMITTALS CERTIFICATE OF COMPLIANCE

In order to complete your application for City review, the following must be submitted to the Community Development Department.

_____ Application and processing fee
\$500 Plus City Engineer fees (Not to exceed \$5,000)

_____ Certificate of Compliance, completed, signed and acknowledged before a notary public.

Accompanying Data and Reports

- _____ 1. Provide proof that the existing parcels are legal
 - a. Provide copies of the latest assessor's map of the parcel in question and surrounding area on all sides.
- _____ 2. Provide traverse closure of existing parcels.
- _____ 3. Provide traverse closure of proposed parcels.
- _____ 4. Provide legal description of each proposed parcel.
- _____ 5. Provide one plot map showing the proposed configuration. Show that no parcel will be landlocked.
- _____ 6. Provide evidence that all owners, trust deed holders and lien holders approved this change. The following will be required:
 - a. A lot book report for each existing parcel, which covers the following:
 1. Record Owners
 2. Trust Deed Holders
 3. Lien Holders
 - b. A certificate, signed by all record owners, trust deed holders and lien holders, acknowledged before a notary public and consenting to the preparation and filing of the proposed change. (See Certificate of Compliance). A letter must be issued indicating that the bank has no objections to the requested lot merger.

Questions and/or further information may be addressed to the Community Development Department at Bell Gardens City Hall, 7100 Garfield Avenue, Bell Gardens; (562) 806-7700 during business hours, Monday – Thursday, 7:30 a.m. to 6:00 p.m.

INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF BELL GARDENS
7100 GARFIELD AVENUE
BELL GARDENS CA 90201
ATTENTION: COMMUNITY DEVELOPMENT

THIS SPACE FOR RECORDER'S USE ONLY

CERTIFICATE OF COMPLIANCE FOR LOT PARCEL MERGER

Certificate of Compliance No. _____

I/We the undersigned owner(s) of record of real property, within the City of Bell Gardens, County of Los Angeles, hereby declare our intent to divide said property into the following described parcels and request the City of Bell Gardens to state that the lot line adjustment is in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410 et seq.) and the City of Bell Gardens Subdivision Ordinance (Bell Gardens Municipal Code, Section 95.401).

Owner(s): _____

Signature Signature Signature

Name (Typed) Name (Typed) Name (Typed)

Please sign and acknowledge this instrument before a Notary Public

**LEGAL DESCRIPTION ON EXHIBIT "A" AND SKETCH SHOWN ON EXHIBIT "B" ARE ATTACHED
HEREWITH AND BY THIS REFERENCE MADE A PART HEREOF.**

DETERMINATION OF COMPLIANCE

I/WE HEREBY CERTIFY that the above described contiguous parcel so land are capable of being merged pursuant to the provisions of the Subdivision Map Act (Government Code Section 66410 et seq.) and of the City of Bell Gardens Subdivision Ordinance (Bell Gardens Municipal Code 95.401)

IN COMPLIANCE with the Subdivision Map Act and the City of Bell Gardens Subdivision Ordinance, I/WE, therefore, now do declare the above-described parcels of land merged.

CITY OF BELL GARDENS

By: _____
Sid J. Mousavi, P.E.

By: _____
Pietro M. Gambino. P.L.S.