



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

Wednesday, April 23, 2025, 6:30 PM  
Council Chambers  
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**

#### **B. ROLL CALL**

#### **C. PLEDGE OF ALLEGIANCE**

#### **D. CONSENT CALENDAR**

1. Minutes of the Lawndale Planning Commission Regular Meeting - April 9, 2025  
— Recommendation: that the Planning Commission approve the minutes.

#### **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. 25-07: A Request for the Planning Commission's Consideration to Amend a Previously Approved Set of Plans for Case No. 18-25. to Develop a Four-Unit Attached Condominium with a Common Driveway and Tuck-Under Parking Garage at the Property Addressed as 4604 W. 172nd Street  
— Recommendation: that the Planning Commission: 1.) conduct a public hearing for Case No. 25-07; 2.) find and determine that the requested amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15063(b)(3) of the CEQA Guidelines; 3.) consider the applicant's request for approval of Resolution No. 25-05 setting forth findings of fact relative to the submitted application which approves the amendments to a previously approved set of plans; and 4.) provide further direction to staff.

#### **G. REGULAR AGENDA**

None

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

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## **I. ITEMS FROM THE PLANNING COMMISSION**

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## **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, May 14, 2025, in the City of Lawndale Council Chamber, 14717 Burin Avenue, Lawndale, CA 90260.

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.

/s/ Adrian Gutierrez

Adrian Gutierrez,  
Administrative Assistant II

*Date Posted: April 18, 2025*



## CITY OF LAWNDALE PLANNING COMMISSION

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

DATE: April 23, 2025  
TO: Honorable Chairperson and Members of the Planning Commission  
FROM: Peter Kann, Community Development Director  
PREPARED BY: Adrian Gutierrez, Administrative Assistant II  
SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - April 9, 2025**

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### RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

### **Attachments**

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting – 4/9/2025](#)

**Attachment A**

Minutes of the Lawndale Planning Commission Regular Meeting – 4/9/2025



**MINUTES OF THE  
LAWDALE PLANNING COMMISSION REGULAR MEETING  
APRIL 9, 2025**

**A. CALL TO ORDER**

Chairperson Urrutia called the regular meeting to order at 6:33 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioners Present:** Chairperson Dr. Daniel Urrutia, Vice Chairperson Madonna Sitka, Commissioner John Martinez, Commissioner Ni Kal S. Price, Commissioner Ignatius Lin

**Other Participants:** Deputy City Attorney Solange Z. Fortenbach, Community Development Director Peter Kann, Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

**C. PLEDGE OF ALLEGIANCE**

Vice Chairperson Sitka led the flag salute.

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – March 26, 2025**

A motion was carried by Vice Chairperson Sitka and seconded by Commissioner Martinez to approve the minutes with a correction to Commissioner Martinez's last name in the minutes. The motion passed 4-0 with Commissioner Price abstaining.

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

**1. Case No. 25-10: A Request for the Approval of a Design Review Application to Construct Three 2-Story Single-Family Residences for the Property Located at 14806 Eastwood Avenue**

Director Kann introduced the item. Associate Planner Martinez presented the item.

Commissioner Lin asked for clarification on the blue overlays in the plans. Director Kann responded that the blue overlays represent the individual units. The accessory dwelling unit is not a part of the overlay since it is something that the Commission is not able to review. Director Kann emphasized that the property is 10,000 square feet in size, which allows up to three units in the R-2 zone (the first 5,000 square feet allows two units, every additional 3,000 square feet allows one additional unit).

Commissioner Lin also inquired about the type of recent residential developments that have been built in the neighborhood and whether they are single-story or two-story. Director Kann responded that regardless of the neighborhood, the R-2 zone allows buildings up to three-stories, with a maximum height of thirty-five feet. The proposed project is two stories at twenty-five feet. However, there are two-story units throughout the R-2 zone.

Chairperson Urrutia opened the public hearing at 6:44 p.m.

Resident Lowell Burris stated that he would not mind if the property was constructed with two homes, but building a third home would add to the already excessive amount of parking issues on the block. Mr. Burris spoke further about the parking issues on his block and how it affects the quality of life for the neighborhood.

Mr. Castro expressed concerns over the potential construction noise and how recent construction work on the property was done outside of the permitted construction hours at night. He also expressed concerns over parking in the neighborhood getting worse with new units being built.

Director Kann added that staff did receive two written comments opposing the project.

Chairperson Urrutia closed the public hearing at 6:49 p.m.

Commissioner Price asked for clarification as to what specific parts of the project are reviewed by the Commission. Director Kann responded to her inquiry and spoke about the residential parking requirements. Commissioner Price also suggested that a condition be added to have the garage be used exclusively for vehicle parking. The Commission expressed concern about the garages being converted without the City's knowledge and asked what mechanisms are in place for residents to report on such activities if they were to happen.

Commissioner Martinez expressed the same concerns the speakers have about the parking situation in their neighborhoods, but he emphasized that the State is pushing for these kinds of projects to be built and that the City's hands are tied. Commissioner Martinez also stated that removing the excessive number of cars out on the street would help alleviate the parking situation. Lastly, Commissioner Martinez asked staff how they could put a stop to the work being done after hours.

The Commission returned to the topic of how residents could report construction outside of the permitted hours and any unpermitted conversion of the garages. Director Kann stated that residents could call the Municipal Services or Community Development Departments about these issues. Director Kann suggested that the Commission also add a condition that prohibits construction outside of the hours listed in the Lawndale Municipal Code. He added that violating these conditions could lead to the revocation of the approval.

Commissioner Lin asked how the Commission could vote to include the two proposed conditions. Director Kann said that the Commission could vote on the item and include the two conditions in the motion.

**A motion was carried by Commissioner Price and seconded by Vice Chairperson Sitka to adopt Resolution 25-03, setting forth findings of fact relative to the submitted application**

**which approves the Design Review application, with the added conditions that 1) the garages be used only for vehicle parking, and 2) construction can only occur during the permitted hours listed in the Municipal Code, and find and determine that the proposed project is exempt from the California Environmental Quality Act “CEQA” pursuant to Section 15303 of the CEQA Guidelines. The motion passed 4-0 with Commissioner Lin voting no.**

**2. Case No. 25-08: An Ordinance Amending the Zoning Map to Establish Housing Opportunity Overlay Zones for Various Properties Within the City and Hawthorne Boulevard Specific Plan and Title 17 of the Lawndale Municipal Code to Establish Chapter 17.54 Housing Opportunity Overlay Zones**

Director Kann introduced the item. Associate Planner Hernandez presented the item.

Chairperson Urrutia commented on how this item should have been presented first to give the residents better context on how the State’s rules and regulations impact development within the City.

Chairperson Urrutia opened the public hearing at 7:11 p.m.

Director Kann informed the commission that he did not receive any emails or phone calls regarding this project.

Chairperson Urrutia inquired about a specific site on Hawthorne Boulevard and how the new development standards in the Housing Opportunity Overlay zones would impact the maximum height of a development. Staff responded that the maximum height limitation in the proposed overlay zones could be anywhere between thirty to sixty feet depending on the area.

Chairperson Urrutia closed the public hearing at 7:13 p.m.

**A motion was carried by Commissioner Martinez and seconded by Vice Chairperson Sitka to adopt Resolution 25-04, recommending that the City Council adopt the draft ordinance, and that the City Council find and determine that the draft ordinance is exempt from the California Environmental Quality Act “CEQA” pursuant to Section 15183 of the CEQA Guidelines. The motion passed 5-0.**

**G. REGULAR AGENDA ITEMS**

None

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

Director Kann spoke about the recent Urgency Ordinance that was presented to the City Council. The purpose of the Urgency Ordinance is to ensure that the city continues to meet the 6th Regional Housing Needs Assessment “RHNA” cycle update requirements for a substantially compliant housing element. He also spoke about the consequences and penalties of noncompliance.

**I. ITEMS FROM THE COMMISSION**

Chairperson Urrutia requested to see the letter the City received from the California Department of Housing and Community Development (“HCD”).

**J. ADJOURNMENT**

Chairperson Urrutia adjourned the meeting at 7:16 p.m. to the next regularly scheduled meeting to be held on Wednesday, April 23, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

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Dr. Daniel Urrutia, Chairperson

ATTEST:

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Peter Kann, Community Development Director





## CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: April 23, 2025  
TO: Honorable Chairperson and Members of the Planning Commission  
FROM: Peter Kann, Community Development Director  
PREPARED BY: Peter Kann, Community Development Director

SUBJECT: **Case No. 25-07: A Request for the Planning Commission's Consideration to Amend a Previously Approved Set of Plans for Case No. 18-25. to Develop a Four-Unit Attached Condominium with a Common Driveway and Tuck-Under Parking Garage at the Property Addressed as 4604 W. 172nd Street**

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### BACKGROUND

On September 12, 2018 the Planning Commission approved Case No. 18-25 for the following entitlements under Planning Commission Resolution 18-11:

- Special Use Permit – Approving a four-unit attached condominium within the R-3 Zone;
- Tentative Parcel Map No. 82233 (“Tentative Map”) – Subdividing the land for the future sales of the condominiums; and
- Design Review - Design and construction of a four (4) unit residential condominium development.

After a project is approved by the Planning Commission, which is the City’s approving body for Special Use Permits, Tentative Parcel Maps, and Design Review applications, the project could move forward to post-entitlements. For this case, post-entitlement permits were the project’s grading plans, fire department’s development review, utilities improvements, and building and safety’s structural and life safety review. The applicant completed the post entitlements process and was issued permits in May 2024.

The applicant, Ugo Mbelu, is requesting for the Planning Commission consideration to amend the project’s previously approved set of plans. The applicant’s request is provided within the following attachments:

- Exhibit C – Design Review Application requesting the Planning Commission’s review of the height
- Exhibit D – Letter of Request for approval of as-built project.
- Exhibit E – Building Section Plan

A summary of his request is provided below:

- An amendment of the design from a below-grade subterranean garage to a subterranean garage, which is more than fifty percent below grade.
- An amendment to recognize the Property's natural grade from 104.5 feet above sea level (ASL) to 107.5 ASL.
- An amendment to the building's overall height from the previously approved height of 29 feet 10 inches to approximately 31 feet 4 inches.
- An amendment to the as-built finish floor as shown below:

Elevation Height	Planning Commission - 9/12/2018	Construction Doc – 2/20/2020
Median Grade	104.5 ASL	107.5 ASL
First Floor (Podium)	107.5 ASL	111.86 ASL
Second Floor FF	116.5 ASL	120.88 ASL
Third Floor FF	125.5 ASL	129.88 ASL
Roof FF	134.3 ASL	138.86 ASL
Parapet wall	N/A	142.36 ASL

- $138.86 \text{ ASL} - 107.5 \text{ ASL} = 31.3'$  height from finished average grade.
- Less than 35' height limit restricted by the City's R-3 zone.

### PROJECT DESCRIPTION

The requested amendments are solely for the modifications of the previously approved plans, which is already in the construction phase.

### PUBLIC REVIEW

Notices of a public hearing were mailed to property owners within a 500 ft. radius of the site on April 10, 2025. Notices were also posted at City Hall on April 10, 2025, and published in the *Daily Breeze* on April 11, 2025.

### LEGAL REVIEW

The City Attorney's office has reviewed the resolution and approved it as to form.

### RECOMMENDATION

It is recommended that the Planning Commission:

1. Conduct a public hearing for Case No. 25-07;
2. Find and determine that the requested amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15063(b)(3) of the CEQA Guidelines;
3. Consider the applicant's request for approval of Resolution No. 25-05 setting forth findings of fact relative to the submitted application which approves the amendments to a previously approved set of plans; and
4. Provide further direction to staff.

### **Attachments**

[Exhibit A - Vicinity Map](#)

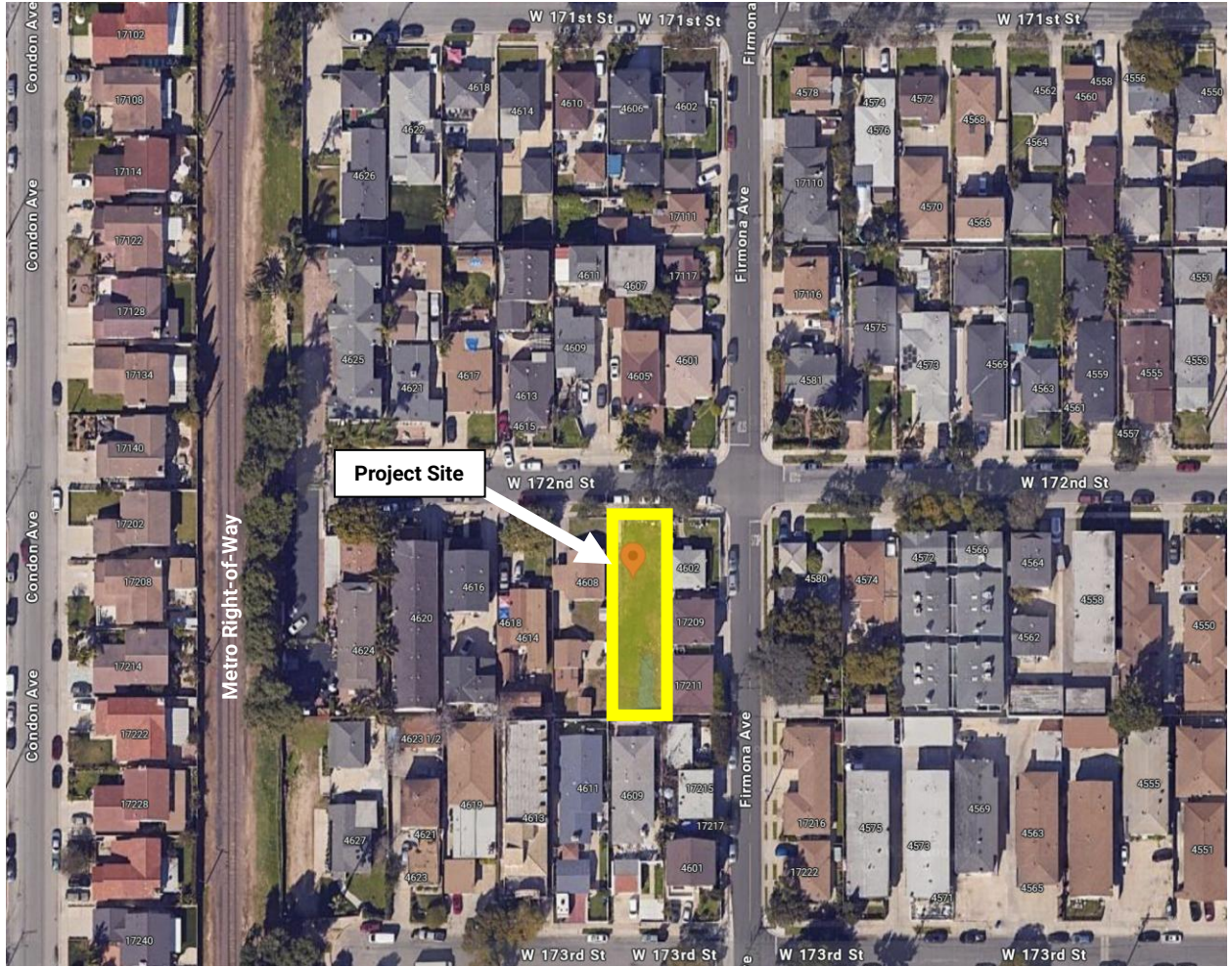
[Exhibit B - Resolution No. 25-05](#)

[Exhibit C - Design Review Application](#)

[Exhibit D - Letter of Request](#)

[Exhibit E - Building Section](#)

**Exhibit “A”**  
**Vicinity Map**



**Exhibit “B”**  
**Resolution No. 25-05**

## **RESOLUTION NO. 25-05**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA APPROVING THE REQUEST TO AMEND A PREVIOUSLY APPROVED SET OF PLANS FOR CASE NO. 18-25, TO DEVELOP A FOUR-UNIT ATTACHED CONDOMINIUM WITH A COMMON DRIVEWAY AND TUCK-UNDER PARKING GARAGE AT 4604 W. 172<sup>ND</sup> STREET.**

**WHEREAS**, on September 12, 2018 the Planning Commission approved Case No. 18-25 for the approval of a Special Use Permit, Tentative Parcel Map No. 82233 (“Tentative Map”) and Design Review (collectively, “Case No. 18-25”) for the construction of a four (4) unit residential condominium development (“Project”) to be located at 4604 W. 172<sup>nd</sup> Street in the City of Lawndale (“Property”); and

**WHEREAS**, the approval of Case No. 18-25 was subject to a total of 83 conditions of approval set forth by Resolution 18-11 which are applicable to the approved Special Use Permit, Tentative Map, and Design Review; and

**WHEREAS**, on March 6, 2025, the applicant Ugo Mbelu, applied for a Design Review application to amend and request the following changes to the Planning Commission’s previously approved set of plans. Specifically, the applicant is requesting 1) an amendment of the design from a below-grade subterranean garage to a subterranean garage; 2) an amendment to recognize the Property’s natural grade from 104.5 feet above sea level (ASL) to 107.5 ASL; 3) an amendment to the building’s overall height from previously approved height of 29 feet 10 inches to approximately 31 feet 4 inches; and 4) an amendment to align previously approved finish floor to the as-built finish floor described in the staff report; and

**WHEREAS**, the subject Property, which is zoned R-3 (Limited Multiple Residence), set forth development standards applicable to new construction with regard to height, setbacks, and automobile parking; and

**WHEREAS**, violation of the condition of approvals was witnessed and photographed as evidence in violation of the approved conditions by city staff; and

**WHEREAS**, Lawndale Municipal Code Section 17.30.010 establishes that the design review procedure is enacted to ensure that proposed new residential structures meet all aspects of the code, are harmonious with the surrounding area within all R-1, R-2, R-3 and R-4 zones and do not pose a threat to the public health, safety and general welfare of the city and its citizens. In addition, the design review process ensures orderly development while protecting the character

of existing neighborhoods, and prevent inferior development which would have a deleterious effect on the local and surrounding environments by reason of use, design, appearance or other criteria affecting property value; and

**WHEREAS**, Lawndale Municipal Code Section 17.30.060 states that if there is substantial change from the original site and design plans, the Project shall be resubmitted to the approving body or entity. The Project's original approving body is the Planning Commission; and

**WHEREAS**, the Planning Commission is authorized to review the applicant's request for a substantial change from the original site and design plan as set forth by Planning Commission Resolution No. 18-11; and

**WHEREAS**, this item was duly and properly noticed for discussion and public hearing before the Planning Commission on April 23, 2025; and

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

**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 and are hereby incorporated herein.

Section 2. The Planning Commission finds that the request to amend the previously approved Design Review comply with the required findings for the Project recited in Resolution 18-11 in regards to height, natural grade, bulk and scale of the Project, and the subterranean garage.

Section 3. That the Planning Commission hereby finds the proposed amendments are exempt from CEQA under Guidelines Section 15061(b)(3), which applies to activity with no potential for significant environmental impact, as the Project was previously approved and the request comprises of modifications to the Project's conditions of approval applicable to the approved set of plans.

Section 4. The Planning Commission finds that after careful consideration of text, facts, exhibits, testimony, staff reports and public comments, the Planning Commission hereby approves Case No. 25-10, a request to amend a previously approved Design Review application and the applicant's request for 1) an amendment from a below-grade subterranean garage to a subterranean garage; 2) an amendment to recognize the Property's natural grade from 104.5 feet above sea level (ASL) to 107.5 ASL; 3) an amendment to the building's overall height from

previously approved height of 29 feet 10 inches to approximately 31 feet 4 inches; and 4) an amendment to align previously approved finish floor to the as-built finish floor described in the staff report. All existing conditions of approval shall remain in effect.

**PASSED, APPROVED AND ADOPTED THIS 23<sup>rd</sup> DAY OF APRIL 2025**

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Dr. Daniel Urrutia, Chairperson  
Lawndale Planning Commission

ATTEST

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

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-05** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **23<sup>rd</sup> day of April 2025** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

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Peter Kann,  
Community Development Director

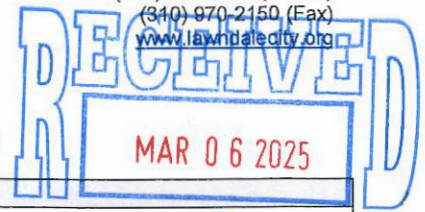


**Exhibit “C”**  
**Design Review Application**

Case No: 25-07  
Date: 3/6/2025



City of Lawndale  
Community Development Department  
14717 Burin Avenue, Lawndale, CA 90260  
(310) 973-3230 (Phone)  
(310) 970-2150 (Fax)  
[www.lawndalecity.org](http://www.lawndalecity.org)



**Design Review Application (Fee: \$2,000)**

<b>Project Address:</b> <u>4604 W. 172nd St</u>		
<b>Zone:</b> <u>R-3</u>	<b>APN No:</b>	<b>Legal Description:</b> <u>By [Signature]</u>
<b>Applicant's Name:</b> <u>Ugo Mhelu</u>	<b>Phone:</b> <u>310-986-5588</u>	<b>Email:</b> <u>ugo@iconarc.com</u>
<b>Applicant's Address:</b> <u>14623 Hawthorne Bl. #306</u>		
<b>Role of Applicant:</b> <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Other: <u>Architect</u>		
<b>Applicant's Signature:</b> <u>[Signature]</u> x		

<b>Property Owner's Name:</b> <u>Maharaj LLC</u>	<b>Phone:</b> <u>202-744-7946</u>	<b>Email:</b>
<b>Property Owner's Address:</b>		

<b>Owner Authorization for Contact Person (Property Owner's Signature):</b> I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application. <u>[Signature]</u> x
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<b>Materials Certification (Applicant's Signature):</b> I certify that the information and exhibits herewith, including the accuracy of the mailing radius maps information submitted are true and correct to the best of my knowledge. <u>[Signature]</u> x
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<b>Project Description: *</b> <u>Request for review of height revision</u> <u>Amend Case No. 19-25</u>
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\*Provide a separate attachment if more space is needed.

# DETAIL RECEIPT REPORT

From 03/06/2025 To 03/06/2025

Page: 1

3/6/2025

5:57 pm

City of Lawndale

Receipt #	Drawer	Post Date	User Name	Notes	Received From	Change	Receipt Total	Stat
42647	BATCH	03/06/2025	JAASNES:		ICON DEVELOPERS & BUILDERS	\$0.00	\$2,000.00	O

Receipt Type: PLDEP

Address:: 4604 W. 172ND ST.

Line Amount: \$2,000.00

Receipt Total: \$2,000.00

## Tender Information:

Amount	Code	Description	Reference
<u>\$2,000.00</u>	K	Check	1484
\$2,000.00		Total Tendered	
<u>\$0.00</u>		Change	
\$2,000.00		Receipt Total	

Grand Total (excl. voids): \$2,000.00

**Exhibit “D”**  
**Letter of Request**



March 3, 2025

**Subject: Technical Review for Approval of As-Built Project Elevation Revision – 4604 W. 172nd St., Lawndale, CA**

Dear Planning Commission Members,

I am writing to respectfully request the Commission's approval of the as-built elevation revisions for our project located at 4604 W. 172nd St., Lawndale, CA.

To provide some background, the project was initially approved by the Commission on September 11, 2018. The approved plans included a semi-subterranean garage, indicating a natural grade of 104.5 ASL, a first finished floor elevation of 107.5 ASL, and an overall building height of 29'-10" from a proposed grade of 104.5 ASL. One of the conditions of approval required the design to incorporate a subterranean garage.

During the construction document phase, adjustments were made to fully accommodate a subterranean garage. The revised plans reflected a median grade of 107.5 ASL and a first finished floor elevation of 111.86 ASL. These modifications were required by code to ensure adequate vehicle access to the garage level, compliance with ADA height requirements, and proper fire code sprinkler installation.

From the median elevation of 107.5 ASL, the building's roof reaches 138.86 ASL, maintaining compliance with the city's maximum height restriction of 35 feet. Additionally, a parapet wall required by code and approved by the Community Development Director to minimize the visibility of rooftop HVAC units, solar panels and to create a functional rooftop space. This decision was made collaboratively between the Director and the project architect.

These modifications were reviewed and authorized throughout the project's development process. The as-built conditions were formally approved by the Building and Safety and Community Development Director on February 20, 2020.

We kindly seek the Commission's approval of these as-built revisions and appreciate your time and consideration.

Sincerely,

Ugonna Mbelu  
VP Operations

**ICON & IKON INC.**

14623 Hawthorne Blvd. Suite 306, Lawndale, CA 90260  
Ph: 424-456-4811 [www.iconarc.com](http://www.iconarc.com)





#### **APPROVED NATURAL GRADE/PROJECT'S HEIGHT**

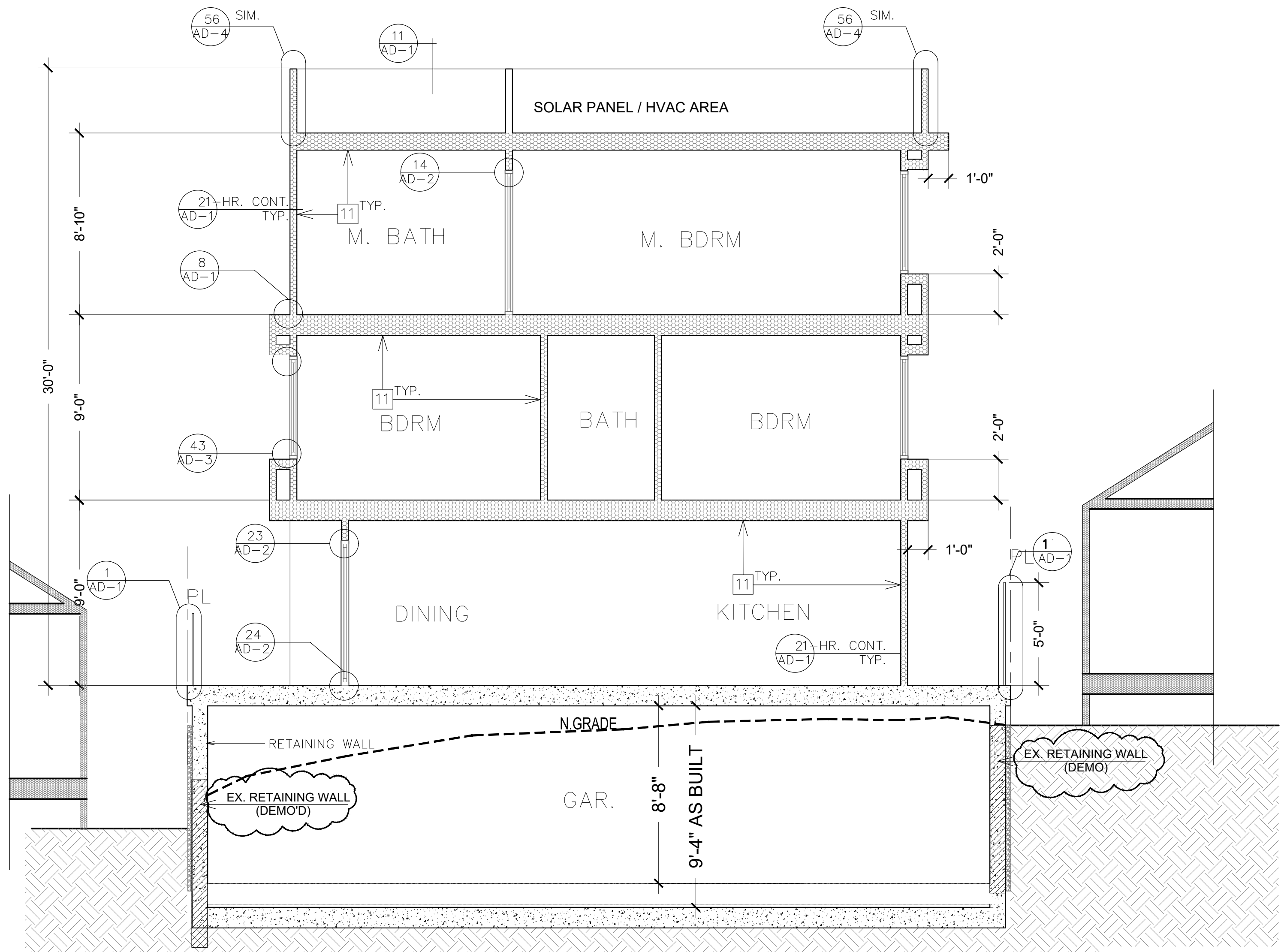
Elevation Height	Planning Comm- 9/12/18	Construction Doc- 2/20/20
Median Grade	104.5 ASL	<b>107.5 ASL</b>
First Floor (Podium)	107.5 ASL	<b>111.86 ASL</b>
Second Floor FF	116.5 ASL	<b>120.88 ASL</b>
Third Floor FF	125.5 ASL	<b>129.88 ASL</b>
Roof FF	134.3 ASL	<b>138.86 ASL</b>
Parapet Wall	N/A	<b>142.36 ASL</b>

- ★ 138.86 ASL - 107.5 ASL = 31.3' Height from finished floor.
- (Less than 35' height limit restricted by Lawndale R-3 Zoning.)

#### **ICON & IKON INC.**

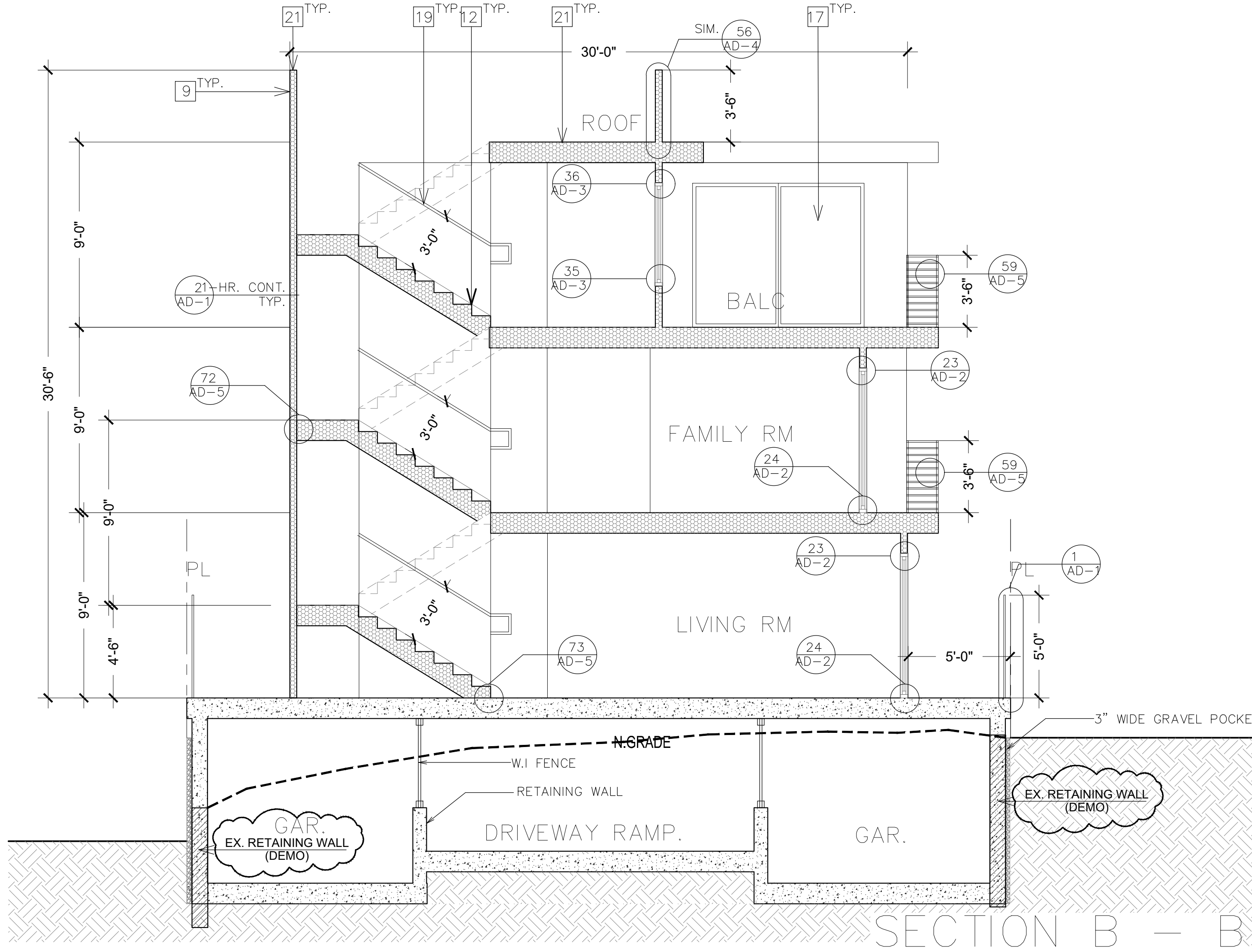
14623 Hawthorne Blvd. Suite 306, Lawndale, CA 90260  
Ph: 424-456-4811 [www.iconarc.com](http://www.iconarc.com)

**Exhibit “E”**  
**Building Section**



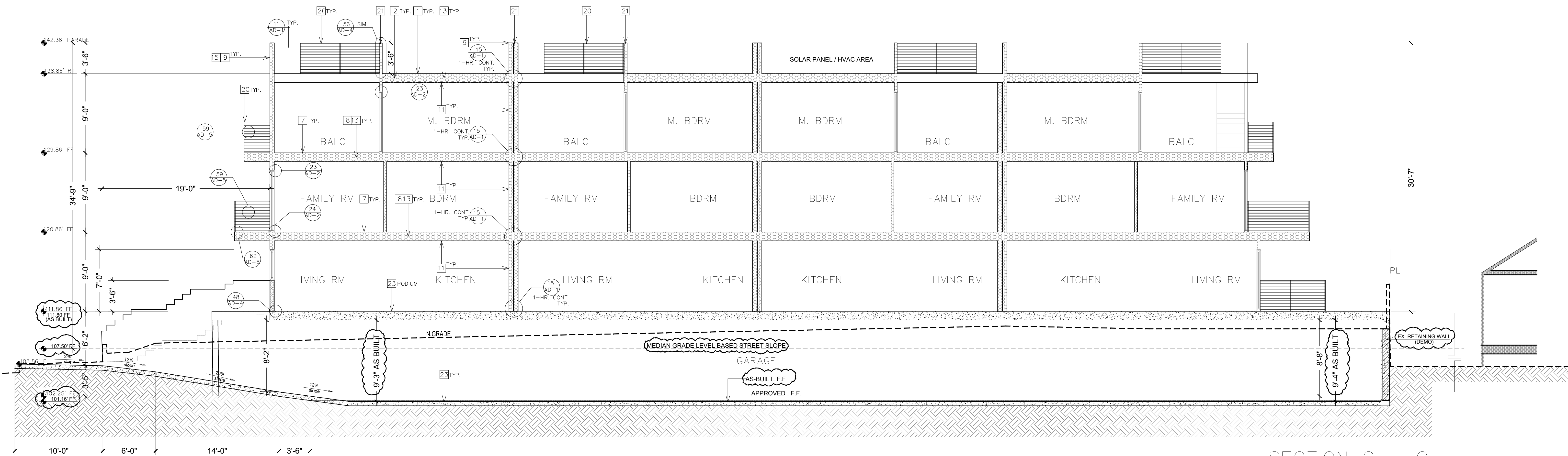
SECTION A - A

SCALE: 1/4" = 1'-0"



SECTION B - B

SCALE: 1/4" = 1'-0"

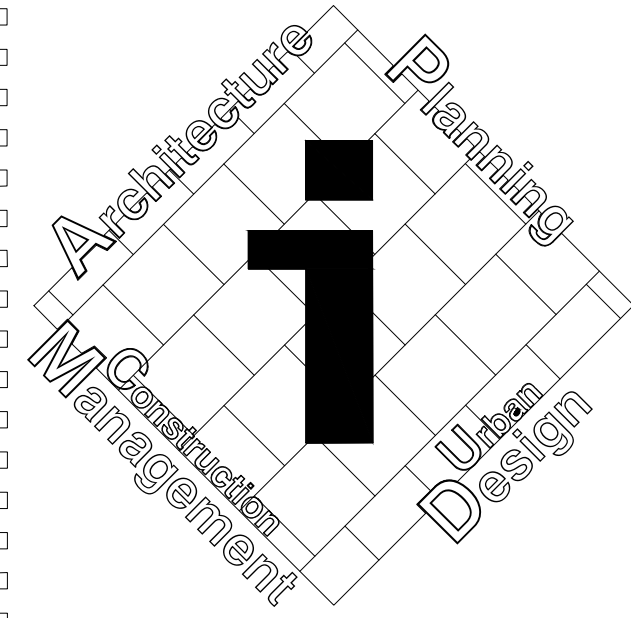


SECTION C - C

SCALE: 3/16" = 1'-0"

SECTION NOTES

1. ROOF SHEATHING PER STRUCTURAL DRAWINGS
2. ROOF RAFTER PER STRUCTURAL DRAWINGS
3. ROOF/CEILING JOISTS PER STRUCTURAL DRAWING
4. WOOD-BEAM PER STRUCTURAL DRAWINGS
5. 2 X 4 STUD WALL (PLUMBING WALLS 2 X 6)
6. 2 X 6 OR 3 X 4 STUD WALL (BALLON FRAMING)
7. FLOOR SHEATHING PER STRUCTURAL DRAWINGS
8. FLOOR JOISTS PER STRUCTURAL DRAWINGS
9. 7/8" THICK STUCCO O/ 30# WIRED FELT PAPER OTHERWISE
10. 1/2" GYPBOARD - TYPICAL UNLESS NOTED OTHERWISE
11. 5/8" TYPE "X" GYPBOARD AT ALL WALLS AND CEILING & USEABLE SPACE UNDER STAIRS (TYP)
12. 16 RISERS @ 7.2" W/ 15 TREADS @ 10.5" FLOOR TO FLOOR
13. INSULATION PER ENERGY CALCULATIONS
14. CONCRETE FOUNDATION PER STRUCTURAL DRAW
15. 5" HARDI BOARD OVER 30# FELT DBL PAPER
16. WINDOW PER WINDOW SCHEDULE
17. DOOR PER DOOR SCHEDULE
18. 26 GAUGE (MIN) GALV. WEEP SCREED
19. WALL MOUNT 1.5" DIA. METAL PA=IPE HANDRA AT 34"-38" ABOVE TREAD NOSING
20. 42" HIGH METAL GUARDRAIL
21. 42" HIGH PARAPET / GUARDRAIL W/ METAL C
22. SKYLIGHT SYSTEM
23. CONC. SLAB PER STRUCTURAL DRAWINGS O/ 2" SAND BASE /10 MIL VISQUEEN
24. 6" X 10" X 16" SIMULATED EIFS COBLE @ 32"
25. ROOF MOUNT MECH. (AC) UNIT



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CONSULTANTS

REVISIONS

NO.	DATE	DESCRIPTION

MAHARIA DEVELOPMENT, LLC

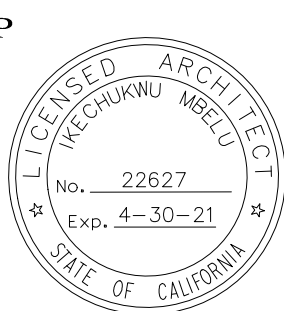
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DEVELOPER

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