



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, April 9, 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. 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 - March 26, 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. 25-10: 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
— Recommendation: that the Planning Commission: 1.) Conduct a public hearing for Case No. 25-10; 2.) adopt Resolution 25-03, setting forth findings of fact relative to the submitted application which approves the Design Review application; and 3.) find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 of the CEQA Guidelines.

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

— Recommendation: that the Planning Commission: 1.) Conduct a public hearing for Case No. 25-08, discuss the item and receive public comment, if any, on the matter; 2.) adopt Resolution 25-04, recommending that the City Council adopt the draft ordinance; and 3.) recommend 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.

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

I. ITEMS FROM THE PLANNING COMMISSION

J. ADJOURNMENT

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, April 23, 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 3, 2025



CITY OF LAWNDALE PLANNING COMMISSION

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

DATE: April 9, 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 - March 26, 2025**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting – 3/26/2025](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 3/26/2025



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
MARCH 26, 2025**

A. CALL TO ORDER

Chairperson Urrutia called the regular meeting to order at 6:40 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

Administrative Assistant II Gutierrez informed the Commission of an error on the agenda. The Harold E. Hofmann Community Center was listed as the location for the meeting instead of the City Hall Council Chamber. The Commission agreed to amend the agenda to correct the location of the meeting.

B. ROLL CALL

Commissioners Present: Chairperson Dr. Daniel Urrutia, Vice Chairperson Madonna Sitka, Commissioner John Martinez, Commissioner Ignatius Lin

Commissioners Absent: Commissioner Ni Kal S. Price

Other Participants: Assistant City Attorney Elena Q. Gerli, Community Development Director Peter Kann, Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

C. PLEDGE OF ALLEGIANCE

Chairperson Urrutia led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – March 12, 2025

A motion was carried by Vice Chairperson Sitka and seconded by Commissioner Martine to approve the minutes. The motion passed 4-0 with Commissioner Price absent.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

None

G. REGULAR AGENDA ITEMS

1. Case No. 25-03: 2024 Annual Progress Report on the Status of the General Plan and Housing Element

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

Commissioner Lin asked for clarification on the CEQA exemptions for the project. Associate Planner Hernandez responded to Commissioner Lin's inquiry.

Chairperson Urrutia opened the public hearing at 6:54 p.m. and closed it at 6:55 p.m., since no one was in the audience.

A motion was carried by Vice Chairperson Sitka and seconded by Commissioner Lin to adopt Resolution 25-02, directing staff to forward the report to the City Council and then to the State Department of Housing and Community Development and the Governor's Office of Planning and Research and finding that the project is categorically exempt under the Public Resources Code Section 21080.17, Government Code Section 65852.1 and 65852.2, and sections 15282(h) and 15061(b)(3) of the CEQA Guidelines. The motion passed 4-0 with Commissioner Price absent.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann mentioned that each meeting in April will have two items going forward to the Commission.

Director Kann introduced Assistant City Attorney Elena Q. Gerli to the Commission. Assistant City Attorney Gerli introduced herself to the Commission.

I. ITEMS FROM THE COMMISSION

Vice Chairperson Sitka spoke about the upcoming Neighborhood Watch Meeting on Wednesday, April 16, 2025, at 6:30 p.m. at the Harold E. Hofmann Community Center.

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 6:59 p.m. to the next regularly scheduled meeting to be held on Wednesday, April 9, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Dr. Daniel Urrutia, Chairperson

ATTEST:

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 9, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Jose Pedro Martinez , Associate Planner

SUBJECT: **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**

PROJECT DESCRIPTION

The Applicant is seeking approval of a Design Review application construct three (3) 2-story single-family residential units, located on a 10,803 square foot parcel at 14806 Eastwood Avenue within the R-2 (Two Family Residence) zone (the “Project”).

Applicant:

PSNE Engineering
14806 Eastwood Avenue, Lawndale, CA 90260

Property Owner:

Ali Pournamdari
14806 Eastwood Avenue, Lawndale, CA 90260

APN: 4077-018-011

GENERAL PLAN

The City’s General Plan designates the Subject Property as “Medium Density Residential” which permits a density of 9.0-17.4 dwelling units per acre. The designation permits single-family detached, duplex/double unit, condominiums, town homes, or any combination of the above and ancillary uses.

ZONING CODE

The Subject Property is zoned R-2 (Two-family Residence). The R-2 Zone allows 3 residential dwelling units subject to compliance with the density standards for the R-2 zone. Two residential units are permitted on a lot or parcel of not less than 5,000 square feet, provided that one additional residential dwelling unit may be constructed per each additional 3,000 square feet of land above the required 5,000 square feet in the R-2 Zone. Hence, 3 units are appropriate on this 10,800 square foot parcel.

ENVIRONMENTAL ASSESSMENT

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the following sections of the CEQA Guidelines and is in conformance with the General Plan of the City:

- Section 15303 “New Construction or Conversion of Small Structures”

SURROUNDING LAND USES AND ZONING

North:	R-2 (Two-family Residence) Zone
South:	R-2 (Two-family Residence) Zone
East:	R-2 (Two-family Residence) Zone
West:	R-2 (Two-family Residence) Zone

ANALYSIS

Existing Site Conditions

The Subject Property is currently developed with a single-family residence, which is approximately 804 square feet that was constructed in 1927. As a part of this project’s scope of work, the existing single-family residence and garage will be demolished.

Design Review

Per Lawndale Municipal Code (“LMC”) Section 17.30.020, design review by the Planning Commission at a public hearing is required for any project that will result in two or more dwelling units being located on a single parcel of land.

The Project involves the construction of three (3) two-story detached dwelling units, single family residences, with attached garages that are accessed from Eastwood Avenue. Unit 1 and Unit 2 have identical floor plan and elevations with Unit 3 being the smaller of the three single family homes.

Each unit is designed to have 3 bedroom/3 bathroom, a living room, dining room, kitchen, and powder room. The development will be two stories and have a height of approximately less than 26-feet from finish grade.

Unit 1 and 2 (Single-Family Residence)

First Floor	736 square feet
Second Floor	1,119 square feet
Total Floor Area	1,855 square feet
Attached Garage	504 square feet

Unit 3 (Single-Family Residence)

First Floor	740 square feet
Second Floor	1,037 square feet
Total Floor Area	1,777 square feet
Attached Garage	504 square feet

Compliance with Development Standards

The Project is subject to the development standards of the R-2 (Two-family Residence) zoning district as set forth in the LMC. The following matrix identifies the development standards and proposed development characteristics.

See **Exhibit "C"** for the *Compliance With Development Standards Table*.

Parking

Section 17.48.180 of the LMC, pertaining to residential parking requirements, requires each dwelling unit to have 2 covered parking spaces in an enclosed garage.

The subject site has vehicle accessibility from Eastwood Avenue. The applicant is proposing to have an attached two-car garage for each dwelling unit with access to said garages from 159th Street and public alley. As proposed, the Project meets the standards set for parking.

Building Design and Site Improvements

The Applicant has incorporated some design features, including a building facade with components of modern contemporary architectural style typical in Southern California. The building design has an overall consistency with the surrounding neighborhood. The Project is designed to have 100% of the front yard landscaped with live vegetation, including a variation of plants, shrubs and trees. Additionally, the proposed driveway will be paved with decorative material such as stamped/colored concrete or inlaid pavers.

The proposed architectural design and site layout is consistent with the City's Residential Design Guidelines that were adopted in 2019. The City of Lawndale Residential Design Guidelines was created to serve as a reference for future residential development within a respective neighborhood. The proposed development encompasses standards that comply with the zoning code and recommendations suggested in the residential guidelines, such as: residential curb appeal, open spaces/landscaped areas, compatibility with the neighborhood, high quality design, softening of mass and bulk design, architecture detail and roof articulation.

PUBLIC REVIEW

Notices of a public hearing were mailed to property owners within a 500 ft. radius of the site on March 27, 2025. Notices were also posted at City Hall on March 27, 2025, and published in the Daily Breeze on March 29, 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. 25-10;
2. Adopt Resolution 25-03, setting forth findings of fact relative to the submitted application which approves the Design Review application; and
3. Find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 of the CEQA Guidelines; and

Attachments

[Exhibit A - Vicinity Map](#)

[Exhibit B - Resolution 25-03](#)

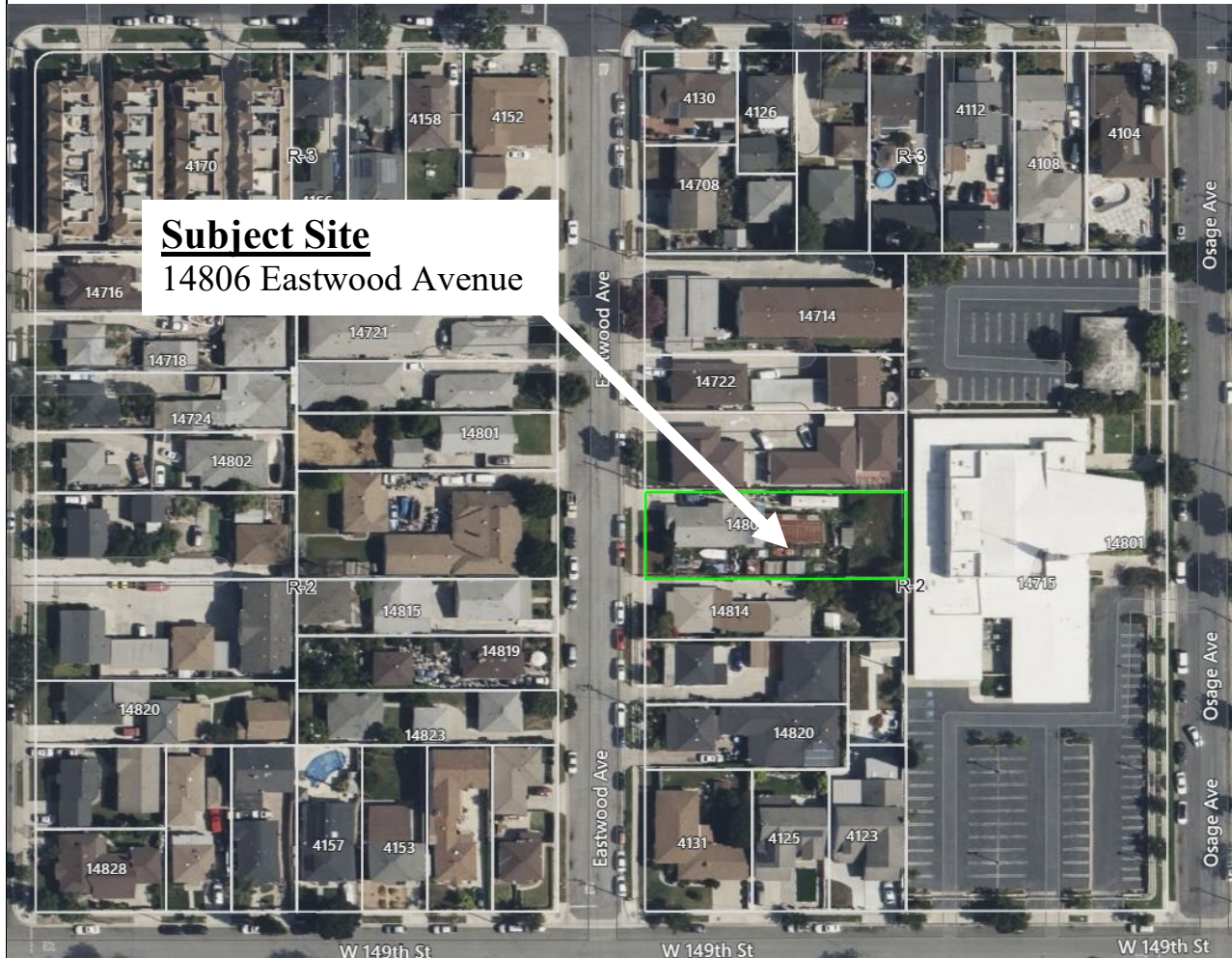
[Exhibit C - Compliance With Development Standards Table](#)

[Exhibit D - Architectural Plans](#)

[Exhibit E - Notice of Exemption](#)

Exhibit “A”
Vicinity Map

Notice of Planning Commission Public Hearing: A Request for the Approval of a Design Review to Construct Three 2-Story Single-Family Residences for the Property Located at 14806 Eastwood Avenue within the R-2 Two-Family Residence Zone and Determination of a Categorical Exemption Pursuant to CEQA Guideline Section 15303(a) (New Construction).



**City of Lawndale
Community Development Department**

APPLICATION/CASE NO:	P.C. Case No. 25-10
APPLICANT	PSNE Engineering
SITE ADDRESS:	14806 Eastwood Avenue
	Lawndale, CA 90260

**City of Lawndale
14717 Burin Ave
Lawndale, CA 90260**

NOTICE OF PUBLIC HEARING

Exhibit “B”
Resolution 25-03

RESOLUTION NO 25-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS RELATIVE TO CASE NO. 25-10 APPROVING A DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF THREE NEW 2-STORY SINGLE-FAMILY RESIDENCES AND APPROVAL OF CEQA CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15303(A) (NEW CONSTRUCTION)

WHEREAS, an application has been filed by PSNE Engineering, on behalf of the property owner, (“Applicant”), for approval of a Design Review application for the construction of three (3) 2-story residential units (“Project”) to be located at 14806 Eastwood Avenue in the City of Lawndale (“Property”); and

WHEREAS, the Property is zoned R-2 (Two-Family Residence); and

WHEREAS, the Property is currently developed with one existing single-family residence, all of which are proposed to be demolished as part of the Project; and

WHEREAS, pursuant to Lawndale Municipal Code (“LMC”) §17.30.020(B), design review by the Planning Commission, a public hearing, is required for any project that will result in two or more dwelling units located on a single parcel of land; and

WHEREAS, the Project will be developed in accordance with the standards set forth in the LMC and subject to the conditions deemed appropriate by the Planning Commission as set forth herein; and

WHEREAS, LMC §17.48.120 provides that more than one residential dwelling unit may be constructed on a single lot or parcel of land in the R-2 zone of at least 5,000 square feet, provided that one additional attached or detached dwelling unit may be constructed for each 3,000 square feet of lot area in excess of 5,000; and

WHEREAS, the Project would consist of the construction of three (3) 2-story single-family residential units on the Property, which contains 10,800 square feet of net land area; and

WHEREAS, Case No. 25-10 was properly noticed on March 29, 2025, and set for public hearing before the Planning Commission scheduled for April 9, 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 AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. That the Project involves new infill construction of three (3) 2-story single-family residential units in a residential zone and has no potential to substantially impact the environment, such that a Categorical Exemption is hereby approved for the Project in accordance with Section 15303(a) ("New Construction or Conversion of Small Structures") of the CEQA Guidelines. Staff is hereby directed to prepare and file a Notice of Exemption.

Section 3. Pursuant to the design review requirements in LMC Section 17.30.030 the Planning Commission makes the following findings:

- A. *The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area.* The Project is consistent with the development standards of the R-2 zoning district, and the scale and type of development in the vicinity is similar to other developed lots in the neighboring area. The development will comply with all development standards of the R-2 zone and complies with applicable setbacks, stepbacks, lot coverage, maximum permitted density, lot coverage, landscape requirements, and parking requirements. The Property will be improved with the proposed Project and will have a beneficial visual impact upon the street. Therefore, the Project's design features will integrate harmoniously and enhance the character of the surrounding area.
- B. *The site plan and building design will improve the community appearance by preventing extremes of building bulk and mass.* The Project covers 39% of the lot, less than the 60% maximum allowed. Therefore, the Project will improve the community's appearance without extreme building bulk. In addition, the proposed second floor of the front unit is consistent with the City's development standards where the second floor will be setback to eliminate the bulky/massing appearance.
- C. *The site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces.* The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation on the Property. The structures' design allows for air circulation throughout the site and natural illumination and the front yard will be landscaped, therefore, demonstrating proper consideration to both functional aspects and visual effects as seen from public spaces. The proposed development is designed to provide vehicle accessibility via the front yard (Eastwood Avenue).

- D. *The site plan and building design substantially conform to the City's adopted design guidelines.* The Project substantially conforms to the City's adopted residential design guidelines. The proposed architectural design is consistent with the City's Residential Guidelines that will provide visual interest from a street facing view. The site shall be configured with three (3) 2-story (detached) residential buildings that are less than 26 feet in height, which is consistent with the type and scale of homes that are within the surrounding neighborhood.

Section 4. The Planning Commission finds that the Project substantially conforms to LMC Section 17.30.040, Design Criteria, as follows:

- A. *The building height, bulk and other design features shall be proportionate to the site and the surrounding area.* The Project complies with all development standards for the R-2 zoning district and is proportionate with the surrounding area. The proposed dwelling units have a proposed height of less than 26 feet which is less than the 30-foot maximum height limitation. Additionally, the proposed design and lot coverage are appropriate for the site as the Project covers 39% of the lot, less than the 60% maximum allowed. The proposed development is proportionate to other residential dwellings within the surrounding neighborhood.
- B. *The site layout, orientation, and location of structures, and their relationship to one another and to open spaces, parking areas, pedestrian walks, illumination and landscaping should be interrelated and arranged to achieve a safe, efficient and harmonious development.* The site plan and design of the dwelling units, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces. The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation.
- C. *The grading and development of sites should respect the qualities of the natural terrain and landscape—mature trees and other natural features.* The surrounding area is highly urbanized, relatively flat, and mostly devoid of “natural” features. The Applicant will be required to submit a Grading and Drainage Plan to be reviewed and approved by the Building Division prior to issuance of building permits. Additionally, the Applicant is conditioned to provide a landscape plan that demonstrates how vegetation will be planted throughout the site.
- D. *Building sites should be developed to achieve a harmonious relationship with existing and proposed adjoining developments.* The proposed residential dwelling units will be designed to complement each other in architectural style and the Project will be consistent with the residential character of the neighborhood. The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area. The Project is also consistent with the development standards of the R-2 zoning district and the scale and type of development in the vicinity.

- E. *Each building shall reflect due consideration of a total site design program that reflects quality contemporary design practices.* The proposed architectural style and design is consistent with the City's residential guidelines and includes quality contemporary design practices that will be utilized throughout the development. The building design will be an aesthetic improvement to the existing site and will complement the architectural styles found within the existing neighborhood.
- F. *The proposed project shall substantially comply with the design elements set forth in the city's adopted design guidelines.* The Project substantially conforms to the City's adopted residential design guidelines; the conditions imposed will result in the buildings exhibiting quality modern minimalist architectural style, by having varying façade material types and incorporating projections along the front façade, and by developing a prominent entrance with decorative elements along the entry corridors of the façade.
- G. *The mechanical equipment or machinery, trash storage areas and other exterior service areas shall be screened from view from all public spaces.* As proposed, the identified mechanical equipment and trash storage areas are screened from public view. Any utility meters or rooftop mechanical equipment will also be required to be screened per the LMC and/or the conditions of approval placed on the Project.

Section 5. The Planning Commission hereby approves this Project, subject to the execution and/or fulfillment of the following conditions:

1. The Applicant shall submit a check to the City within 5 days of approval of this Project, made payable to the Los Angeles County Recorder's Office, in the amount of \$75.00 for the filing of a Categorical Exemption pursuant to the CEQA.
2. Within 30 days of approval of this Project, the Applicant shall certify his/her acceptance of the conditions placed on the approval by signing a notarized Affidavit of Acceptance stating that he/she accepts and shall be bound by all of the conditions.
3. The Applicant shall submit the building construction documents to the City for plan check within one year of approval of this Project. Failure to comply with this condition shall automatically render the Design Review approval null and void. All conditions of approval shall be satisfied within 24 months of the approval of this Project. The Applicant may file for an extension of the Design Review approval provided that such application is properly filed with the City at least 30 days prior to the expiration date.
4. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.
5. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.
6. Violation of, or noncompliance with, any of these conditions or other applicable provisions of the LMC shall constitute grounds for a code enforcement action.

7. Construction plans shall be submitted to the Community Development Department (Planning and Building Divisions), Public Works Department, and other agencies as required for review and approval prior to the issuance of any building permits.
8. Any changes made to the approved set of plans shall be reviewed and subject to the approval of the Community Development Director, inclusive of any facade changes.
9. Except as set forth in subsequent conditions, and subject to City department and public agency corrections and conditions, the Property shall be developed substantially in accordance with the application and plans submitted. Any major changes as determined by the Community Development Director must be brought back for review to the Planning Commission at the Applicant's expense.
10. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.
11. The Applicant shall install a new decorative masonry wall with decorative cap around the periphery of the property. Fences/walls in the rear and side yard setback area shall be 6 feet in height. A fence/wall in the front yard setback is not required but, if installed, must comply with LMC Section 17.48.050, i.e. up to forty eight inches in height provided that any portion over thirty inches is see-through. The Applicant shall submit a fence permit application for all fences that are to be installed as part of this project.
12. All exterior light fixtures shall be directed onto the Property and no direct glare shall be visible from adjoining residentially zoned and/or developed properties. The maximum allowable illumination at the property line shall not exceed 0.5 foot-candles.
13. A landscape plan that complies with the requirements of LMC Chapter 17.88, Water Efficient Landscape, to the satisfaction of the Community Development Director, must be approved prior to the issuance of building permits. Trees planted in the front yard setback shall be a minimum 36" box tree.
14. The Project shall comply with all Los Angeles County Fire Department conditions of approval.
15. The Applicant shall indemnify, defend, and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding against the City or its agents, officers or employees in connection with the Project including any action to attack, set aside, void or annul any approval by the City concerning the Project or the City's refusal to issue certificates of occupancy for the Applicant's failure to comply with any of these conditions of approval. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.
16. The Project shall comply with all of the provisions of Title 13 of the LMC relating to public services and storm water management. The Project shall also conform to National Pollutant Discharge Elimination System (NPDES) standards and Standard Urban Storm

Water Mitigation Plan (SUSMP) requirements, if applicable, prior to any grading operations.

17. All property drainage shall be directed to the street in a manner acceptable to the Building Official. The Applicant shall not block existing drainage from adjacent properties and must show sufficient elevations outside of the property and contour lines to allow the Building Official to ascertain that existing drainage from adjacent properties is not blocked and adequate retaining systems are installed.
18. The Applicant shall contact Golden State Water Company for review of the existing water main once Los Angeles County Fire Department has issued its fire protection requirements for this Project.
19. The Applicant shall request a cost estimate for water system modifications and project review prior to the start of construction from Golden State Water Company.
20. This project is subject to the City of Lawndale's Construction Demolition and Debris program. The Applicant shall submit a demolition plan to the Community Development Department and pay all applicable fees in connection with the review thereof prior to the issuance of a demolition permit.

Public Works/City Engineer Conditions:

21. The Applicant shall pay all applicable plan check fees with Public Works Department prior to issuance of a building permit.
22. The Applicant shall submit an off-site improvement plan prepared by a registered Civil Engineer to the Public Works Department and pay all applicable fees in connection with the review thereof, prior to the issuance of a building permit.
23. The Applicant shall submit a Grading and Drainage Plan prepared and signed by a registered civil engineer to the City's Building Division and pay all applicable fees in connection with the review thereof. The Applicant shall indicate the location of all on-site water mainlines and sewer laterals on the Grading and Drainage Plan. The Project shall comply with the County of Los Angeles City Urban Storm Water Mitigation Plan and Corresponding NPDES permit prior to any grading operations.
24. The Applicant shall submit a copy of the Grading and Drainage Plan for review and approval by the Building Official, City Engineer, and to the Public Works Department prior to the issuance of a building permit.
25. The Applicant shall submit a Final Grading and Drainage Certificate to the Public Works Department prior to obtaining a certificate of occupancy, signed by a registered civil engineer, stating that the Project was constructed according to the approved Grading and Drainage Plan and that the Project drains to the street and does not block the cross-lot drainage from adjacent properties.

26. The Applicant shall submit a copy of the final soils report to the Public Works Engineering Division prior to final approval from the Public Works Department. The report shall be prepared by a licensed geotechnical engineer.
27. The Applicant shall submit a copy of the Los Angeles County Fire Department clearance letter for Fire Department plan review to the Public Works Department prior to final approval from the Public Works Department.
28. The Applicant shall underground all dry utilities (electrical, telephone and cable TV) and install 2 separate conduits for each utility connection. Accordingly, the Applicant shall contact the utility purveyors to arrange for the preparation of the necessary plans to accomplish the under grounding prior to receiving a certificate of occupancy.
29. The Applicant shall construct on-site waterlines with a separate water meter and sewer lateral for each unit unless special maintenance mechanisms for these systems are approved by the City Engineer, in which case provisions are to be made in the CC&Rs for sewer lateral and potable water mainline maintenance. The CC&Rs shall also contain a maintenance agreement holding the City harmless from damages should the common sewer and/or water mainline cause any damage for any reason.
30. Each unit shall be connected to a separate sewer lateral at a minimum size of six inches. When connecting to an existing lateral, a City approved contractor shall verify the size of such lateral and shall provide proof of its integrity by providing a videotape of the lateral to the Public Works/ Engineering Division. Videotaping and verification of sewer lateral size and conditions must be made in the presence of the City Engineer or his/her designee. Any existing sewer laterals that are less than six (6) inches in diameter shall be abandoned at the property line per city instructions.
31. All required water meters, meter service changes and/or fire protection lines shall be installed by the Applicant. Any new water meters shall be installed in parkways.
32. The Applicant shall pay all applicable sewer connection fees to the County Sanitation Districts prior to final approval from the Public Works Department.
33. Prior to the issuance of the certificate of occupancy, the Applicant shall remove and reconstruct any damaged street improvements, such as sidewalks, curbs, gutters, and driveways to the satisfaction of the City Engineer. All street improvements shall be subject to the review and approval of the City Engineer. New sidewalk and driveway approaches need to comply with the Americans with Disabilities Act (ADA).
34. All utility service lines shall be fully operational at the time of issuance of certificate of occupancy.
35. The Applicant shall reconstruct the damaged and substandard sidewalk (if any) and driveway approach along Eastwood Avenue fronting the property addressed as 14806 Eastwood Avenue, pursuant to American Public Works Association (APWA) standards.

36. The Applicant shall reconstruct damaged curb and gutter along Eastwood Avenue fronting the property addressed as 14806 Eastwood Avenue, pursuant to American Public Works Association (APWA) standards.
37. The Applicant shall establish survey markers and/or monuments at the Property's corners. The Applicant shall replace survey monuments damaged or destroyed during construction. The Applicant's surveyor is responsible for filing Corner Records with the Los Angeles County Surveyor for all monuments disturbed as part of construction
38. The Applicant shall not install water or utility pull boxes within the new driveway approach area.
39. The Applicant shall design the Project in a manner that prevents surface water from draining across the sidewalk.
40. All work in the public right-of-way shall be completed per APWA standards.
41. The Applicant shall obtain an encroachment permit from the Public Works Department prior to conducting any improvements off-site or in the public right-of-way.
42. The Applicant shall obtain approval from all applicable utility purveyors.
43. The Applicant shall place underground all new utilities.
44. The Applicant shall place all Southern California Edison vaults and structures underground.
45. The Applicant shall place underground existing utilities subject to review and approval of the Public Works Department.
46. The Applicant shall submit a copy of the Los Angeles County Fire Department clearance letter to the Public Works Department prior to building permit issuance.
47. Final signoff and approval from the Public Works department shall not be given until all conditions of approval have been completed.
48. No artificial turf shall be installed within the City's parkway.
49. Any curb drain connected to the street curb and gutter should be a minimum of 4-inch diameter pipe.

Additional Conditions:

50. The Applicant shall provide sufficient decorative outdoor lighting for all units, to the satisfaction of the Community Development Director.

51. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
52. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
53. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
54. All newly planted trees shall require root barriers and be double staked and guy wired.
55. All driveway and parking areas shall be concrete, and the Applicant shall install a decorative stamped and color sealed concrete driveway along the first twenty feet of driveway to the satisfaction of the Community Development Director. The color and pattern shall be approved by the Community Development Director prior to installation.
56. No exterior security bars shall be allowed to be placed along the buildings' facade.
57. Driveway and parking areas shall incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or underground swales.
58. The location of all backflow devices shall be approved by the City prior to installation. Back flow devices shall be located to the furthest extent possible from the property line.
59. All building drainage shall be directed onto the Property and shall be oriented toward the interior of the Property, with no downspouts or gutters directing drainage away from the Property.
60. The location of all electrical panels and meters shall be approved by the City prior to installation. Electrical panels and meters are prohibited in the front yard setback. Electrical panels and meters shall be screened with landscaping as approved by the City. Electrical panels may not encroach into any required driveway, parking area or side yard setback.
61. Except as set forth in the conditions of approval, development shall take place as shown on the approved site plans and elevations. Any deviation must be approved by the Director of Community Development before any construction occurs.
62. The site shall be maintained by the property owners, at property owners' or their successors' or assignees in interest's sole cost and expense. The City shall have the right to enforce proper maintenance.
63. The entire site shall be kept in good, first-class condition, free from trash, debris and litter at all times, and all trash, debris and litter shall be removed as soon as possible but at least within 24 hours.

64. All landscaping and irrigation systems shall be continuously maintained in good repair by the property owners. Irrigation systems shall not produce overspray. All landscaping shall be maintained in a healthy condition and dying and dead landscaping shall be promptly replaced with similar plant materials and of a size similar to the plant being replaced.
65. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
66. Tarps are prohibited from use as carports, patio covers, shade covers and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
67. The site shall be developed and maintained in accordance with the approved plans which include site plans, landscape plans, building floor plans, architectural elevations, list of approved exterior materials and colors on file in the Community Development Department, the conditions contained herein, and the Zoning Code.
68. Unless otherwise permitted, construction activity may be conducted between the hours of seven a.m. and seven p.m., Monday through Friday (except national holidays), and eight a.m. and five p.m. Saturdays. Construction activity is prohibited at all other hours including Sundays and national holidays.
69. At the completion of the Project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.
70. The Applicant shall not install a fourth bedroom within the dwelling unit. Should it be determined that a fourth bedroom has been added to any unit, the Community Development Director may request the demolition of any unpermitted bedroom.
71. The Applicant shall ensure the garage floor plans are designed to meet the minimum interior parking area of 20 feet by 20 feet free and clear as required by the LMC.
72. All roof top equipment must be fully screened from public view on all sides of the building elevations.
73. The Project shall be designed and constructed to meet all ADA standards. The Applicant shall submit plans that show that ADA standards are met to the satisfaction of the Community Development Director.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF APRIL 2025.

Dr. Daniel Urrutia, Chairperson

Lawndale Planning Commission

ATTEST

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

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-03** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **9th day of April, 2025** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Peter Kann,
Community Development Director

Exhibit “C”

Compliance With Development Standards Table

Compliance with Development Standards

The Project is subject to the development standards of the R-2 (Two-family Residence) zoning district as set forth in the LMC. The following matrix identifies the development standards and proposed development characteristics.

Development Standards	Required	Proposed	Compliance
Density	2,500 sq. ft./ unit	3 units on a 10,800 sq. ft. lot	Yes
	5,000 sq. ft. minimum lot size		
Front Yard Setback	20 feet	20 feet	Yes
Side Yard Setback	5 feet	5 ft. West	Yes
Rear Yard Setback	Average of 10 feet	13'-10" ft setback	Yes
Height	30 feet maximum	26 ft. for all units	Yes
# of Parking Spaces	2 per unit within a garage	2 per unit within a garage	Yes
Additional Parking for 4th bedroom	1 additional parking for 4 th bedroom	Not applicable	Yes
Lot Coverage	60%	39%	Yes

Exhibit “D”
Architectural Plans

<div> <div>RESIDENTIAL NOTES:</div> <div> <div>1. EXTERIOR DOORS, DOORS BETWEEN A HOUSE AND A GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF THE BUILDING CODE:</div> <div> <div>a. SINGLE SWINGING DOORS, ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A LATCH AND A DEADBOLT. IF THE LATCH HAS A KEY-LOCKING FEATURE, A DEAD LATCH SHALL BE USED. THE DEADBOLT LOCK SHALL BE KEY OPERATED FROM THE EXTERIOR SIDE OF THE DOOR, AND OPERATED FROM THE INTERIOR SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY, TOOL, OR EXCESSIVE FORCE. DEADBOLTS SHALL HAVE A HARDENED INSERT WITH 1" MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO THE JAMB. (BC 6709.2)</div> <div>b. INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL HAVE A DEADBOLT, UNLESS IT IS NOT KEY OPERATED FROM THE EXTERIOR, OR HAS A HARDENED DEADBOLT AT TOP AND BOTTOM WITH 1/2" EMBEDMENT.</div> <div>c. SWINGING WOOD DOOR(S) SHALL BE SOLID CORE NOT LESS THAN 1-3/8" THICK.</div> <div>d. PANELS OF WOOD DOORS SHALL BE 9/16" THICK AND NOT MORE THAN 300 SQ. INCHES. STILES AND RAILS TO BE 1-3/8" THICK AND 3" MINIMUM WIDTH.</div> <div>e. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.</div> <div>f. DOOR STOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBIT.</div> <div>g. WINDOWS AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE OF THE DOOR SHALL BE FULLY TEMPERED / APPROVED BURGLARY RESISTANT / PROTECTED BY BARS, SCREENS OR GRILLS.</div> <div>h. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, A PADLOCK WITH A HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH.</div> <div>i. SLIDING GLASS DOORS AND SLIDING GLASS WINDOWS SHALL BE CAPABLE OF WITHSTANDING THE TESTS SET FORTH IN SECTION 6706 AND 6707 OF THE LOS ANGELES COUNTY BUILDING CODE AND SHALL BEAR A LABEL INDICATING COMPLIANCE WITH THESE TESTS. LOCKING DEVICES ON SLIDING GLASS DOORS COMPLYING WITH SECTION 1010 AND 1030, AND EMERGENCY EGRESS WINDOWS COMPLYING WITH SECTION 1030, SHALL BE RELEASABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR EXCESSIVE FORCE. (BC 6710, 6715)</div> </div> </div> <div> <div>CONSTRUCTION REQUIREMENTS:</div> <div> <div>2. NOTCHING OF STUDS IN EXTERIOR OR BEARING WALLS SHALL NOT EXCEED 25% OF ITS WIDTH. NOTCHING OF STUDS IN NON-BEARING WALLS SHALL NOT EXCEED 40% OF ITS WIDTH. BORED HOLES IN STUDS SHALL NOT EXCEED 60% OF ITS WIDTH, SHALL NOT BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD, AND SHALL NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR OR BEARING WALLS SHALL BE DOUBLED IF BORED OVER 40% AND UP TO 60% OF ITS WIDTH.</div> <div>3. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.</div> <div>4. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF COMBUSTIBLE STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL, AND BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM.</div> <div>5. DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL NOT PREVENT ACCESS TO AN AREA OF THE CRAWL SPACE, WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE, A VERTICAL CLEARANCE OF 18" MINIMUM SHALL BE PROVIDED.</div> <div>6. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 INCH (NO. 26 GALVANIZED SHEET).</div> <div>7. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. WOOD STRUCTURAL PANEL SHEATHING SHALL COMPLY WITH SECTION R803.2.</div> <div>8. END JOINTS IN LUMBER USED AS SUBFLOORING SHALL OCCUR OVER SUPPORTS, UNLESS END-MATCHED LUMBER IS USED, IN WHICH CASE EACH PIECE SHALL BEAR ON NOT LESS THAN TWO JOISTS. WOOD STRUCTURAL PANEL SHEATHING USED FOR STRUCTURAL PURPOSES SHALL COMPLY WITH SECTION R503.2.</div> </div> </div> <div> <div>GLAZING REQUIREMENTS:</div> <div> <div>9. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER SECTION R308: SHALL BE PERMANENTLY LABELED SAFETY GLAZING PANELS ON THE PLAN</div> <div> <div>a. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.</div> <div>b. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:</div> <div>1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.</div> <div>2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE ON AN IN-SWINGING DOOR.</div> <div>c. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:</div> <div> <div>1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.</div> <div>2. THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.</div> <div>3. THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR.</div> <div>4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.</div> </div> </div> </div> <div> <div>d. GLAZING IN GUARDS, RAILINGS, STRUCTURAL BALUSTER PANELS, AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.</div> <div>e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS, WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:</div> <div> <div>1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE ANY STANDING OR WALKING SURFACE.</div> <div>2. THE GLAZING IS WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A HOT TUB, SPA, WHIRLPOOL, BATHTUB, OR SWIMMING POOL, OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.</div> <div>f. GLAZING ADJACENT TO STAIRS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS, UNLESS THE GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE, OR A RAIL IS DESIGNED PER SECTION R308.4.6.</div> <div>g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING, UNLESS THE GLAZING IS MORE THAN 18 INCHES FROM A PROTECTIVE GUARD PER SECTION R312.</div> </div> </div> </div> </div> <td data-bbox="595 40 1156 1986"> <div> <div>MECHANICAL / PLUMBING / ELECTRICAL CODE REQUIREMENTS:</div> <div> <div>10. DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS. (R303.9)</div> <div>11. THE FOLLOWING ARE REQUIRED FOR CENTRAL HEATING FURNACES AND LOW-PRESSURE BOILERS IN A COMPARTMENT:</div> <div> <div>a. LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MC 904.2.1(f))</div> <div>b. UNLISTED APPLIANCES SHALL MEET BOTH THE CLEARANCES IN TABLE 904.2, AND THE CLEARANCES ALLOWED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MC 904.2.2(f))</div> <div>c. WHEN COMBUSTION AIR IS TAKEN FROM INSIDE, THE FREE AREA OF COMBUSTION AIR OPENINGS SHALL BE 1 SQ. INCH PER 1,000 BTU (100 SQ. INCH MINIMUM) PER OPENING. ONE OPENING SHALL BE WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND THE SECOND SHALL BE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION SHALL NOT BE LESS THAN 3 INCHES. (MC 701.5.1(f))</div> <div>d. NOT LESS THAN 1/4 OF AN INCH SCREEN MESH IS REQUIRED AT OPENINGS WHERE COMBUSTION AIR IS TAKEN FROM THE OUTSIDE. (MC 701.10.1(f))</div> <div>e. SEPARATE DUCTS SHALL BE USED FOR UPPER AND LOWER COMBUSTION AIR OPENINGS, AND MAINTAINED TO THE SOURCE OF COMBUSTION AIR. (MC 701.11.4(f))</div> </div> <div>12. THE FOLLOWING ARE REQUIRED FOR APPLIANCES INSTALLED IN AN ATTIC:</div> <div> <div>a. AN OPENING AND PASSAGEWAY SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES, AND NOT LESS THAN THE SIZE OF THE LARGEST COMPONENT OF THE APPLIANCE. (MC 304.4)</div> <div>b. WHERE THE PASSAGEWAY HEIGHT IS LESS THAN 6 FEET, THE DISTANCE FROM ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET, AS MEASURED ALONG THE CENTERLINE. (MC304.4.1)</div> </div> <div>c. PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN 24 INCHES WIDE FROM ENTRANCE TO APPLIANCE. (MC 304.4.2)</div> <div>d. A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IS REQUIRED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (MC 304.4.3)</div> <div>e. A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (MC 304.4.4)</div> <div>f. A TYPE B OR L GAS VENT SHALL TERMINATE NOT LESS THAN 5 FEET ABOVE THE HIGHEST CONNECTED APPLIANCE FLUE COLLAR OR DRAFT HOOD. (MC 802.6.2.1)</div> <div>g. APPLIANCE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. (MC 303.1)</div> <div>13. CLOTHES DRYER EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH SECTION 502.2.1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. (MC 504.4)</div> <div>14. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE 4 INCHES IN DIAMETER AND IS LIMITED TO A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION. DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. (MC 504.4.2)</div> <div>15. APPLIANCES (WATER HEATER, FURNACE, ETC.) LOCATED IN THE GARAGE SHALL BE INSTALLED SO THAT BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (MC 305.1)</div> <div>16. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.</div> <div>17. FLUSH VOLUMES OF PLUMBING FIXTURES AND FLOW RATES OF PLUMBING FITTINGS SHALL COMPLY WITH SECTION 4.303 OF THE GREEN CODE.</div> <div>18. ABS AND PVC DWV PIPING INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS. (PC 701.2.2(f))</div> <div>19. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 408.3)</div> <div>20. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE ON THE UPPER 1/3 OF THE TANK, AND ONE ON THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (PC 507.2)</div> <div>21. PLUMBING PLAN CHECK AND APPROVAL IS REQUIRED FOR 2 INCH AND LARGER WATER LINES 2 INCH AND LARGER GAS LINES, OR ANY GAS LINE WITH A PRESSURE OF 2 PSI AND HIGHER.</div> <div>22. 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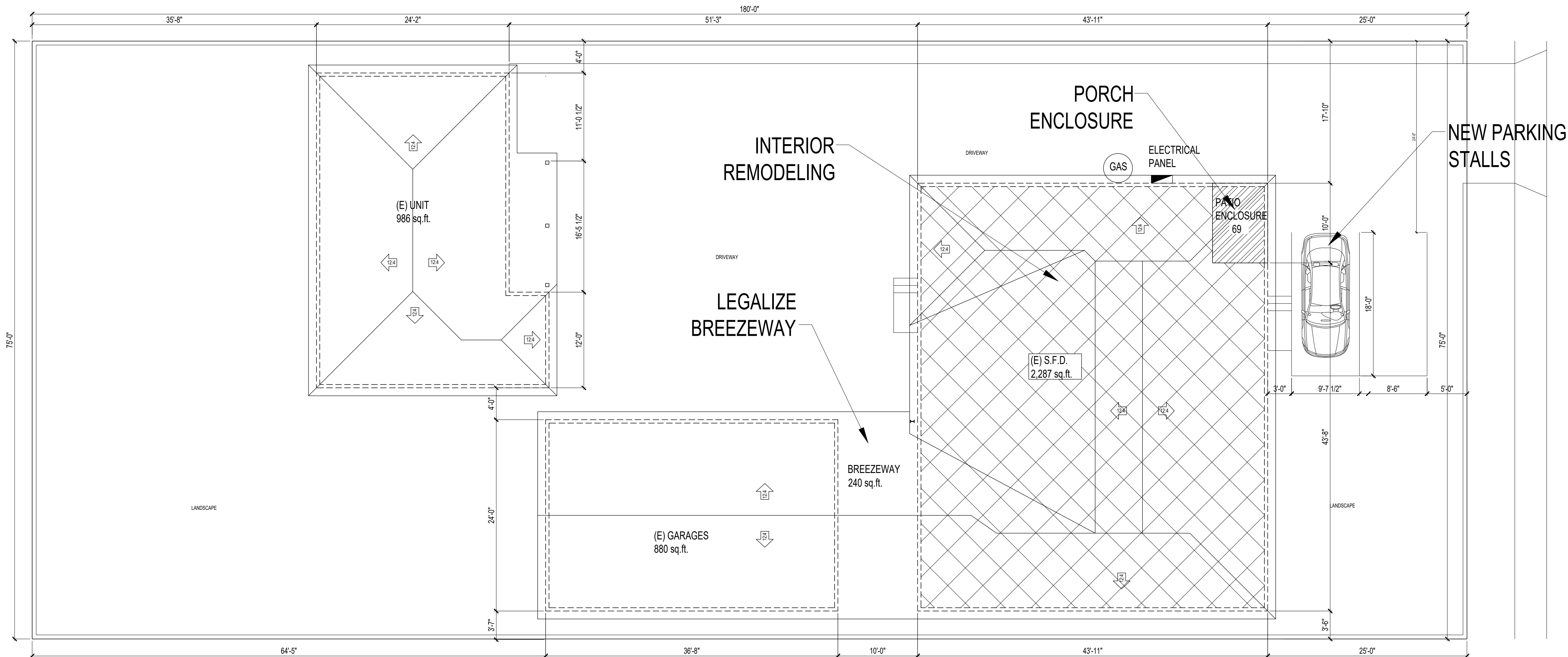
IN HABITABLE ROOMS: ALL LIGHTING SHALL BE CONTROLLED BY EITHER DIMMER OR VACANCY SENSOR PER SECTION 150.0(K)2K.

A. TOTAL BTU INPUT OF ALL GAS APPLIANCES USED BY NEW ADU AND NEW ADDITIONS.
B. MAXIMUM DEVELOPMENT LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS
OUTLETS.
C. TRACER WIRE AND 18" MINIMUM COVER FOR UNDERGROUND NON-METALLIC PIPE, IF
USED/SPECIFIED.



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A-02



PLOT PLAN

SITE NOTES:
- IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING AT 2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 10 FEET. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL 6" MINIMUM WITHIN THE FIRST 10 FT. - PER SECTION R401.3.
- SITE PLANS DIMENSIONS ARE OBTAINED FROM COUNTY ASSESSOR'S WEBSITE AND ARE TO BE USED AS POINT OF REFERENCE ONLY. FOR ACCURATE DIMENSIONS, PLEASE CONTACT A REGISTERED SURVEYOR. HENRY'S CAD SHOULD NOT BE HELD LIABLE IF THE DIMENSIONS FOUND ON COUNTY ASSESSOR'S WEBSITE ARE INACCURATE. IT IS THE RESPONSIBILITY OF THE OWNER / CONTRACTOR TO GET A SURVEY OF THE PROPERTY.

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Revision: By: Date:

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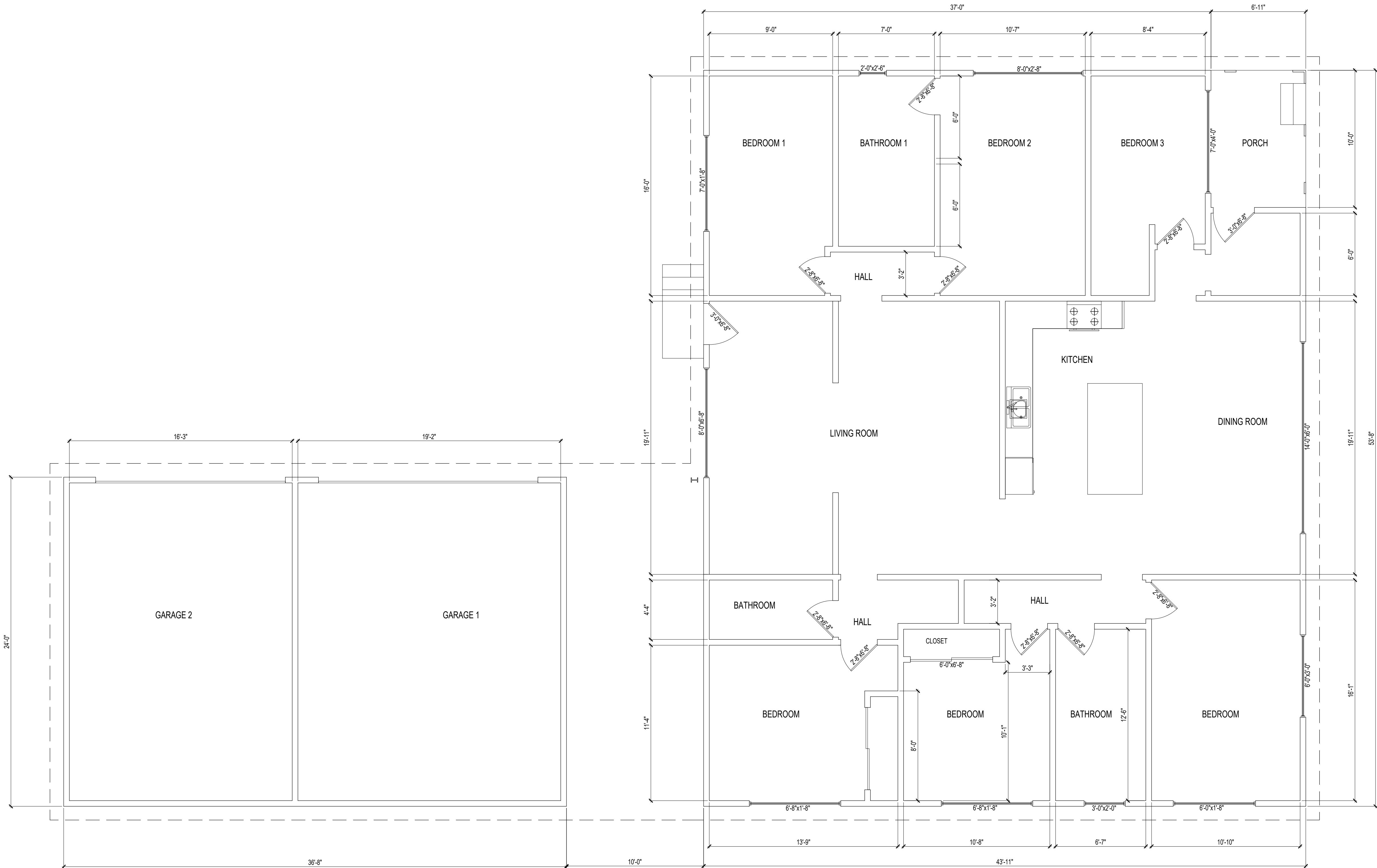
Drawn by: H.S.
Revised by: H.S.
Date: 2-21-25
Scale: 1/8"=1'-0"

Job Number: 2025-14805

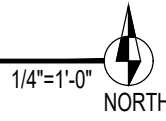
Sheet Title:
Plot Plan

Sheet ID:

A-1



FLOOR PLAN
EXISTING



FIELD DIMENSIONS DISCLOSURE:
THIS PLAN REFLECTS THE EXISTING CONDITIONS AT THE MOMENT OF THE FIRST JOB SITE VISIT.
INTERIOR DRYWALL AND PLUMBING FIXTURES WERE ALREADY REMOVED.
UNKNOWN CONDITIONS BEFORE FIRST VISIT.
TAX ASSESSOR'S SHOWS 3 BEDROOMS AND 1 BATHROOM, 2,046 SQ.FT.
PROPOSED ENCLOSURE OF FRONT PORCH (89 SQ.FT.) AND BACK PATIO (242 SQ.FT.)
TOTAL SQ.FT. AFTER ADDITION TO BE: 2,046 + 311 = 2,357 SQ.FT.
TOTAL NUMBER OF BEDROOMS: 6
TOTAL NUMBER OF BATHROOMS: 4 WITH SHOWER, TOILET AND SINK
2 WITH TOILET AND SINK.
ALL ROOF IS ALREADY INSTALLED. NEW ADDITION TO COMPLY WITH CURRENT BUILDING CODES
PROPOSED 2 ADDITIONAL PARKING STALLS AT FRONT OF THE BUILDING.

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Revision: By: Date:

A -
B -
C -
D -
E -

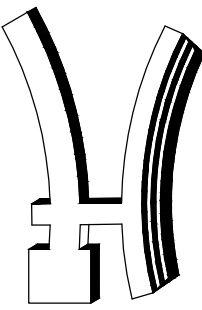
Drawn by: H.S.
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Date: 2-21-25
Scale: 1/4"=1'-0"

Job Number: 2025-14805

Sheet Title:
As-built floor plan

Sheet ID:

A-2



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Revision: By: Date:

A -
B -
C -
D -
E -

Drawn by: H.S.
Revised by: H.S.

Date: 2-21-25
Scale: 1/4"=1'-0"

Job Number: 2025-14805

Sheet Title:
Floor Plan
Proposed

Sheet ID:

A-3

2025-1

LEGEND

OUTLETS:
ALL NEW ELECTRICAL OUTLETS SHALL BE A MINIMUM OF 18" TO THE TOP OF THE BOX.
SWITCHES:
ALL NEW LIGHT SWITCHES SHALL BE A MINIMUM OF 48" FROM THE FLOOR.

TOILETS:
ALL NEW TOILETS SHALL BE THE TALL-ELONGATED TYPE WITH MINIMUM 16.5" TO TOP OF RIM
IN A MINIMUM STALL WIDTH OF 32" AND A MINIMUM 24" FRONT CLEARANCE.

SHOWERS:
ALL NEW SHOWERS SHALL HAVE A MINIMUM 36" DIAMETER AND BE LOW THRESHOLD (MAX.
4" HEIGHT). THE SHOWER ENTRY SHOULD BE A MINIMUM OF 32" WIDE.

GRAB BARS:
ALL NEW SHOWERS, TUBS AND TOILET AREAS SHALL INSTALL OR HAVE BLOCKING IN THE
WALLS BEHIND THESE FOR THE CURRENT / FUTURE INSTALLATION OF STABILIZATION GRAB
BARS.

ELECTRICAL:
TO BE TAMPER RESISTANT AS PER ACTUAL CEC. EQUIPMENT TO BE ENERGY STAR.

(E) EXISTING / NOT SHOWN ON PLANS
(N) NEW / SHOWN ON ALL RELOCATED OR NEW INSTALLATION
CLR CLEAR
WP WATERPROOF
GFCI GROUND FAULT INTERRUPTER CIRCUIT
AFCI ARC FAULT CIRCUIT INTERRUPTER
MS MOTION SENSOR
T TIMER
V VACANCY SENSOR - PROVIDED AT LAUNDRY AND BATHROOM SWITCH
DIM DIMMER SWITCH
IAQ INDOOR AIR QUALITY

⊙ EXTERIOR WALL MOUNTED LIGHTING - PHOTO CONTROL AND MOTION SENSOR
\$ LIGHT SWITCH - ONE WAY
\$ LIGHT SWITCH WITH VACANCY SENSOR
\$ LIGHT SWITCH - TWO OR MORE WAYS
⊕ 120V DUPLEX POWER OUTLET. 18" A.F.F. - 45" A.F.F. ON COUNTER - 42" A.F.F. @
BATH VANITIES (U.N.O.) - 12" A.F.F. UNDER SINK.
⊕ 240V DUPLEX POWER OUTLET. 18" A.F.F. FOR FUTURE USE

⌒ WALL MOUNTED EXTERIOR LIGHTING WITH DAYLIGHT SAVING TIMER + MOTION
SENSOR REQUIRED FOR ALL NEW / RELOCATED / RE INSTALLED EXTERIOR
LIGHTING
⊙ RECESSED MOUNTED DOWN LIGHT
⌒ ROMEX WIRE

⊙ SMOKE DETECTOR HARD WIRE W/ BATTERY BACK UP UL-217 NFPA 72 AND
CHAPTER 11 (FOR NEW CONSTRUCTION - 120 AC WIRE-IN MODEL H4516 OR
APPROVED EQUAL) - BATTERY OPERATED FOR EXISTING CONSTRUCTION
⊙ NIGHTHAWK CARBON MONOXIDE ALARM. UL 2034 SINGLE AND MULTIPLE STATION
CARBON MONOXIDE ALARMS. OR APPROVED EQUAL.
NOTE: "CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED
WITH BATTERY BACKUP" FOR NEW CONSTRUCTION
⊙ CEILING FAN WITH CFLS AND FAN MOTOR ON SEPARATE SWITCHES, REMOTE
CONTROLLED CAPABILITY

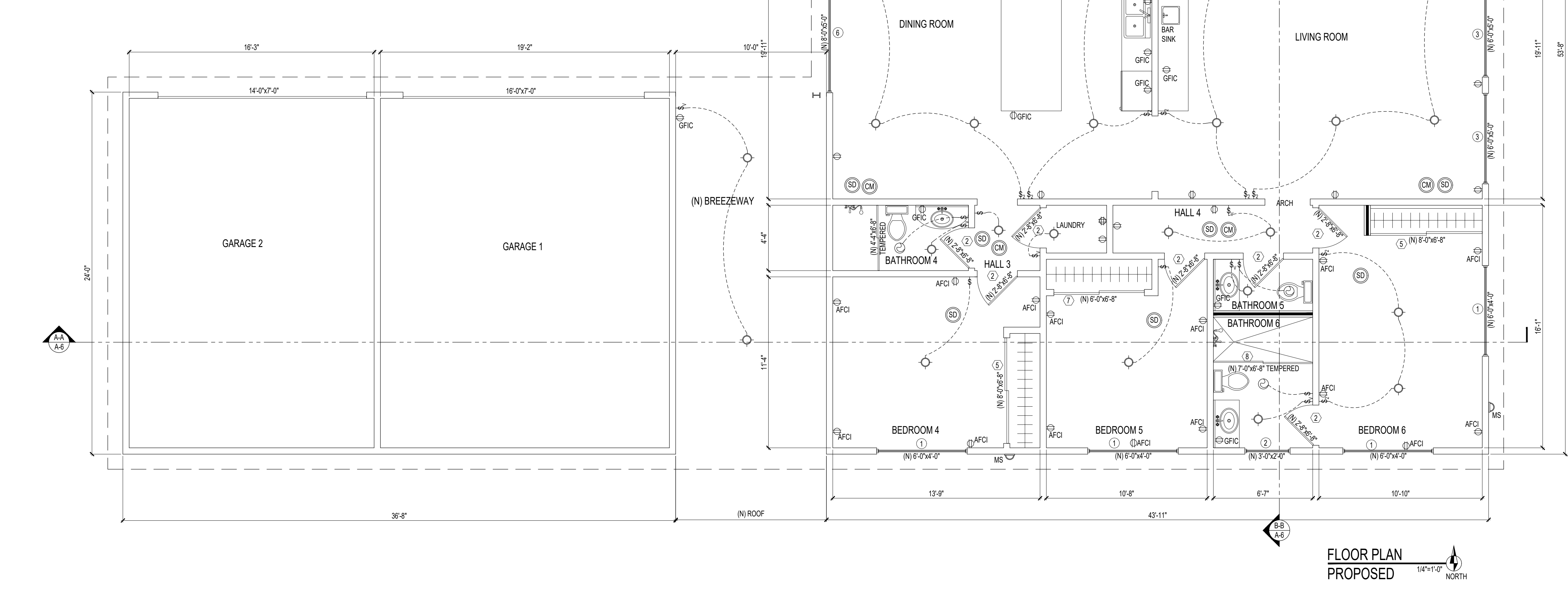
⊙ EXHAUST FAN WITH LIGHT (5 AIR CHANGES PER HOUR- MIN. W/ BACKDRAFT
DAMPERS) MIN. 50 CFM. SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO
TERMINATE TO THE OUTSIDE OF THE BUILDING.
EXHAUST FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE
VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITISTAT WHICH SHALL
BE READILY ACCESSIBLE. (4.506.1)
NOTE: WINDOW OPERATION IS NOT A PERMISSIBLE METHOD FOR PROVIDING
BATHROOM EXHAUST FOR HUMIDITY CONTROL.
CONTRACTOR TO PROVIDE THE MANUFACTURER'S CUT SHEET FOR
VERIFICATION.

⬛ ELECTRICAL PANEL W/ METER - 200 AMPS MAIN PANEL AT EXISTING RESIDENCE /
100 AMP SUB PANEL W/ METER AT NEW ADU. UTILITY COMPANY TO APPROVE
LOCATION OF NEW PANEL BEFORE INSTALLATION.

⬛ LOCAL EXHAUST VENTILATION ABOVE COOKING APPLIANCE TO COMPLY WITH:
(CMC 504.2 AND ASHRAE 62.2)
a) MAXIMUM SOUND RATING OF 3 SONES @ 100CFM
b) VENTING DIRECTLY TO THE BUILDING EXTERIOR

⊙ EXHAUST FAN:
SQ.FT HOOD OVER HOOD OVER
ELECTRICAL RANGE NATURAL GAS RANGE
> 1,500 110 CFM 180 CFM
> 1,000 - 1,500 110 CFM 250 CFM
750 - 1,000 130 CFM 280 CFM
< 750 160 CFM 280 CFM

⬛ FLUORESCENT LIGHT



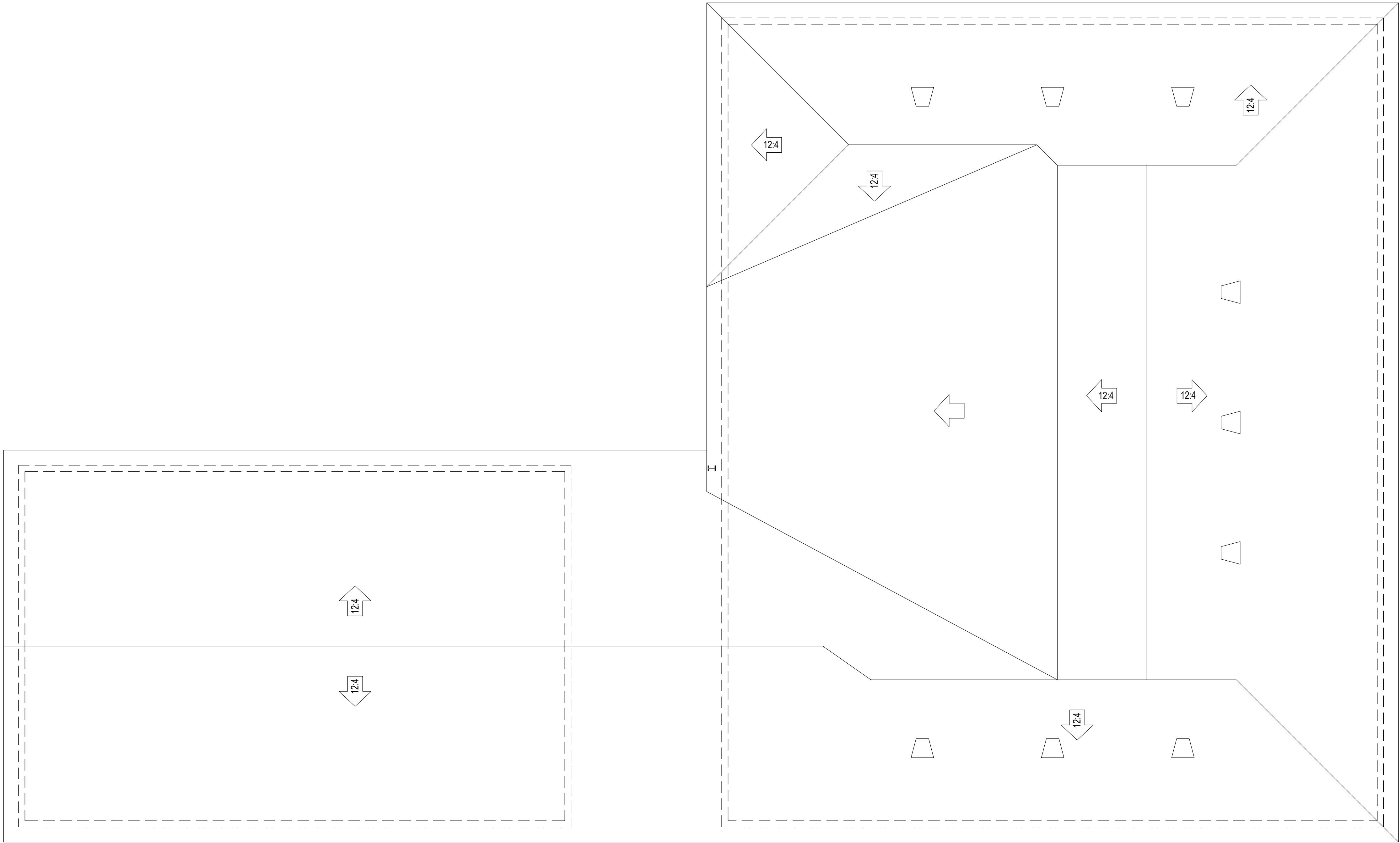
WINDOW SCHEDULE								
SYMBOL	QTY	SIZE	TYPE	FRAME	GLAZING			NOTES
(1)	6	6'-0" x 4'-0"	SLIDING	VINYL	-			-
(2)	1	3'-0" x 2'-0"	SLIDING	VINYL	-			-
(3)	2	6'-0" x 5'-0"	SLIDING	VINYL	-			-
(4)	1	8'-0" x 4'-0"	SLIDING	VINYL	-			-
(5)	1	2'-0" x 2'-6"	SINGLE HUNG	VINYL	-			-
(6)	1	8'-0" x 5'-0"	SLIDING	VINYL	-			-
(7)	-	-	-	-	-			-
(8)	-	-	-	-	-			-
(9)	-	-	-	-	-			-

DOOR SCHEDULE										
SYMBOL	QTY	SIZE		NEW EXISTING	THICK	TYPE	MATERIAL	HOLLOW	GLASS	NOTES
		WIDTH	HEIGHT							
(1)	2	3'-0"	6'-8"	N	1-3/4"	HINGED	WOOD	S.C.	TEMPERED	-
(2)	13	2'-8"	6'-8"	N	1-1/4"	HINGED	WOOD	H.C.	-	-
(3)	1	10'-0"	6'-8"	N	1-1/4"	HINGED	WOOD	H.C.	-	-
(4)	1	7'-0"	6'-8"	N	1/4"	SLIDING	GLASS	-	TEMPERED	-
(5)	3	8'-0"	6'-8"	N	1-1/4"	SLIDING	WOOD	-	-	-
(6)	1	2'-0"	6'-8"	N	1-1/4"	FOLD-UP	WOOD	-	-	-
(7)	1	6'-0"	6'-8"	N	1-1/4"	SLIDING	WOOD	-	-	-
(8)	1	7'-0"	6'-8"	N	1/4"	SLIDING	GLASS	-	TEMPERED	-
(9)	-	-	6'-8"	-	-	-	WOOD	-	-	-

WALL LEGEND			
	EXISTING WALL TO BE DEMO		
	EXISTING WALL TO REMAIN		
	NEW 2x4 STUD WALL @ 16" O.C. (U.N.O.)		
	NEW 1-HR FIRE RATED - USE 5/8" TYE "X" DRYWALL		

ATTIC VENTILATION:	
BUILDING ATTIC AREA =	2,356 SQ.FT.
VENT REQ'D. =	2,356 / 150 = 15.7 SQ.FT.
PROVIDED =	2 x 6.5 = 13 SQ.FT.
	9 x 0.88 = 7.9 SQ.FT.
	20.9 SQ.FT.
TOTAL	(2) 6.5 = 13 sq.ft.
NOTE: OPENINGS TO HAVE 1/4" CORROSION RESISTANT METAL MESH COVERING (INSIDE) PAINT TO MATCH BUILDING COLOR. EAVES TO HAVE ATTIC VENTS ON VAULTED CEILINGS (IF APPLICABLE)	

UNDER FLOOR VENTILATION:	
UNDER FLOOR AREA =	2,356 SQ.FT.
VENT REQ'D. =	2,356 / 150 = 15.7 SQ.FT.
PROVIDED =	3 x 3' = 9.0 SQ.FT.
	12 x 0.6 = 7.20 SQ.FT.
TOTAL =	16.2 SQ.FT.
NOTE: OPENINGS TO HAVE 1/4" CORROSION RESISTANT METAL MESH COVERING (INSIDE) PAINT TO MATCH BUILDING COLOR	



ROOF PLAN

1/4"=1'-0" NORTH

SITE NOTES:
EXISTING ASPHALT SHINGLES ROOFING TO REMAIN
EXISTING EXTERIOR STUCCO WITH WOOD BOARD AT THE UPPER PART AT FRONT OF BUILDING.
SOME EXISTING WINDOWS ARE LOUVERED TYPE TO BE REPLACED.

EXISTING SECOND UNIT AT BACK OF THE PROPERTY TO REMAIN - NOT SCOPE OF THE WORK.



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Date: 2-21-25



Signature:

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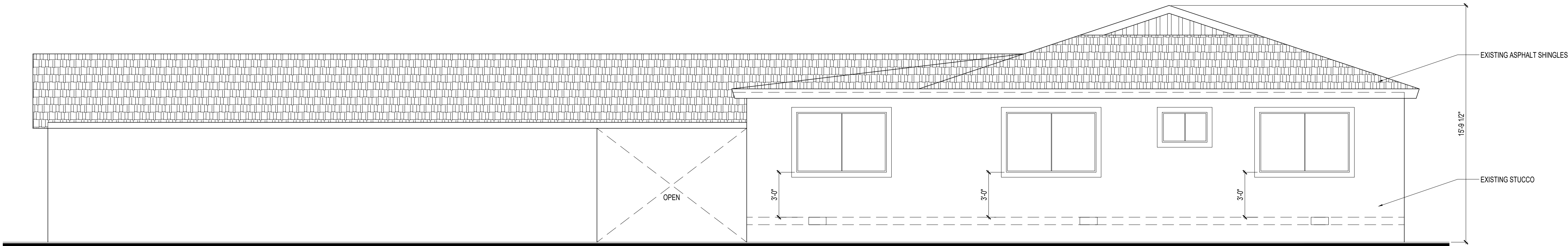
Project Name:
Sherief Residence
14807 Eastwood Av.
Lawndale CA, 90260

Revision:	By:	Date:
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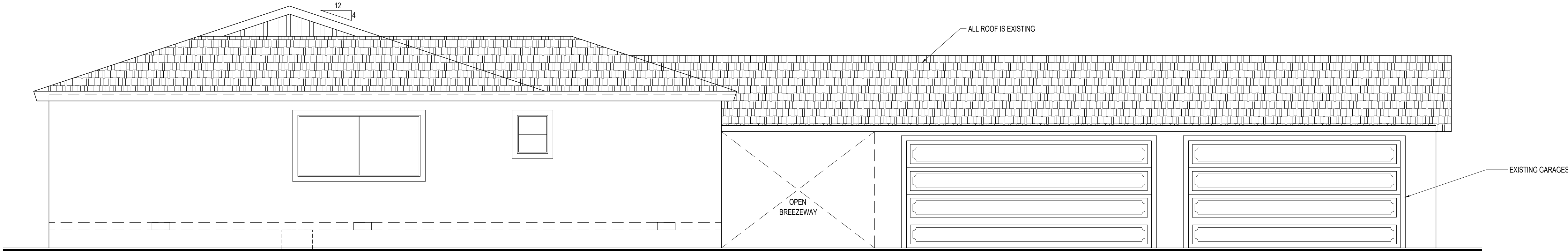
Drawn by:	Revised by:
H.S.	H.S.
Date:	2-21-25
Scale:	1/4"=1'-0"
Job Number:	2025-14805

Sheet Title:
Roof plan

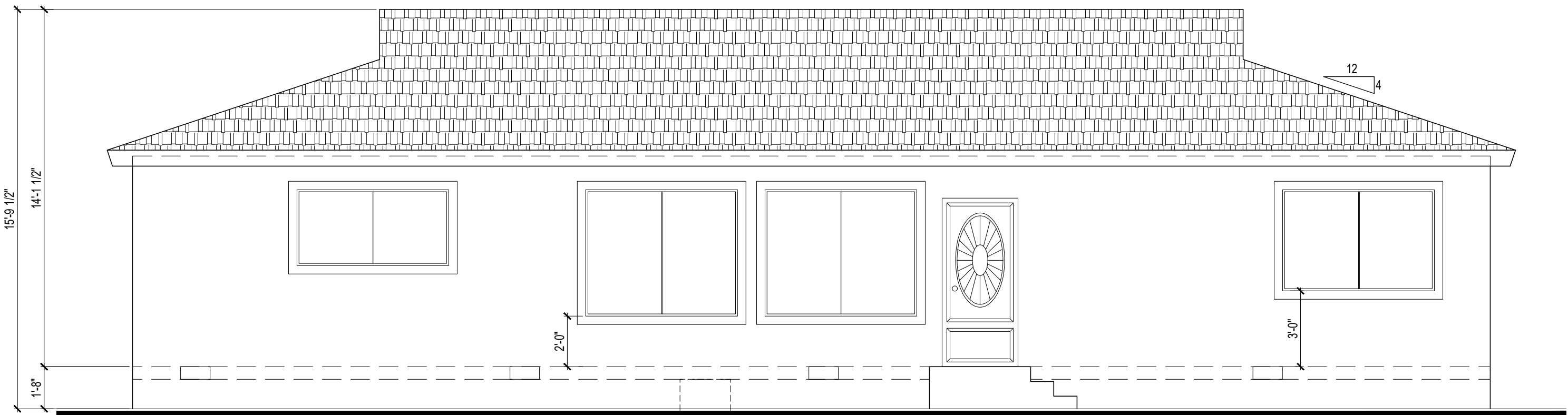
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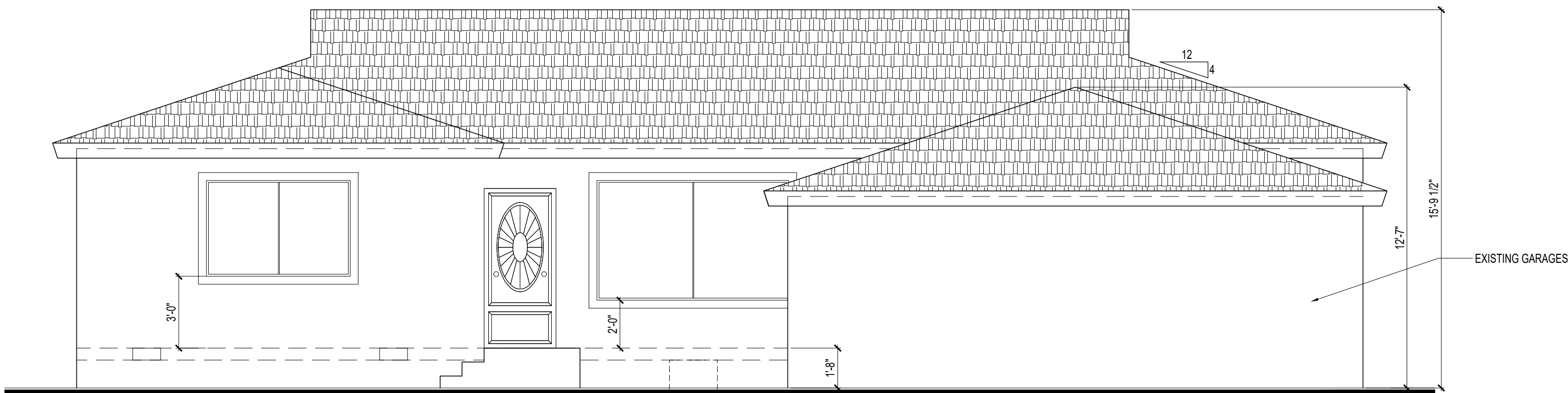
SOUTH ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

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Revision: By: Date:

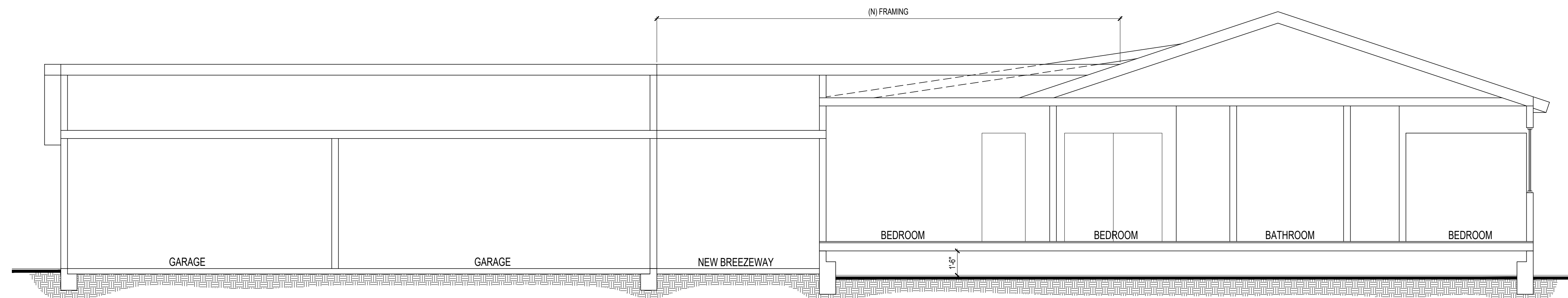
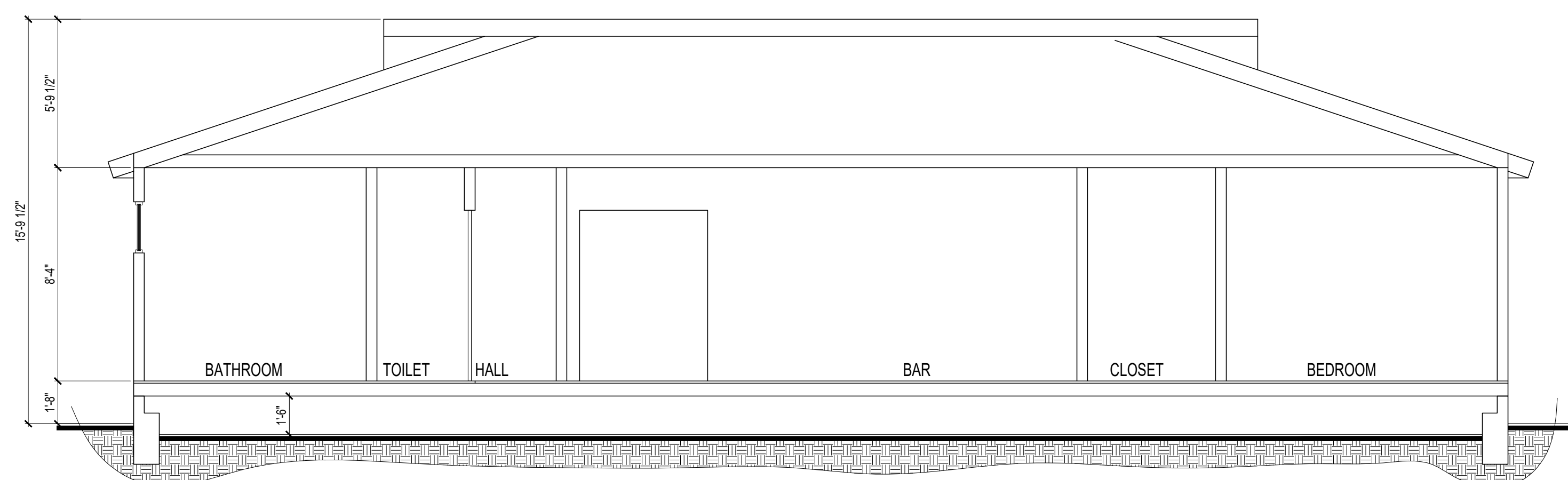
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Drawn by: H.S. Revised by: H.S.
Date: 2-21-25
Scale: 1/4"=1'-0"

Job Number: 2025-14805

Sheet Title:
Elevtions

Sheet ID:
A-5


$$1/4'' = 1' - 0''$$


1/4"=1'-0"

2025-1

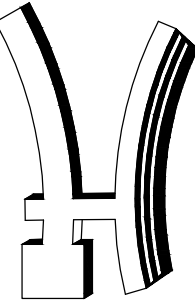


2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y
RESPON. PARTY

= YES APPLICABLE
= RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)



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Signature:

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Revision: By: Date:

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Drawn by: H.S.
Revised by: H.S.
Date: 2-21-25
Scale: none
Job Number: 2025-14805

Sheet Title:
Green Code
Residential

Sheet ID:

G-1

Y

N/A

RESPON. PARTY

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

- Exceptions:
- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
 - [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

The following terms are defined in Chapter 2 (*and are included here for reference*)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and flows to keep surface water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep surface water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

- Exceptions:
- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
 - Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y

N/A

RESPON. PARTY

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4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. Where the parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

- When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
- When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.

1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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<p>CHAPTER 7</p> <p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702 QUALIFICATIONS</p> <p>702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:</p> <ol style="list-style-type: none"> 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. 		
<input type="checkbox"/>	<input type="checkbox"/>	
<p>702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:</p> <ol style="list-style-type: none"> 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. <p>Notes:</p> <ol style="list-style-type: none"> 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). <p>[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.</p> <p>Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p>		
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<p>703 VERIFICATIONS</p> <p>703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.</p>		

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODEBOOK.

Exhibit “E”

Notice of Exemption

Notice of Exemption

City of Lawndale
Community Development Department
Planning Division
14717 Burin Avenue
Lawndale, CA 90260
(310) 970-2100
(310) 970-2183 Fax



To: ☒ Los Angeles County Clerk's Office

Environmental Filing
12400 E. Imperial Highway, Room 1101
Norwalk, California 90650

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Project Title: Case No. 25-10 Design Review

1. City of Lawndale Community Development Department
2. Project Location – Specific: 14806 Eastwood Avenue
3. (a) Project Location - City: City of Lawndale
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: Case 25-10: Design Review Application to Construct three (3) Two-Story Single Family Residences within the R-2 Zone (Two-Family Residence Zone).
5. Name of Public Agency approving project: City of Lawndale, California
6. Name of Person or Agency carrying out project: Jose Pedro Martinez, Associate Planner
7. Exempt status: (Check one)
(a) ☐ Ministerial project.
(b) ☐ Not a project.
(c) ☐ Emergency Project.
(d) ☒ Categorical Exemption. State type and class number: 15303(a) New Construction.
(e) ☐ Declared Emergency.
(f) ☐ Statutory Exemption. State Code section number: _____
(g) ☐ Other. Explanation: _____
8. Reason why project is exempt: CEQA Section 15303(a) allows for the development of up to three single family homes within an urbanized area. The City of Lawndale ("City") is an urbanized area within Los Angeles County.
9. Contact Person: Jose Pedro Martinez, Associate Planner
Telephone: (310) 973-3240
10. **Attach Preliminary Exemption Assessment (Form "A") before filing.**

Date Received for Filing: _____

(Clerk Stamp Here)

Signature (Lead Agency Representative)

Jose Pedro Martinez, Associate Planner
Title



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: April 9, 2025
TO: Honorable Chairperson and Members of the Planning Commission
FROM: Peter Kann, Community Development Director
PREPARED BY: Jose Hernandez, Associate Planner

SUBJECT: **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**

PROJECT DESCRIPTION

Planning Staff is requesting for the Planning Commission of the City of Lawndale, California recommending that the City Council approve Case No. 25-08: A zoning map amendment of properties to establish housing opportunity overlay zones for various properties within the City and Hawthorne Boulevard Specific Plan; Amendments to Title 17 of the Lawndale Municipal Code to establish Chapter 17.54 Housing Opportunity Overlay Zones and a determination that the proposed amendments are exempt from CEQA pursuant to CEQA Guidelines section 15138.

BACKGROUND

The City's General Plan 2045 and a Final Environmental Impact Report (FEIR) were approved by the City Council on December 18, 2023, via Council Resolution No. CC-2312-048 and CC-2312-048. The City's General Plan 2045 is a long-term strategy that outlines the City's goals and policies for development. It's a blueprint for how cities will grow and change over time. California law requires all cities and counties to have a general plan. The required elements of a General Plan are land use, circulation (mobility), housing, conversation, open space, noise, and safety.

On October 13, 2022, the City's 6th Cycle (2021-2029) Housing Element was certified by the California Department of Housing and Community Development (HCD) with conditions of approval. One of the conditions of approval is a commitment to rezone sites through a Housing Overlay Zone to accommodate zoning densities of 20-100 housing units per acres. Subsequently, the City took action to comply with the condition of approval by adopting an updated General Plan Land Use Map as part of the adoption of the City's General Plan 2045. The next step is to amend the City's Zoning Ordinance and Hawthorne Boulevard Specific Plan (HBSP) to establish the Housing Opportunity Overlay zones, permitted uses, and development standards for new housing developments within these parcels.

Pursuant to Government Code Section 65583.4, subdivision (a), all rezoning actions must be complete three years and 120 days from the statutory deadline (October 15, 2021) if the local government adopted a sixth cycle housing element and HCD found the adopted element to be in substantial compliance within one year of the statutory deadline.

Failure to implement rezone actions by the statutory deadline means the City's housing element will no longer substantially comply with Housing Element Law, and HCD may revoke its finding of substantial compliance. Such consequences may include ineligibility or delay in receiving certain state funds, referral to the California Office of Attorney General, court-imposed financial penalties, the loss of local land use authority to a court-appointed agent, and the application of the "builder's remedy."

To ensure the City continues to meet the 6th cycle update requirements for a substantially compliant housing element, the City must provide an update on the status and timeline of implementation of Housing Element Program 9 by April 14, 2025. To meet the deadline, staff prepared an Urgency Ordinance to City of Lawndale City Council that was set for regular public hearing on April 7, 2025. The Urgency Ordinance would allow the city to meet the deadline and avoid any consequences as stated above. In concurrence to the Urgency Ordinance, staff is also streamlining the draft ordinance to formerly amend the Lawndale Municipal Code and HBSP in perpetuity.

STAFF REVIEW

Regional Housing Needs Allocation

The Housing Element must demonstrate that the City has identified and zoned land to accommodate the development of the housing units defined by Lawndale's Regional Housing Needs Allocation ("RHNA"), which is considered the City's fair share of regional housing needs. The RHNA is determined by the Southern California Association of Governments ("SCAG"). SCAG allocated 2,497 housing units for City of Lawndale for the 2021-2029 period. The RHNA is not a production quota, but the City must show that the housing units can be accommodated. There is no mechanism at the State, regional, or City level that requires the units identified in the RHNA to be constructed.

The City's RHNA for the 2021-2029 period is a substantial increase when compared to the 381 units assigned for the 2014-2021 period.

Residential Sites Inventory

The RHNA planning period for the Sixth Housing Element Update Cycle is from October 15, 2021 to October 15, 2029. The City must meet its RHNA allocation by developing suitable vacant sites, and/or underutilized sites within the community. The City must document how the zoning and development standards on existing sites can accommodate the 2,497 housing units. According to the Residential Sites Inventory, the City has the potential to provide the required units through the adoption of two new housing overlays. The current General Plan and zoning designations do not provide sufficient capacity to accommodate the City's RHNA.

The proposed draft ordinance includes locations of the housing overlays and site-specific properties within the Hawthorne Boulevard Specific Plan. The proposed draft ordinance includes two exhibits that identify the proposed areas by staff.

Housing Overlays

The City will need to adopt two new housing overlays with different maximum density standards in order to adequately accommodate its RHNA. One overlay will be located within the Hawthorne Boulevards Specific Plan ("HBSP") area. The other overlay will be outside the HBSP area.

The Housing Overlay 100 will allow for residential development in nonresidential areas outside the HBSP area with densities of up to 100 units per acre.

The Housing Overlay 150 will allow for residential development in areas within the HBSP area with densities of up to 150 units per acre.

Only 50% of the development potential at Housing Overlay sites have been considered to accommodate the City's RHNA. This allows existing uses to remain or encourage new vertical or horizontal mixed-use development. This is consistent with the guidance provided by HCD for the development capacity at sites designated for mixed-use.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) under Section – “Projects Consistent with Community Plan or Zoning” provides an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

The City of Lawndale (“City”) has a General Plan, which was adopted in 1999 and has been updated and amended to the Lawndale General Plan 2045 with a Certified Final Environmental Impact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023, via Resolution No. CC-2312-048 and CC-2312-049.

PUBLIC REVIEW

Notices of public hearing were posted in three (3) public places and published in the *Daily Breeze* on March 20, 2025.

LEGAL REVIEW

The City Attorney’s office has reviewed the attached resolution and draft ordinance as to form.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Conduct a public hearing for Case No. 25-08, discuss this item and receive public comment, if any, on the matter;
2. Adopt Resolution 25-04, recommending that the City Council adopt the draft ordinance; and
3. Recommend 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.

Attachments

[Attachment A - Resolution 25-04](#)

[Attachment B - Draft Ordinance](#)

[Attachment C - Notice of Exemption](#)

[Attachment D - Public Notice](#)

RESOLUTION NO. 25-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE CASE NO. 25-08: A ZONING MAP AMENDMENT OF PROPERTIES TO ESTABLISH HOUSING OPPORTUNITY OVERLAY ZONES FOR VARIOUS PROPERTIES WITHIN THE CITY AND HAWTHORNE BOULEVARD SPECIFIC PLAN; AMENDMENTS TO TITLE 17 OF THE LAWNSDALE MUNICIPAL CODE TO ESTABLISH CHAPTER 17.54 HOUSING OPPORTUNITY OVERLAY ZONES AND A DETERMINATION THAT THE PROPOSED AMENDMENTS ARE EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15183 – PROJECT CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING.

WHEREAS, the City of Lawnsdale (“City”) has a General Plan, which was adopted in 1999 and has been updated and amended to the Lawnsdale General Plan 2045 with a Certified Final Environmental Impact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023 via Resolution No. CC-2312-048 and CC-2312-049;

WHEREAS, the City’s General Plan 2045 and 6th Cycle Housing Element were approved with conditions to establish Housing Opportunity Overlay Zones to accommodate future housing growth and to subsequently rezone these properties to be consistent with the land uses identified in the General Plan’s Land Use Designation Map; and

WHEREAS, the City’s Planning Department, with the assistance of a consultant, has initiated and prepared a Zoning Map amendment to establish Housing Opportunity Overlay Zones for various properties within the City and the Hawthorne Boulevard Specific Plan; and Amendments to Title 17 of the Lawnsdale Municipal Code (LMC) to establish Chapter 17.54 Housing Opportunity Overlay Zones.

WHEREAS, the Housing Opportunity Overlay Zones applies to specific sites identified in the City’s General Plan 2045 land use plan and adopted 2021-2029 Housing Element to accommodate the City’s Regional Housing Needs Assessment (RHNA). The Housing Opportunity Overlay Zone encompasses properties within the City and the Hawthorne Boulevard Specific Plan; and

WHEREAS, the Housing Opportunity Overlay Zone provides opportunities for the development of high density housing in single-use and mixed-use formats at a density of 20.0-100.00 dwelling units per acre. New residential development at the Housing Opportunity Overlay Zones must meet a minimum residential density of at least 20.0 dwelling units per acre, regardless of the underlying land use designation; and

WHEREAS, the Housing Opportunity Overlay Zone encourages new development to be focused within the Hawthorne Boulevard Specific Plan area and within the City’s Housing

Opportunity Overlay Zone to preserve the character of the community's existing single-family uses, promote active transportation options, and create vibrant mixed-use activity nodes; and

WHEREAS, the proposed amendments and CEQA determination were discussed in a Planning Commission Study Session held on February 12, 2025 to seek the input of the Commission, residents, businesses, and other stakeholders; and

WHEREAS, the Planning Commission recommends that the City Council find the proposed amendments exempt from CEQA pursuant to CEQA Guidelines Section 15183, Project Consistent with a Community Plan, General Plan, or Zoning. The proposed Project is consistent with the land use designations and development intensities and densities assigned by the Lawndale General Plan. Cumulative impacts associated with implementation of the Project, as proposed, were fully addressed in the General Plan FEIR (State Clearinghouse No. 2022120088). Implementation of the proposed Project would not result in any new or altered cumulative impacts beyond those addressed in the General Plan FEIR; and

WHEREAS, the Planning Commission has considered all information concerning the Project, Case No. 25-08, as set forth in the amendments to the HBSP, amendments to the LMC, Zoning Map amendments, and staff reports; and

WHEREAS, Case No. 25-08 was properly noticed on March 20, 2025, 20 days prior to the public hearing, and set for public hearing before the Planning Commission on April 9, 2025, and

WHEREAS, evidence was heard and presented from all persons interested in effecting 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.** That the recitals set forth above are true and correct and are incorporated into this resolution by reference.
- Section 2.** That the Planning Commission recommends the City Council address the City's changing housing needs by implementing the land use policies and goals of the General Plan contained in the amendments to the Zoning Map (Exhibit "A"), and amendments to the LMC (Exhibit "B"), attached hereto and incorporated herein as Exhibits.
- Section 3.** The Planning Commission recommends that the City Council determine the amendments are exempt pursuant to CEQA Section Guidelines 15183 – Project consistent with a Community Plan, General Plan, or Zoning.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF April 2025.

Dr. Daniel Urrutia, 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. 25-04** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **9th day of April 2025** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Peter Kann,
Community Development Director

ATTACHMENT B
Draft Ordinance

DRAFT ORDINANCE NO. ____-25

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LAWNDALE, CALIFORNIA, 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**

SUMMARY: This ordinance amends the City’s Zoning Maps to establish Housing Opportunity Overlay Zones for properties within the City and Hawthorne Boulevard Specific Plan and amends the Lawndale Municipal Code to establish Housing Opportunity Overlay Zones requiring minimum residential density for projects within the Overlay Zones.

WHEREAS, the City of Lawndale’s (“City”) Planning Department, with the assistance of a consultant, has initiated and prepared Zoning Map amendments to establish Housing Opportunity Overlay Zones for various properties within the City and the Hawthorne Boulevard Specific Plan and amendments to Title 17 of the Lawndale Municipal Code (LMC) to establish 17.54 Housing Opportunity Overlay Zones; and

WHEREAS, the City has a General Plan, which was adopted in 1999 and has been updated and amended to the Lawndale General Plan 2045 with a Certified Final Environmental Impact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023 via Resolution No. CC-2312-048 and CC-2312-049; and

WHEREAS, the City’s General Plan 2045 and 6th Cycle Housing Element were approved with conditions to establish Housing Opportunity Overlay Zones to accommodate future housing growth and to subsequently rezone these properties to be consistent with the land uses identified in the General Plan’s Land Use Designation Map; and

WHEREAS, the Housing Opportunity Overlay Zones apply to specific sites identified in the City’s General Plan 2045 land use plan and adopted 2021-2029 Housing Element to accommodate the City’s Regional Housing Needs Assessment (RHNA); and

WHEREAS, the Housing Opportunity Overlay Zone provides opportunities for the development of high density housing in single-use and mixed-use formats at a density of 20-100 dwelling units per acre. New residential development at the Housing Opportunity Overlay Zones must meet a minimum residential density of at least 20 dwelling units per acre, regardless of the underlying land use designation; and

WHEREAS, the Housing Opportunity Overlay Zone encourages new development to be focused within the Hawthorne Boulevard Specific Plan area and within the City’s Housing Opportunity Overlay Zone to preserve the character of the community’s existing single-family uses, promote active transportation options, and create vibrant mixed-use activity nodes; and

WHEREAS, the proposed amendments and CEQA determination were discussed in a Planning Commission Study Session held on February 12, 2025 to seek the input of the Commission, residents, businesses, and other stakeholders.

WHEREAS, The Planning Commission held a duly noticed public hearing on April 9, 2025, and recommended _____ of the amendments proposed herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWDALE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1 Recitals: The recitals above are true and correct and incorporated herein by this reference.

SECTION 2 General Plan: The City Council further finds and determines that the changes to the City's Zoning Map and Zoning Code proposed by this Ordinance are consistent with the General Plan of the City of Lawndale. Additionally, the proposed amendment implements the goals and policies of the General Plan by establishing the Housing Opportunity Overlay which allows residential density of 20-100 dwelling units per acre.

SECTION 3 CEQA: The City Council finds the proposed amendments exempt pursuant to CEQA Section Guidelines 15183 – Project consistent with a Community Plan, General Plan, or Zoning. The proposed Project is consistent with the land use designations and development intensities and densities assigned by the Lawndale General Plan. Cumulative impacts associated with implementation of the Project, as proposed, were fully addressed in the General Plan FEIR (State Clearinghouse No. 2022120088). Since the proposed Project is consistent with the land use designations and development intensities and densities identified in the General Plan, and was analyzed in the General Plan FEIR, implementation of the proposed Project would not result in any new or altered cumulative impacts beyond those addressed in the General Plan FEIR.

SECTION 4 Zoning Map Amendment: The City's Zoning Map and HBSP Map is hereby amended as shown in Attachment "1" within the establishment of the Housing Opportunity Overlay Zones, attached hereto and incorporated herein by reference.

SECTION 5 Municipal Code Amendment: Chapter 17.54 of the Lawndale Municipal Code are hereby added to Title 17 to read as provided in Attachment "2", attached hereto and incorporated herein by reference.

SECTION 7 Adoption, Certification, and Effective Date: The City Clerk shall certify the passage and adoption of this ordinance and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

SECTION 7 Publication: The City Clerk will certify the adoption of this ordinance and post or publish this ordinance as required by law.

SECTION 8 Severability: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2025.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly approved and adopted the foregoing Ordinance No. _ at its regular meeting held on the _ day of _, 2025, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Pat Kearney, Mayor Pro Tem					
Bernadette Suarez					
Francisco M. Talavera					
Sirley Cuevas					

Erica Harbison, City Clerk

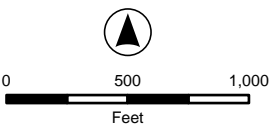
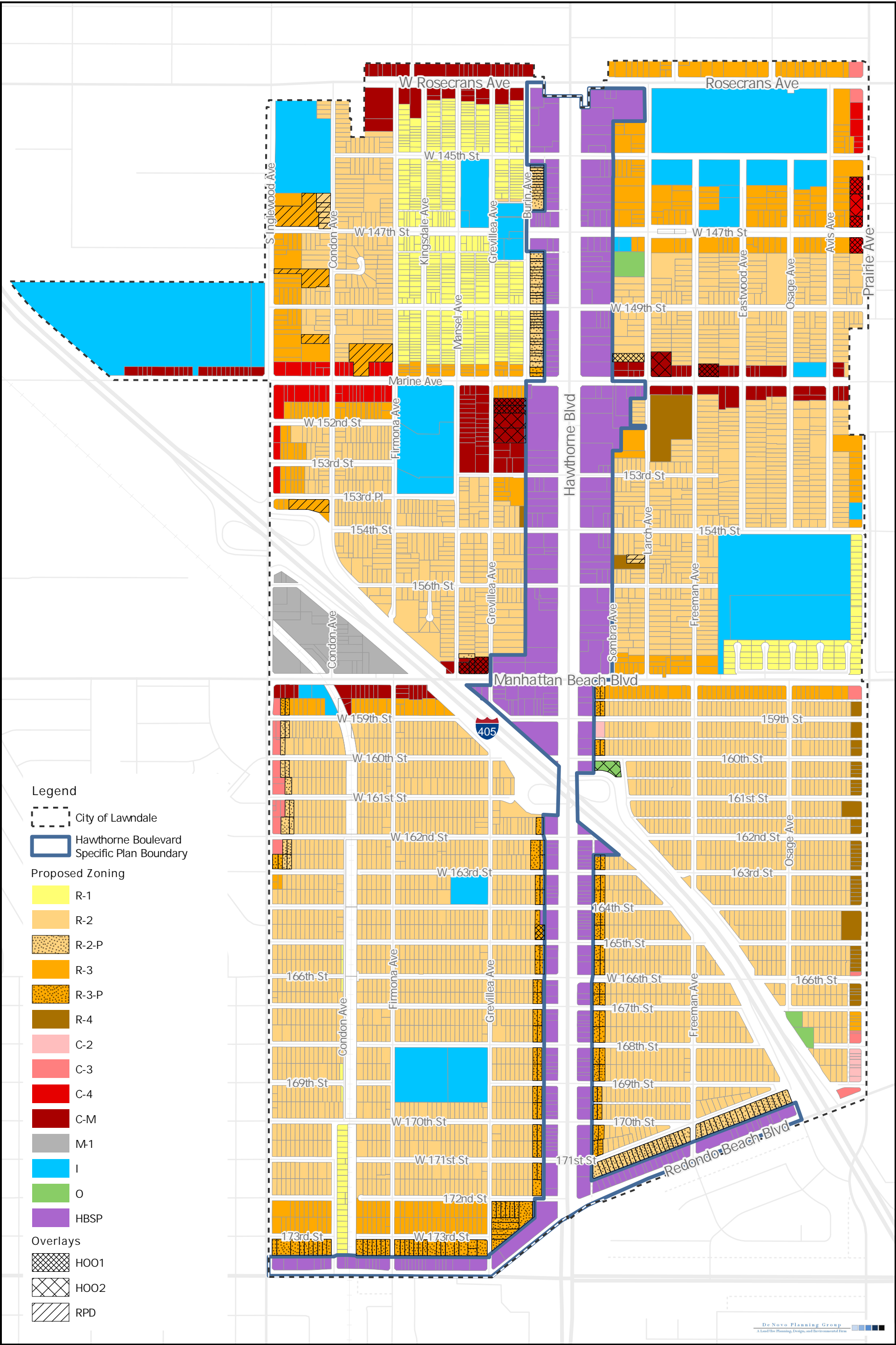
Date

APPROVED AS TO FORM:

Gregory Murphy, City Attorney

ATTACHMENT 1

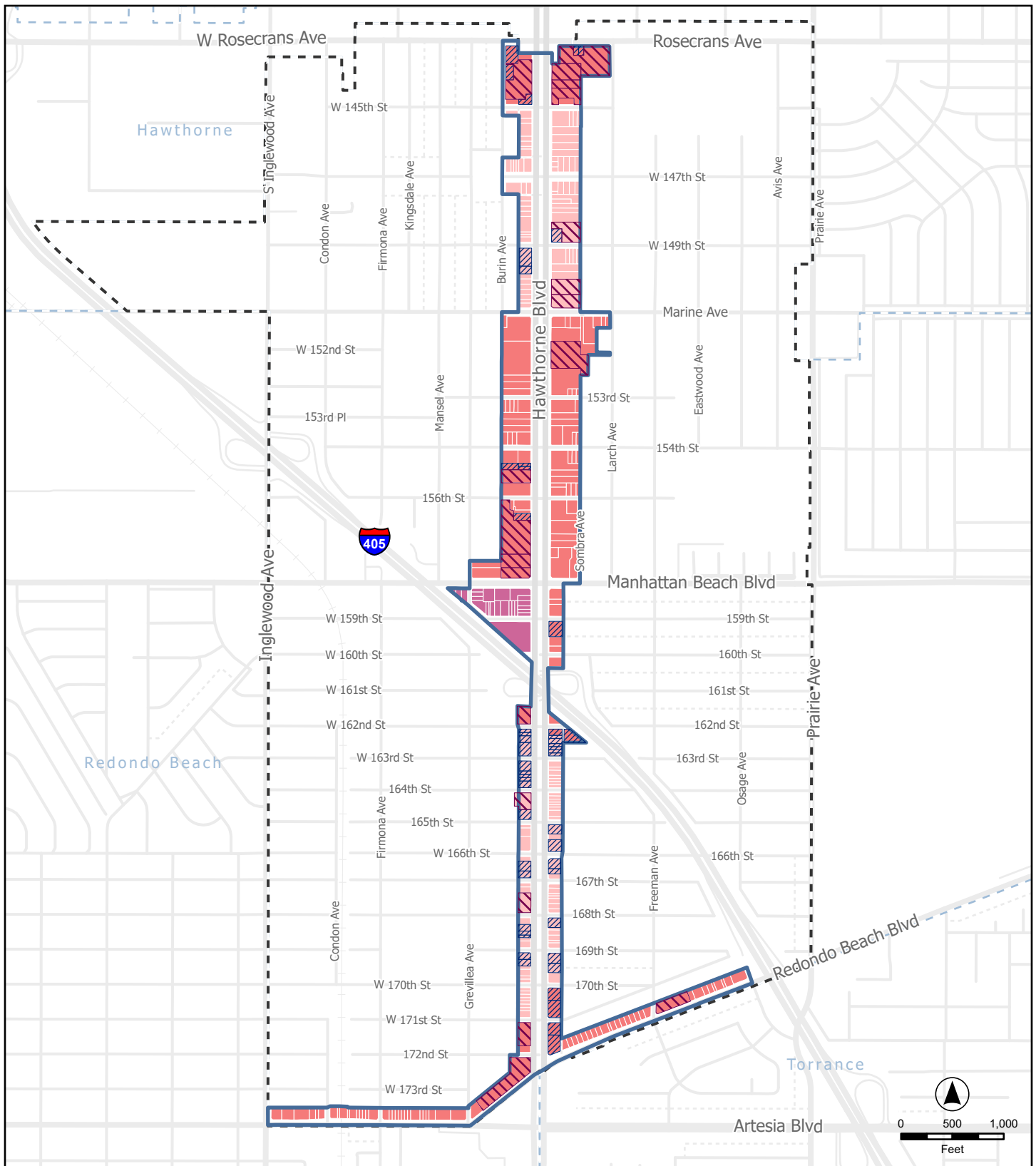
City Zoning Map and HBSP Map (Housing Opportunity Overlay Zones)










Sources: Orange County GIS; City of Lawndale. Map date: April 3, 2024.

CITY OF LAWDALE
ZONING CODE UPDATE

Proposed Zoning Map



Legend

- | | |
|---|---|
|  Hawthorne Boulevard Specific Plan Boundary |  General Commercial |
|  City of Lawndale |  Neighborhood Commercial |
|  HO01 |  Office Commercial |
|  HO02 | |

ATTACHMENT 2

Lawndale Municipal Code 17.54 Housing Opportunity Overlay Zone

Chapter 17.54 Housing Opportunity Overlay Zones

Section 17.54.010 Housing Opportunity Overlay 1 (HOO1).

The Housing Opportunity Overlay 1 (HOO1) applies to specific sites included in the City of Lawndale's Adopted 2021-2029 Housing Element identified to accommodate a portion of the City's remaining moderate- and above-moderate regional housing needs allocation (RHNA). For these sites, the minimum residential density is 20 du/ac and the maximum residential density is 100 du/ac, consistent with the goals, policies, and actions of the City's Adopted 2021-2029 Housing Element. All other provisions of the underlying designation of Lawndale Municipal Code will apply.

Section 17.54.020 Housing Opportunity Overlay 2 (HOO2).

The Housing Opportunity Overlay 2 (HOO2) applies to specific sites included in the City of Lawndale's Adopted 2021-2029 Housing Element identified to accommodate a portion of the City's remaining lower-income regional housing needs allocation (RHNA). For these sites, the minimum residential density is 20 du/ac and the maximum residential density is 100 du/ac. The HOO2 implements the required rezones of sites pursuant to Government Code section 65583, subdivision (c) (1) (A) and Government Code section 65583.2, subdivision (c) and (i) consistent with the goals, policies, and actions included in the Adopted 2021-2029 Housing Element. Specifically, the following regulations shall apply to the use of a lot designated with the HOO2 designation:

- a. The minimum residential density shall be 20 dwelling units per net acre.
- b. Residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.
- c. For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses shall be permitted.
- d. An applicant for a project pursuant to this Section may apply for a density bonus in accordance with Government Code Section 65915.

All other provisions of the underlying designation of the Lawndale Municipal Code will apply. Where there is a conflict, the provisions of the HOO2 shall apply.

ATTACHMENT C
Notice of Exemption

Notice of Exemption

City of Lawndale
Community Development Department
Planning Division
14717 Burin Avenue
Lawndale, CA 90260
(310) 970-2100
(310) 970-2183 Fax



To: ☒ Los Angeles County Clerk's Office

Environmental Filing
12400 E. Imperial Highway, Room 1101
Norwalk, California 90650

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Project Title: Case No. 25-08 – Housing Opportunity Overlay Ordinance

1. City of Lawndale Community Development Department
2. Project Location – Specific: City Wide
3. (a) Project Location - City: City of Lawndale
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: **CASE 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 LAWDALE MUNICIPAL CODE TO ESTABLISH CHAPTER 17.54 HOUSING OPPORTUNITY OVERLAY ZONES.**
5. Name of Public Agency approving project: City of Lawndale, California
6. Name of Person or Agency carrying out project: Jose Hernandez, Associate Planner
7. Exempt status: (Check one)
 - (a) ☐ Ministerial project.
 - (b) ☐ Not a project.
 - (c) ☐ Emergency Project.
 - (d) ☒ Categorical Exemption. State type and class number: 15183 "Projects Consistent with Community Plan or Zoning".
 - (e) ☐ Declared Emergency.
 - (f) ☐ Statutory Exemption. State Code section number: _____
 - (g) ☐ Other. Explanation: _____
8. Reason why project is exempt: The City of Lawndale ("City") has a General Plan, which was adopted in 1999 and has been updated and amended to the Lawndale General Plan 2045 with a Certified Final Environmental Impact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023, via Resolution No. CC-2312-048 and CC-2312-049.
9. Contact Person: Jose Hernandez, Associate Planner
Telephone: (310) 973-3206
10. **Attach Preliminary Exemption Assessment (Form "A") before filing.**

Date Received for Filing: _____

(Clerk Stamp Here)

Signature (Lead Agency Representative)

Jose Hernandez, Associate Planner

Title

ATTACHMENT D
Public Notice

Notice is hereby given that at 6:30 p.m. on Wednesday, April 9, 2025, the Planning Commission of the City of Lawndale will hold a public hearing in the City of Lawndale City Council Chambers located at 14717 Burlin Avenue, Lawndale, California, to review the following proposals:

CASE NO. 25-08: A Zoning Map amendment of properties to establish Housing Opportunity Overlay Zones for various properties within the City and the Hawthorne Boulevard Specific Plan; and Amendments to Title 17 of the Lawndale Municipal Code to establish Chapter 17.54 Housing Opportunity Overlay Zones. The Housing Opportunity Overlay Zones applies to specific sites identified in the City's General Plan 2045 land use plan and adopted 2021-2029 Housing Element to accommodate the City's Regional Housing Needs Assessment (RHNA).

The Planning Commission hereby recommends that the City Council find the proposed amendments exempt from CEQA under CEQA Guidelines Section 15183—Project Consistent with a Community Plan, General Plan, or Zoning. The proposed Amendments are consistent with the land use designations and development intensities and densities assigned by the Lawndale General Plan. Cumulative impacts associated with implementation of the Project, as proposed, were fully addressed in the General Plan FEIR (State Clearinghouse No. 2022120088). Since the proposed Project is consistent with the land use designations and development intensities and densities identified in the General Plan and analyzed in the General Plan FEIR, implementation of the proposed Project would not result in any new or altered cumulative impacts beyond those addressed in the General Plan FEIR.

Any grounds for opposing this Project must be made at the time of the hearing or made through written correspondence. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised in the hearing.

Those wishing to comment on this item may do so in person at the public hearing or by submitting written comments to pkann@lawndalecity.org by 5:30 p.m. on April 9, 2025. You may contact Peter Kann, Community Development Director, for further information regarding this matter at (310) 973-3231.

Daily Breeze
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