



**CITY OF LAWDALE**  
AGENDA OF THE LAWDALE  
PLANNING COMMISSION  
REGULAR MEETING

Wednesday, January 8, 2025, 6:30 PM  
14717 Burin Ave  
Lawndale, CA 90260

Members of the public may provide their comments when the public comment sections of the meeting are opened. Anyone unable to attend the meeting may submit their public comment by email to [agutierrez@lawndalecity.org](mailto:agutierrez@lawndalecity.org). Submit your written comments to the Community Development Department by 5:30 p.m. the day of the meeting. Electronic, or written, comments must identify the Agenda Item Number in the comment letter or the subject line of the email. The public comment period will close once the public hearing time for the agenda item has concluded. The comments will be entered into the record and provided to the Commission. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time.

Copies of this Agenda Packet may be obtained prior to the meeting by written request or on the [City Website](#). Interested parties may contact the Community Development Department at (310) 973-3230 for clarification regarding individual agenda items.

*This Agenda is subject to revision up to 72 hours before the meeting.*

A. CALL TO ORDER

1. ADU Code Amendment

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CONSENT CALENDAR

1. MINUTES OF THE LAWDALE PLANNING COMMISSION REGULAR MEETING - OCTOBER 23, 2024

E. PUBLIC COMMENTS

Members of the audience may address the Commission on matters of public interest, which pertain to the City and are not otherwise listed on the agenda. If you wish to speak, please step forward to the microphone, but not required, state your name and city of residence, and make your presentation. The maximum time for the presentation is 3 minutes.

F. PUBLIC HEARINGS

1. CASE NO. 25-02 – CONSIDERATION OF AMENDMENTS TO TITLE 17 OF THE LAWDALE MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS TO DEVELOPMENT STANDARDS TO REFLECT RECENT CHANGES IN STATE LAW AND FINDING OF EXEMPTION FROM CEQA

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

I. ITEMS FROM THE PLANNING COMMISSION

## J. ADJOURNMENT

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The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, January 22, 2025, in the Lawndale City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department (310) 973-3230 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodation to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that this Agenda for the regular meeting of the Planning Commission was posted not less than 72 hours prior to the meeting.

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Adrian Gutierrez,

Administrative Assistant II

*Date Posted: January 2, 2025*



## CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

**DATE:** January 8, 2025

**TO:** Honorable Chairperson and Members of the Planning Commission

**PREPARED BY:**

**RE:** ADU Code Amendment

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**PROJECT DESCRIPTION:**

**GENERAL PLAN:**

**ZONING CODE:**

**ENVIRONMENTAL ASSESSMENT:**

**SURROUNDING LAND USES**

**AND ZONING:**

**ANALYSIS:**

**PUBLIC REVIEW:**

**LEGAL REVIEW:**

**RECOMMENDATION:**





# **CITY OF LAWNDALE PLANNING COMMISSION**

## **STAFF REPORT**

**DATE:** January 8, 2025

**TO:** Honorable Chairperson and Members of the Planning Commission

**FROM:**

**PREPARED BY:**

**RE:** MINUTES OF THE LAWNDALE PLANNING COMMISSION REGULAR  
MEETING - OCTOBER 23, 2024

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### **RECOMMENDATION:**

Recommendation: that the Planning Commission approve the minutes dated October 23, 2024

### **Attachments**

[Attachment 1 - Minutes of the Lawndale Planning Commission Regular Meeting – 10/23/2024](#)

**ATTACHMENT 1**

Minutes of the Lawndale Planning Commission Regular Meeting – 10/23/2024



**MINUTES OF THE  
LAWDALE PLANNING COMMISSION REGULAR MEETING  
OCTOBER 23, 2024**

**A. CALL TO ORDER**

Chairperson Price called the regular meeting to order at 6:47 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioners Present:** Chairperson Ni Kal S. Price, Vice Chairperson John Martinez, Commissioner Madonna Sitka

**Commissioners Absent:** Commissioner Scott Smith, Commissioner Dr. Daniel Urrutia

**Other Participants:** Assistant City Solange Z. Fortenbach, Interim Community Development Manager Peter Kann (Michael Baker International Consultant), Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

**C. PLEDGE OF ALLEGIANCE**

Chairperson Price led the flag salute.

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – October 9, 2024**

A motion was made by Commissioner Sitka and seconded by Vice Chairperson Martinez to approve the minutes. The motion passed 3-0 with commissioners Smith and Urrutia absent.

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

**1. Case No. 24-23: A Proposal for a Dog Grooming Facility in the Commercial Manufacturing Zone (C-M) Zone that Requires a Land Use Determination at Property Located at 4613 W. Rosecrans Avenue**

Associate Planner Martinez presented the item.

Chairperson Price asked if there were any other exceptions outside of dog grooming in the Commercial Manufacturing (C-M) Zone. Interim Community Development Manager Kann stated that the intent of the Land Use Determination application is to have the Commission determine if the specific use would be allowed in the C-M Zone. He emphasized that dog kenneling would still be prohibited in the C-M Zone, however, dog grooming could be allowed based on the Commission's decision since it is a less intensive use when compared to a veterinary clinic.

Chairperson Price opened the public hearing at 6:59 p.m.

The business owner, Alma De la Torre, spoke to the Commission about the history of the property, the business, and her project proposal. She thanked the Commission for their time and consideration.

Chairperson Price closed the public hearing at 7:01 p.m.

Interim Community Development Manager Kann noticed a typo in the Resolution, clarifying that the correct resolution number is 24-13, not 24-23.

**A motion was made by Vice Chairperson Martinez and seconded by Commissioner Sitka to approve Case No. 24-23 and Resolution Number 24-13, and that the project is categorically exempt under Section 15301 of the CEQA Guidelines. The motion passed 3-0 with Commissioners Smith and Urrutia absent.**

**G. REGULAR AGENDA ITEMS**

None

**H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Interim Community Development Manager Kann formally introduced himself to the Commission and went over his and the Commissions roles within the community.

**I. ITEMS FROM THE COMMISSION**

Vice Chairperson Martinez notified the Commission that he would not be available to participate in the Santa Sleigh event in December with the Commission.

Chairperson Price inquired about the recently announced Amnesty Program and how it will be communicated to the residents. Interim Community Development Manager Kann responded to her inquiries.

**J. ADJOURNMENT**

Chairperson Price adjourned the meeting at 7:11 p.m. to the next regularly scheduled meeting to be held on Wednesday, November 13, 2024, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

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Ni Kal S. Price, Chairperson

ATTEST:

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Peter Kann,  
Interim Community Development Manager  
Michael Baker International Consultant





## CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ [www.lawndalecity.org](http://www.lawndalecity.org)

**DATE:** January 8, 2025

**TO:** Honorable Chairperson and Members of the Planning Commission

**FROM:** Peter Kann, Community Development Director

**PREPARED BY:** Jose Pedro Martinez, Associate Planner

**RE:** CASE NO. 25-02 – CONSIDERATION OF AMENDMENTS TO TITLE 17 OF THE LAWDALE MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS TO DEVELOPMENT STANDARDS TO REFLECT RECENT CHANGES IN STATE LAW AND FINDING OF EXEMPTION FROM CEQA

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### PROJECT DESCRIPTION:

Planning staff is requesting for the Planning Commission's recommendation to the City Council to amend Title 17 of the Lawndale Municipal Code, revising Accessory Dwelling Units (ADUs) regulations in compliance with State ADU laws.

### BACKGROUND:

In recent years, the California Legislature has approved, and the Governor has signed into law, numerous bills that impose limits on local authority to regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). In 2024, the California Legislature approved, and the Governor signed into law two new bills — Assembly Bill (AB) 2533 and Senate Bill (SB) 1211 — that further amend State ADU law as summarized below.

### ANALYSIS:

In 2024, the California Legislature approved, and the Governor signed into law Assembly Bill (AB) 2533 and Senate Bill (SB) 1211, introducing significant amendments to the State Accessory Dwelling Unit (ADU) law. These legislative changes are intended to address barriers to ADU development and streamline permitting processes. To remain compliant with these new requirements, the City of Lawndale must amend its ADU ordinances.

**Assembly Bill (AB) 2533** introduces provisions aimed at simplifying the permitting process and legalizing unpermitted ADUs and Junior ADUs (JADUs). AB 2533 expands the prohibition on cities denying permits for unpermitted ADUs constructed before January 1, 2018, to now include JADUs, and shifts the construction cutoff date to January 1, 2020. It also refines the health and safety denial criteria, requiring compliance with the Health and Safety Code's substandard building standards rather than broader standards. However, before submitting a permit to legalize an unpermitted ADU or JADU, property owners must now undergo an inspection to confirm that the violation does not pose a health or safety hazard under the updated standards. This inspection ensures that the proposed legalization aligns with state requirements and provides clarity for both property owners and local agencies. These standards include front yard setbacks, architectural requirements such as lighting, and window and door line-of-sight considerations.

**Senate Bill (SB) 1211** addresses parking requirements, multifamily ADU development, and housing density. The bill prohibits cities from requiring replacement parking for uncovered spaces demolished for or replaced with ADUs, further reducing financial burdens on property owners. Additionally, SB 1211 increases the number of detached ADUs allowed on lots with existing multifamily dwellings, permitting up to eight detached ADUs or as many as the number of primary dwelling units on the lot, whichever is less. This streamlined approach reduces regulatory barriers and encourages property owners to legalize or construct new ADUs or JADUs.

The proposed ordinance incorporates changes, increasing the number of detached ADUs allowed on lots with existing multifamily dwellings to up to eight or equal to the number of primary units, whichever is less while maintaining the two-ADU limit for proposed multifamily dwellings. These changes apply to multifamily zone areas. AB 2533 allows the legalization of unpermitted ADUs and JADUs if they meet Health and Safety Code section 17920.3 standards. Both bills aim to streamline permitting, remove barriers, and promote increased ADU development, supporting compliance with state law and advancing housing production goals.

## **ENVIRONMENTAL ASSESSMENT:**

Staff is requesting that the Planning Commission recommends that the City Council find the proposed amendments to the Lawndale Municipal Code exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3), which applies to activities with no potential for significant environmental impact. These amendments are administrative in nature and update the Accessory Dwelling Unit (ADU) Ordinance to align with recent changes in state law, ensuring compliance with Chapter 13 to Division 1 of Title 7 of the Government Code.

## **PUBLIC REVIEW:**

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on December 28, 2024. As of the writing of this staff report, no comments from the public have been received concerning the proposed Accessory Dwelling Unit Ordinance amendments.

## **LEGAL REVIEW:**

The City Attorney has reviewed and approved the draft redline.

## **RECOMMENDATION:**

IT IS RECOMMENDED THAT the Planning Commission:

1. Conduct a public hearing;
2. Recommend the City Council find and determine that the draft ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
3. Adopt Resolution No. 25-01, recommending that the City Council adopt the draft ordinance.

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## **Attachments**

[Attachment 1 - Resolution No. 25-01](#)

[Attachment 2 - Redlines](#)

[Attachment 3 - Assembly Bill No. 2533.pdf](#)

[Attachment 4 - Senate Bill No. 1211.pdf](#)

**ATTACHMENT 1**  
Resolution 25-01

## **RESOLUTION NO. 25-01**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 17 OF THE LAWDALE MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS (CITYWIDE) AND FIND THE AMENDMENT IS EXEMPT FROM CEQA**

**WHEREAS**, Title 17 (Zoning) of the City of Lawndale City’s Municipal Code (“Planning and Zoning Code”) provides for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”) development within the City; and

**WHEREAS**, in 2024, the California Legislature and the Governor signed into law Assembly Bill 2533 (“AB 2533”) and Senate Bill 1211 (“SB 1211”) to further amend the ADUs; and

**WHEREAS**, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to reflect AB 2533’s and SB 1211’s changes to state law; and

**WHEREAS**, the Planning Commission now desires to recommend that the City Council revise the City’s Zoning Code related to ADUs to make the Lawndale Municipal Code (LMC) compliant with AB 2533 and SB 1211; and

**WHEREAS**, on December 28, 2024, the proposed amendments to Title 17 of the LMC were properly noticed and set for a public hearing before the Planning Commission on January 8th, 2025; and

**WHEREAS**, evidence was heard and presented from all people interested in affecting said proposal, from all people protesting the same, and from members of the City staff, and the Planning Commission has reviewed, analyzed, and studied said proposal; and

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:**

Section 1. The Planning Commission finds and determines that the recitals above are true and correct.

Section 2. The Planning Commission further finds and determines that the changes to the City’s Zoning Code proposed by this Ordinance are consistent with the General Plan of the City of Lawndale. Additionally, the proposed updates to the Lawndale Municipal Code would bring the City’s Code into compliance with the State Laws pertaining to Accessory Dwelling Units.

Section 3. The Planning Commission hereby recommends that the City Council amend the Lawndale Municipal Code by adopting the proposed ordinance and amending the Code regarding Accessory Dwelling Units in order to reflect recent changes in State Law.

Section 4. The Planning Commission hereby recommends that the City Council find the proposed amendments exempt from CEQA under CEQA Guidelines Section 15061(b)(3),

which applies to activities with no potential for significant environmental impact, as the amendments are administrative in nature and do not directly result in physical changes to the environment. These amendments update the Lawndale Municipal Code to align the Accessory Dwelling Unit Ordinance with recent changes in state law.

**PASSED, APPROVED, AND ADOPTED THIS 8<sup>th</sup> DAY OF JANUARY 2025**

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Ni Kal S. Price, Chairperson  
Lawndale Planning Commission

ATTEST

STATE OF CALIFORNIA           )  
COUNTY OF LOS ANGELES    )     SS  
CITY OF LAWNDALE            )

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-01** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **8<sup>th</sup> day of January 2025** by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Peter Kann,  
Community Development Director

**ATTACHMENT 2**  
Draft Redlines

## Title 17. Zoning

### Chapter 17.48. RESIDENTIAL ZONES

#### Article I. Generally

##### § 17.48.056. Accessory dwelling units.

- A. Permit Requirements. Accessory dwelling units will be permitted ministerially, subject to compliance with the objective standards and regulations for the applicable zone, in areas zoned to allow single-family or multifamily residential use within sixty days of a complete application if there is an existing single-family or multifamily dwelling on the lot, in accordance with state law, including, but not limited to, Government Code Sections 65852.2 and 65852.22. If the permit application to create an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until it acts on the permit application to create the new single-family dwelling, but in such event the application to create the accessory dwelling unit or junior accessory dwelling unit will be considered without discretionary review or hearing. Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and will be considered a residential use that is consistent with the existing general plan and zoning designation for the lot.
- B. Fees.
1. An accessory dwelling unit will not be considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service unless the accessory dwelling unit was constructed with a new single-family dwelling.
  2. No impact fees will be imposed upon the development of an accessory dwelling unit less than seven hundred fifty square feet. Any impact fees charged for an accessory dwelling unit of seven hundred fifty square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit. "Impact fee" does not include any connection fee or capacity charge, [except where such fees are necessary to meet utility infrastructure requirements under Section 17920.3 of the Health and Safety Code or required for unpermitted accessory dwelling unit \(ADU\) or junior accessory dwelling unit \(JADU\).](#)



3. For an accessory dwelling unit on a lot with a proposed or existing single-family dwelling, the city will not require the installation of a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family home.
  4. For an accessory dwelling unit that is described in Section 17.48.056(D), new or separate utility connections directly between the accessory dwelling unit and the utility are required, unless the proposed ADU will be located within an existing structure. Consistent with Government Code Section 66013, the connection may be subject to a connection fee or capacity charge that is proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee will not exceed the reasonable cost of providing this service.
- C. Accessory dwelling units on a lot zoned for single-family or multifamily use that is either attached or detached from the primary structure must comply with the following requirements:
1. The lot on which an accessory dwelling unit is located must be one in which residential uses are permitted and contain an existing or proposed single-family or multifamily dwelling.
  2. The accessory dwelling unit will be located on the same lot as the proposed or existing primary dwelling and either: (a) attached to; (b) located within the proposed or existing primary dwelling, including attached garages, storage areas or similar uses; (c) within an accessory structure; or (d) detached from the proposed or existing primary dwelling.
  3. No more than one accessory dwelling unit is permitted, except as allowed by subsection D of this section.
  4. The total area of floor space of an attached accessory dwelling unit shall not exceed either: (a) fifty percent of the existing primary dwelling living area, but in no case shall said requirement prohibit an eight hundred square foot accessory dwelling unit; or (b) eight hundred fifty square feet for a unit with one bedroom; or (c) one thousand square feet for an accessory dwelling unit that provides more than one bedroom

5. The total area of floor space of a detached accessory dwelling unit shall not exceed one thousand square feet for an accessory dwelling unit that provides more than one bedroom.
6. Accessory dwelling units shall comply, without limitation, with all applicable building and safety codes as adopted by Title 15 of the Lawndale Municipal Code.
7. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
8. No setback shall be required for an ADU constructed within an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU. However, a setback of four feet from the side and rear lot lines shall be required for both an accessory dwelling unit that is not converted from an existing structure and any new structure constructed in the same location and to the same dimensions as an existing structure.
9. The ADU shall comply with the lot coverage percentage and open space requirements of the zone in which the parcel is located, except that application of this standard shall not preclude the construction of an ADU of at least eight hundred square feet with four-foot side and rear yard setbacks, in compliance with all other local development standards.
10. An ADU will not be required to provide fire sprinklers if they are not required for the primary residence.

~~The accessory dwelling unit shall be architecturally compatible and designed such that it matches with the design of the primary dwelling unit in terms of exterior treatment, landscaping, and architecture, including, but not limited to, roofing pitch, roofing materials, and paint color.~~

- 11.
12. The maximum height of an accessory dwelling unit shall be eighteen feet in height or twenty-five feet if the ADU meets the requirements set forth under Section 17.48.056(D)(2)(c).
13. Parking requirements for accessory dwelling units shall be one parking space per accessory dwelling unit. These parking spaces may be provided as tandem parking, including on a driveway or in setback areas, excluding the non-driveway front yard setback. No parking shall be required for an accessory dwelling unit in any of the following circumstances:
  - a. The accessory dwelling unit is located within one-half mile walking distance of public transit.

- b. The accessory dwelling unit is located within an architecturally and historically significant historic district.
  - c. The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
  - d. On-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
  - e. There is a car share vehicle located within one block of the accessory dwelling unit.
14. When a garage, carport, ~~or~~ covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city will not require that those off-street parking spaces be replaced.
15. Other than as set forth in subsection (A)(14) above, nothing in this section shall prohibit the city from enforcing the parking requirements for the existing single-family residence or multi-family residence on the same parcel as the ADU, in a manner consistent with state law.
16. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form, memorializing the following: (a) the accessory dwelling unit shall not be sold or owned separately from the primary residence, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership; (b) neither the primary residence nor the accessory dwelling unit on the property may be rented for a period of less than thirty days; and (c) the accessory dwelling unit may not exceed the size and attributes described in the deed restriction. This section shall comply with any future amendments to state law.
17. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone including the twenty foot building separation requirement in the Single-Family Residential (R-1) zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of eight hundred square feet, maximum of eighteen feet in height with four-foot side and rear yard setbacks.
18. Landscaping. All setback areas shall be landscaped as required by Section 17.44.015 of this code.
19. Location. An ADU of at least eight hundred square feet shall exhaust all possible scenarios and/or options before considering a proposal to locate an ADU within the front yard setback, which include the following in no particular order:

- a. ADU proposal at the rear and/or side yard of the subject lot (detached or conversion of an existing legal structure).
  - b. ADU proposal within the legal enclosed area of a proposed or existing single-family residence of the subject lot.
  - c. ADU proposal that is an expansion/addition of a proposed or existing singly-family residence.
  - d. All applicable Lawndale Municipal Code development standards of the underlying zone must be met.
- D. Notwithstanding any other requirements of this Title 17, the city will ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:
  - 1. One ADU per lot with a proposed or existing single-family dwelling if all of the following apply:
    - a. The JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and not more than one hundred fifty square feet beyond the same physical dimensions of the existing accessory structure if necessary to accommodate ingress and egress.
    - b. The space has exterior access separate from the proposed or existing single-family dwelling.
    - c. The side and rear setbacks are sufficient for fire and safety.
    - d. The JADU complies with the requirements in Section 17.48.057.
  - 2. One detached, new construction, ADU per lot that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described above in Section 17.48.056(D)(1). The following limitations shall apply to the ADU:
    - a. A total floor area limitation of eight hundred square feet.
    - b. A height of eighteen feet for a detached accessory dwelling unit on a lot with an existing or proposed single-family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. An additional two feet in height may be accommodated if a roof pitch of the accessory dwelling unit is aligned with the roof pitch of the primary dwelling unit (limited to one-story).
    - c. A height limitation of twenty-five feet (two stories) or the height limitation in the underlying zoning that applies to the primary dwelling (existing or proposed two-story), whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling (existing or proposed two-story).

3. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The city will allow at least one ADU and up to twenty-five percent of the existing number of multifamily dwelling units.

4. Multiple accessory dwelling units, not to exceed the number specified in (a) or (b), as applicable, that are located on a lot that has an existing or proposed multifamily dwelling(s), but are detached from that multifamily dwelling. Such ADUs shall be subject to a height limit of eighteen feet and four-foot rear yard and side setbacks

a. On a lot with an existing multifamily dwelling, not more than eight detached accessory dwelling units. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot.

a.b. On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units.

E. The following requirements shall apply to ADUs or JADUs created pursuant to subsection D of this section:

1. The city will not require, as a condition for ministerial approval of a permit application for the creation of an ADU or a JADU, the correction of nonconforming zoning conditions.
2. The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence.
3. Rental of an ADU or JADU pursuant to subsection D for thirty days or less is prohibited.
4. As part of the application for a permit to create an accessory dwelling unit connected to an onsite water treatment system, a percolation test shall be completed within the five years preceding the application, or, if the percolation test has been recertified, within the ten years preceding the application.

#### F. Unpermitted Accessory Dwelling Unit and Junior Accessory Dwelling Unit

1. The City will not deny an unpermitted accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) permit application solely due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot prior to January 1, 2020. Provided the condition does not present a threat to public health and safety and is not affected by the construction of the ADU or JADU.

2. Unpermitted accessory dwelling units (ADU) or junior accessory dwelling units may be denied if the city finds that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.

3. A confidential third-party code inspection from a licensed contractor must be conducted prior to submitting an application.

### **§ 17.48.057. Junior accessory dwelling units.**

A JADU may be located on a residential or mixed use zoned lot that has been developed with one single-family residence only. Lots with multiple detached single-family dwellings are not eligible to have JADUs. Each JADU shall comply with the following development standards:

A.

A JADU shall not exceed five hundred square feet, and must be constructed within the existing walls of the primary single-family dwelling unit.

B.

A JADU shall include a separate exterior entrance from the main entrance to the primary dwelling unit, unless if a permitted junior accessory dwelling unit does not include a separate bathroom, the permitted junior accessory dwelling unit shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

C.

A JADU shall include at least an efficiency kitchen which shall include all of the following: (1) a cooking facility with appliances; and (2) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

D.

A JADU may share sanitation facilities with the existing primary dwelling.

E.

A JADU shall require owner-occupancy in the single-family residence in which the JADU will be permitted unless the owner is another governmental agency, land trust, or housing organization.

F.

Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, and which shall be on file with using the city's form, to memorialize the: (1) restrictions on the size and attributes of the JADU; (2) prohibition on the sale of the JADU separate from the sale of the primary residence; (3) if the JADU is rented, the unit shall not be rented for a period of less than thirty days; (4) requirement that either the JADU or primary residence be owner occupied unless the owner is a governmental agency, land trust, or housing corporation; and (5) including a statement that the deed restriction may be enforced against future purchasers.

G.

A JADU shall comply with all applicable building and safety codes, including, but not limited to, those describe in Title 15 of the Lawndale Municipal Code.

H.

A JADU will be allowed on the same lot with a new ADU, provided the following criteria are met:

1.

The ADU is fully detached and the JADU is within the proposed space of a single-family dwelling or existing space of a single-family dwelling; and

2.

The ADU does not exceed a total floor area of eight hundred square feet and a height limitation of sixteen feet.

I.

No additional parking shall be required for construction of a JADU.

J.

Permit Requirements. Junior accessory dwelling units will be permitted ministerially, subject to compliance with this section, within sixty days of a complete application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the junior accessory dwelling unit until it acts on the permit application to create the new single-family dwelling, but in such event the application to create the junior accessory dwelling unit will be considered without discretionary review or hearing.

K.

Fees. A junior accessory dwelling unit will not be considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling. This subdivision shall not be interpreted to prohibit the requirement of an inspection, including the imposition of a fee for that inspection, to determine if the junior accessory dwelling unit complies with applicable building standards.



**ATTACHMENT 3**  
Assembly Bill No. 2533


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## AB-2533 Accessory dwelling units: junior accessory dwelling units: unpermitted developments. (2023-2024)

### As Amends the Law Today

### [As Amends the Law on Nov 18, 2024](#)

**SECTION 1.** Section 66332 of the Government Code is amended to read:

**66332.** (a) Notwithstanding any other law, and except as otherwise provided in subdivision (b), a local agency shall not deny a permit for an unpermitted accessory dwelling unit *or unpermitted junior accessory dwelling unit* that was constructed before January 1, ~~2018, 2020~~, due to either of the following:

(1) The accessory dwelling unit *or junior accessory dwelling unit* is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.

(2) The accessory dwelling unit *or junior accessory dwelling unit* does not comply with this article or *Article 3 (commencing with Section 66333), as applicable, or* any local ordinance regulating accessory dwelling *units or junior accessory dwelling* units.

(b) Notwithstanding subdivision (a), a local agency may deny a permit for an accessory dwelling unit *or junior accessory dwelling unit* subject to subdivision (a) if the local agency makes a finding that correcting the violation is necessary to ~~protect the health and safety of the public or occupants of the structure.~~ *comply with the standards specified in Section 17920.3 of the Health and Safety Code.*

(c) This section shall not apply to a building that is deemed substandard pursuant to Section 17920.3 of the Health and Safety Code.

*(d) A local agency shall inform the public about the provisions of this section through public information resources, including permit checklists and the local agency's internet website, which shall include both of the following:*

*(1) A checklist of the conditions specified in Section 17920.3 of the Health and Safety Code that would deem a building substandard.*

*(2) Informing homeowners that, before submitting an application for a permit, the homeowner may obtain a confidential third-party code inspection from a licensed contractor to determine the unit's existing condition or potential scope of building improvements before submitting an application for a permit.*

*(e) A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with Section 17920.3 of the Health and Safety Code and when the fee is authorized by subdivision (e) of Section 66324.*

*(f) Subject to subdivision (c), upon receiving an application to permit a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, an inspector from the local agency may inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit. If the inspector finds noncompliance with health and safety standards, the local agency shall not penalize an applicant for having the unpermitted accessory dwelling unit or junior accessory dwelling unit and shall approve necessary permits to correct noncompliance with health and safety standards.*

**SEC. 2.** *If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.*

**ATTACHMENT 4**  
Senate Bill No. 1211

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### SB-1211 Land use: accessory dwelling units: ministerial approval. (2023-2024)

#### As Amends the Law Today

#### [As Amends the Law on Nov 18, 2024](#)

**SECTION 1.** Section 66313 of the Government Code is amended to read:

**66313.** For purposes of this chapter:

(a) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

(1) An efficiency unit.

(2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(b) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(c) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.

(d) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

*(e) "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.*

~~(e)~~ (f) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

~~(f)~~ (g) "Local agency" means a city, county, or city and county, whether general law or chartered.

~~(g)~~ (h) "Nonconforming zoning condition" means a physical improvement on a property that does not conform to current zoning standards.

~~(h)~~ (i) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

~~(i)~~ (j) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

~~(j)~~ (k) "Permitting agency" means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.

~~(k)~~ (l) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

~~(h)~~ (m) "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

~~(m)~~ (n) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

**SEC. 2.** Section 66314 of the Government Code is amended to read:

**66314.** A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(a) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(b) (1) Impose objective standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards shall not include requirements on minimum lot size.

(2) Notwithstanding paragraph (1), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(c) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(d) Require the accessory dwelling units to comply with all of the following:

(1) Except as provided in Article 4 (commencing with Section 66340), the accessory dwelling unit may be rented separate from the primary residence, but shall not be sold or otherwise conveyed separate from the primary residence.

(2) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(3) The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

(4) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(5) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(6) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(7) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(8) Local building code requirements that apply to detached dwellings, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety. Nothing in this paragraph shall be interpreted to prevent a local agency from changing the occupancy code of a space that was uninhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this article.

(9) Approval by the local health officer where a private sewage disposal system is being used, if required.

(10) (A) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(B) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(C) This subparagraph shall not apply to an accessory dwelling unit that is described in Section 66322.

(11) When a garage, carport, ~~or~~ covered parking ~~structure~~ *structure, or uncovered parking space* is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(12) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(e) Require that a demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time.

(f) An accessory dwelling unit ordinance shall not require, and the applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless the property is located within an architecturally and historically significant historic district.

**SEC. 3.** Section 66323 of the Government Code is amended to read:

**66323.** (a) Notwithstanding Sections 66314 to 66322, inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(1) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(A) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(B) The space has exterior access from the proposed or existing single-family dwelling.

(C) The side and rear setbacks are sufficient for fire and safety.

(D) The junior accessory dwelling unit complies with the requirements of Article 3 (commencing with Section 66333).

(2) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in paragraph (1). A local agency may impose the following conditions on the accessory dwelling unit:

(A) A total floor area limitation of not more than 800 square feet.

(B) A height limitation as provided in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable.

(3) (A) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(B) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(4) (A) ~~Not (i) -more than two accessory dwelling units-~~ *Multiple accessory dwelling units, not to exceed the number specified in clause (ii) or (iii), as applicable,* that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable, and rear yard and side setbacks of no more than four feet.

*(ii) On a lot with an existing multifamily dwelling, not more than eight detached accessory dwelling units. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot.*

*(iii) On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units.*

(B) If the existing multifamily dwelling has a rear or side setback of less than four feet, the local agency shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this paragraph.

*(b) A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a).*

~~(b)~~ (c) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

~~(c)~~ (d) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing multifamily dwelling.

~~(d)~~ (e) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this section be for a term longer than 30 days.

~~(e)~~ (f) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

~~(f)~~ (g) Notwithstanding Section 66321 and subdivision (a) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in subdivision (a), and may impose objective standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

**SEC. 4.** *No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.*