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CITY OF LAWNDALE

AGENDA OF THE LAWNDALE 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

 $\underline{\textbf{Attachment A}}\\ \text{Minutes of the Lawndale Planning Commission Regular Meeting} - 3/26/2025$



MINUTES OF THE LAWNDALE PLANNING COMMISSION REGULAR MEETING MARCH 26, 2025

A. <u>CALL TO ORDER</u>

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. <u>CONSENT CALENDAR</u>

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. <u>REGULAR AGENDA ITEMS</u>

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

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

Minutes – Planning Commission Regular Meeting March 26, 2025 Page 2 of 2

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. <u>ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT</u>

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 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: Jose Pedro Martinez, Associate Planner

Case No. 25-10: A Request for the Approval of a Design Review Application to

SUBJECT: 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:

PŜÑE 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 inlayed 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

Exhibit "B" Resolution 25-03

RESOLUTION NO 25-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, 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 singlefamily 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.

P.C. Resolution No 25-03

1

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, 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

P.C. Resolution No 25-03 Case No. 25-10

- 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.

P.C. Resolution No 25-03 Case No. 25-10

- 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 CITY OF LAWNDALE))	SS
certify that the foregoing Resolut	ion No. lar mee	Director for the City of Lawndale, California, do hereby 25-03 was duly approved by the Planning Commission eting of said Commission held on the 9th day of April
AYES: NOES: ABSENT: ABSTAINED:		
Peter Kann,		

P.C. Resolution No 25-03 Case No. 25-10

Community Development Director

11

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 5,000 sq. ft. minimum lot size	3 units on a 10,800 sq. ft. lot	Yes
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 4 th bedroom	1 additional parking for 4 th bedroom	Not applicable	Yes
Lot Coverage	60%	39%	Yes

Exhibit "D" Architectural Plans

GENERAL NOTES:

- 1. THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE PAID FOR AND OBTAINED BY THE GENERAL CONTRACTOR, THE OWNER-BUILDER OR APPROVED AGENT. ALL OTHER PERMITS SHALL BE PAID FOR AND OBTAINED BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE FOR THEIR PORTION OF THE WORK.
- 2. NO SUBSTITUTIONS WILL BE MADE WITHOUT THE OWNER'S PRIOR WRITTEN APPROVAL.
- 3. THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.
- 4. THE DESIGNER(s) DOES NOT WARRANT NOT GUARANTEE, EITHER EXPRESSED OR IMPLIED, ANY PRODUCT THAT HAS BEEN MENTIONED OR IDENTIFIED BY THEIR TRADE NAME IN THESE PROJECT DOCUMENTS.
- 5. ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY. INDICATED. REASONABLY INFERRED, OR REQUIRED BY ANY BUILDING AND/ OR SAFETY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN IN THE PROJECT DOCUMENTS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK. ANY DISCREPANCIES IN THE PROJECT DOCUMENTS, DISCREPANCIES BETWEEN EXISTING STRUCTURES AND PROPOSED WORK, OR DISCREPANCIES BETWEEN PROJECT DOCUMENTS AND EXISTING STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER(s) PRIOR TO COMMENCING WITH ANY WORK.
- 7. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS OF THEIR WORK AND OTHER TRADES WORK TO PROPERLY FIT TOGETHER.
- 8. ALL TRADES WILL, AT ALL TIMES, KEEP THE PROJECT AND THE PROJECT SITE FREE FROM THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE PROJECT REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIAL AND LEAVE JOB IN A **BROOM CLEAN CONDITION.**
- 9. BEFORE SUBMITTING A BID, BIDDERS SHOULD CAREFULLY EXAMINE THE PROJECT DOCUMENTS, VISIT THE SITE OF THE WORK AND FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS. PLANS AND NOTES ARE INCLUDED FOR GENERAL INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT ALL CONDITIONS PRESENT AT THE SITE.
- 10. THE PROJECT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK AND HE WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
- 11. ALL OMISSIONS OF CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE PROJECT DOCUMENTS WILL BE BROUGHT TO THE ATTENTION OF THE DESIGNER(s) OR ENGINEER OF RECORD (IF APPLICABLE) BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- 12. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THE BUILDING CODE AND MUNICIPAL AMENDMENTS.

SITE PREPARATION:

- 1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN IN THE PROJECT DOCUMENT OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR WILL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF WORK FOR THIS PROJECT
- 2. FINISH GRADE SHALL SLOPE A MINIMUM OF 2 PERCENT FOR A MINIMUM OF 6" WITHIN THE FIRST 10 FEET AWAY FROM NEW CONSTRUCTION.
- 3. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12 INCHES BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING.
- 4. EXCAVATIONS OR FILLS FOR BUILDINGS OR STRUCTURES SHALL BE SO CONSTRUCTED OR PROTECTED THAT THEY DO NOT ENDANGER LIFE OR PROPERTY.
- 5. NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH BUILDING OR STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE.
- 6. EXISTING FOOTINGS OR FOUNDATIONS WHICH MAY BE AFFECTED BY ANY EXCAVATION SHALL BE JNDERPINNED ADEQUATELY OR OTHERWISE PROTECTED AGAINST SETTLEMENT AND SHALL BE
- PROTECTED AGAINST LATERAL MOVEMENT 7. FILLS TO BE USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. A SOIL INVESTIGATION REPORT AND A REPORT OF SATISFACTORY PLACEMENT OF FILL, BOTH ACCEPTABLE TO THE BUILDING OFFICIAL, SHALL BE SUBMITTED (IF REQUESTED BY THE BUILDING OFFICIAL).
- 8. ALL DEBRIS CREATED DURING DEMOLITION SHALL BE SAFELY DISPOSED OFF-SITE AT LEGALLY OPERATING RECYCLING SITES.

THERMAL AND MOISTURE PROTECTION TITLE 24 REQUIREMENTS:

- 1. TITLE 24 COMPLIANCE STATEMENT: THE PROPOSED BUILDING (NEW CONSTRUCTION) WILL BE IN SUBSTANTIAL COMPLIANCE WITH THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS PROVIDED IT IS BUILT ACCORDING TO THE PLANS AND SPECIFICATIONS AND PROVIDED FUTURE IMPROVEMENTS ARE COMPLETED ACCORDING TO THE REQUIREMENTS INDICATED. THE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED TO INCLUDE ALL SIGNIFICANT ENERGY CONSERVATION FEATURES REQUIRED FOR COMPLIANCE WITH THE STANDARDS. (SEE T-24 ENERGY PLANS IF REQUIRED BY CITY INSPECTOR) BUILDING AREAS THAT ARE UNCONDITIONED AND/OR NOT SUBJECT TO THE STANDARDS. ARE INDICATED ON THE PLANS.
- 2. A "CERTIFICATE OF COMPLIANCE" SIGNED BY THE GENERAL CONTRACTOR SHALL BE GIVEN TO THE BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING RESIDENTIAL
- 3. OPEN EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. 4. 40 LUMENS PER WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHEN AND

RESIDENTIAL EMERGENCY ESCAPES: (NEW CONSTRUCTION):

. IN DWELLING UNITS EVERY SLEEPING ROOM BELOW THE FORTH STORY SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

2. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET (0.53 M2). THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.

GOVERNING CODES:

BATHROOMS.

. THE DESIGN COMPLIES TO THE MOST CURRENT EDITION OF THE BUILDING CODES AND AMENDMENTS BY THE CITY WHERE THE PROJECT IS LOCATED. 2. CONSTRUCTION IN ACCORDANCE WITH THE GOVERNING CODES AND THE WORKING DRAWINGS DOES

DRAWING NOTES:

. ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS, U.N.O.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL SPECIFICATIONS. DIMENSIONS FOR CONSTRUCTION SHALL NOT BE SCALED FROM THE DRAWINGS.

NOT GUARANTEE PROTECTION FROM LOSS OF LIFE OR INJURY OR PROPERTY DAMAGE.



City of Lawndale Municipal Services Department 14616 Grevillea Avenue, Lawndale, California (310) 973-3220 Fax (310) 970-2151

Final Notice

August 27, 2024

ARMANYOUS, SHERIEF GHALY, NOHA **1725 OCEAN AVE APT 411** SANTA MONICA, CA 90401

Subject: 14805 EASTWOOD AVE

Dear ARMANYOUS, SHERIEF GHALY, NOHA:

It is the goal of Code Enforcement to make Lawndale a safe and attractive place for those who live, visit, and work in the community. As part of the continuing program to preserve and improve our City, an inspection was made at 14805 EASTWOOD AVE, on . As a result of the inspection, the City is requesting your assistance with compliance on the following outstanding issues that violate the City Municipal Code:

- Submit plans to the Community Development Department for the unpermitted building addition made to the garage.
 Once plans are approved, obtain all necessary building and/or demolition permits, complete work and receive final Building Department approvals.
- 2. Obtain a business license for your residential rental unit(s).
- 3. Mow and water all vegetation in the parkway strip adjacent to your property on a regular basis. 4. Remove all weeds and overgrown vegetation from the property and the adjacent parkway. Maintain all landscape in
- a neat, trimmed and healthy manner.

For your reference, the following Code sections support the required actions: 15.04.030 A: No person shall erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the city, or cause the same to be done, contrary to

or in violation of any provision of this code, including other codes duly adopted by this code.

5.08.100: Every person engaged in the business of RESIDENTIAL or COMMERCIAL RENTAL UNITS shall pay an annual fee as established by the city council from time to time by resolution. The fee shall be calculated on a per unit basis. 12.28.050: Residential property owners shall water and fertilize established trees and shall maintain all other vegetation growing in the parkway as necessary to preserve the health of such trees and other vegetation. No property owner may

plant, spray, prune or remove any street tree without a permit as described in Section 12.28.070. 17.44.015D & E: Landscaping shall be maintained in a healthy condition and complementary to neighboring buildings and properties. Minimum maintenance standards shall include, but is not limited to: lawns which are watered and trimmed to a uniform height, flowers and ground covers which are healthy and uniform in their appearance, shrubs and trees which are trimmed and pruned to retain their health, and all areas shall be free of noxious weeds, as that term is defined by the California Food and Agriculture Code Section 5004. Neglected or improperly maintained landscaping is not permitted. This shall include, but is not limited to: dead or weed infested vegetation; vegetation dying as a result of physical damage, disease, insect infestation, or lack of water; vegetation likely to harbor rodents, vermin, insects, or other nuisances; vegetation which overhangs, impedes or obstructs vehicular traffic on any sidewalk, street, or other public right-of-way.

This is an official notice that will serve as your final notice to correct all violations. Failure to correct these outstanding violations by September 04, 2024 will result in referral of this matter for legal action under the provisions of the Lawndale Municipal Code. could result in legal action.

In closing, the City would like to work with you to resolve the outstanding violation(s). If you would like to discuss this notice, have questions, or knowledge of any person or persons who hold interest in the property, please contact me at jrodriguez@lawndalecity.org or 310-973-3229.

PROJECT DIRECTORY

Henry Salzer (Henry's CAD)

GENERAL CONTRACTOR:

SHEET INDEX

ALTHOUGH ALL REASONABLE EFFORTS WERE MADE TO ENSURE ACCURACY, THESE PLANS REPRESENT AS-BUILT CONDITIONS

AND ARE NOT INTENDED TO REPRESENT AN EXACT AND ACCURATE LAYOUT. THE OWNER / CONTRACTOR SHOULD ANTICIPATE

Long Beach, Ca. 90802

Cell (562) 225-6442

henrysalzer@aol.com

DESIGNER:

TBD.

UNFORESEEN CONDITIONS AND SHOULD BE EXPECTED DURING CONSTRUCTION.

1915 E. 6th. St.

Thank you for your anticipated cooperation.

OWNER:

Sherief George

Lawndale Ca.

(310) 409-5509

14805 Eastwood Ave

sherief.george@gmail.com

T-1 TITLE SHEET

A-02 AGING-IN-PLAE

PLOT PLAN's

ROOF PLAN

ELEVATIONS

GREEN CODE

SECTIONS

G-2 GREEN CODE 2

AS-BUILT DRAWINGS DISCLOSURE:

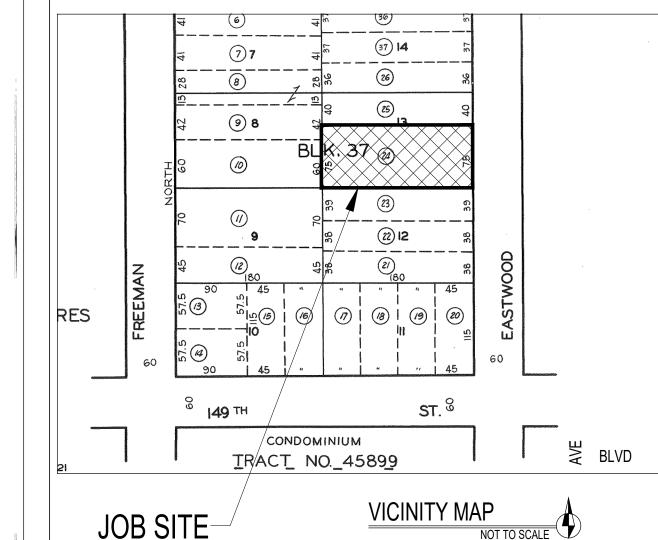
GENERAL NOTES

AS-BUILT FLOOR PLAN

PROPOSED FLOOR PLAN

Sherief Residence

14807 Easwood Ave. Lawndale, California, 90260



SCOPE OF THE WORK

THIS PROJECT HAS AN OPEN CODE ENFORCEMENT CASE

- COMPLY WITH THE LETTER FROM THE CITY OF LAWNDALE CODE ENFORCEMENT DATED AUGUST 27TH, 2024.

- LEGALIZE EXISTING NON-PERMITTED BREEZEWAY CONNECTING THE DETACHED GARAGES WITH THE SINGLE FAMILY RESIDENCE.

- ADDITION TO EXISTING BUILDING IN A MULTI FAMILY RESIDENCE.

- ENCLOSURE OF EXISTING FRONT PORCH (69 SQ.FT.) - PROPOSED ADDITION/REMODELING TO BE 6 BEDROOMS AND (4) BATHROOMS WITH SHOWER.

TOILET AND SINK AND (2) RESTROOM (TOILET AND SINK ONLY) - ADD A COUNTER WITH A BAR SINK

CODE COMPLIANCE:

2022 California Residential Code 2022 California Building Code 2022 California Mechanical Code 2022 California Electrical Code 2022 California Plumbing Code 2022 California Energy Code 2022 California Green Building Standards Code 2022 California Fire Code 2022 California Existing Building Standard Code International Code Council And local building codes amendments

PROPERTY PROFILE:

14805 / 14807 Eastwood Av, Lawndale, Ca. 90260 Address: 4077 019 024 AIN

Property Type Multi Family Residence

LAWNDALE ACRES S 75 FT OF LOT 13 BLK 37 **Property Boundary Description:** Lot Dimensions: 75' x 180'

13,501 sq.ft. Lot size: Occupancy group: Residential

Construction Type: Number of existing stories: Number of proposed stories Existing Fire sprinklers:

Proposed Fire sprinklers: 2,046 sq.ft. (Assessor's) 3 bedrooms / 1 bathroom Existing Main Residence:

Existing breezeway: 240 sq.ft. (joining the front residence with detached garages)

To be legalized

Existing garages:

Year built:

880 sq.ft. (attached to front residence thru breezeway)

986 sq.ft. (Assessor's) 2 bedrooms / 1 bath Existing detached 2nd unit:

LOT COVERAGE AREA EXISTING DEMO NEW TOTAL 13,501 100 S.F.R. FRONT 2,287 2,356 69 -**BREEZEWAY** 240 240 69 3,236 309 3,614 69 S.F.R. BACK 986 -PORCH 82 -1,068 1.068 -309 4,682 GRAND TOTAL 4,304 69



Henry's CAD / Henry Salzer Design & Drafting Office address: 1915 E. 6th. St. Long Beach, Ca. 90802 Cell (562) 225-6442 henrysalzer@aol.com Date: 2-21-25

Henry Salzes ■ Signature:

will will No Angel bility of Hen wings are a contractor on tractor others, or unsent of He backs and e backs and e ial attention

Client's information: Sherief George 14805 / 14807 Eastwood Ave. sherief.george@gmail.com

Revision: By: Date:

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

Number: 2025-14805

Sheet Title: Title Sheet

Sheet ID:

2025-1

SECURITY REQUIREMENTS:

I. EXTERIOR DOORS, DOORS BETWEEN A HOUSE AND A GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF THE BUILDING CODE:

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)

b. INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL HAVE DEADBOLT, UNLESS IT IS NOT KEY OPERATED FROM THE EXTERIOR, OR HAS A HARDENED DEADBOLT AT TOP AND BOTTOM WITH 1/2" EMBEDMENT

- c. SWINGING WOOD DOOR(S) SHALL BE SOLID CORE NOT LESS THAN 1-3/8" THICK. 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.
- e. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE

f. DOOR STOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET

g. WINDOWS AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE OF THE DOOR SHALL BI FULLY TEMPERED / APPROVED BURGLARY RESISTANT / PROTECTED BY BARS, SCREENS OR

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

i. SLIDING GLASS DOORS AND SLIDING GLASS WINDOWS SHALL BE CAPABLE OF WITHSTANDIN 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)

CONSTRUCTION REQUIREMENTS:

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

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.

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

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.

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).

. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. WOOD STRUCTURAL PANEL OF AREAS. (PC 701.2(2)) SHEATHING SHALL COMPLY WITH SECTION R803.2.

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.

GLAZING REQUIREMENTS:

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.

a. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS. 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 MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.

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 c. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE

FOLLOWING CONDITIONS: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.

2. THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.

3. THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR.

4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE. OF THE GLAZING.

d. GLAZING IN GUARDS, RAILINGS, STRUCTURAL BALUSTER PANELS, AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

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:

1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE ANY STANDING OR WALKING SURFACE.

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.

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. 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.

MECHANICAL / PLUMBING / ELECTRICAL CODE REQUIREMENTS

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)

11. THE FOLLOWING ARE REQUIRED FOR CENTRAL HEATING FURNACES AND LOW-PRESSURE **BOILERS IN A COMPARTMENT:**

a. LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (MC

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)) 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 COMPLY MAY CAUSE CONSTRUCTION DELAYS AND / OR ADDITIONAL EXPENSES BE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION SHALL NOT BE LESS THAN 3 INCHES. (MC 701.5(1))

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)) 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)) 12. THE FOLLOWING ARE REQUIRED FOR APPLIANCES INSTALLED IN AN ATTIC:

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) b. WHERE THE PASSAGEWAY HEIGHT IS LESS THAN 6 FEET, THE DISTANCE FROM ACCESS TO

c. PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID FLOORING NOT LESS THAN SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

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)

24 INCHES WIDE FROM ENTRANCE TO APPLIANCE. (MC 304.4.2)

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)

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)

g. APPLIANCE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. (MC 303.1) 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)

14. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE 4 INCHES IN DIAMETER AND IS LIMIT 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)

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

16. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE. 17. FLUSH VOLUMES OF PLUMBING FIXTURES AND FLOW RATES OF PLUMBING FITTINGS SHALL COMPLY WITH SECTION 4.303 OF THE GREEN CODE.

18. ABS AND PVC DWV PIPING INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES

19. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE. THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 408.3) 20. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL | SIDES.(R309.2)

THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (PC 507.2) 21. PLUMBING PLAN CHECK AND APPROVAL IS REQUIRED FOR 2 INCH AND LARGER WATER LINES. 3. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE 2 INCH AND LARGER GAS LINES, OR ANY GAS LINE WITH A PRESSURE OF 2 PSI AND HIGHER. 22. GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED IN

BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY STRUCTURES AT OR BELOW GRADE LEVEL, THAN 1 3/8 INCHES THICK. (R302.5.1) OUTDOOR LOCATIONS, CRAWL SPACES AT OR BELOW GRADE LEVEL, NON-HABITABLE BASEMENTS, KITCHENS WHERE THE RECEPTACLES SERVE COUNTERTOP SURFACES, LOCATIONS | ACCORDANCE WITH TABLE R302.6 (R302.6). 1-HR FIRE RESISTIVE, USE 5/8" DRYWALL TYPE "X". WITHIN 6FT OF THE OUTSIDE EDGE OF SINKS/BATHTUBS/SHOWERS, BOATHOUSES, AND LAUNDRY AREAS. THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. (EC 210.8(A))

23. ARC-FAULT CIRCUIT-INTERRUPTION (AFCI) PROTECTION SHALL BE PROVIDED IN ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, HABITABLE ROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, BY ANY MEANS

DESCRIBED IN 210.12(A). (EC 210.12(A)) 24. IN ANY OF THE AREAS SPECIFIED IN ITEM 23, WHERE EXISTING BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED, OR EXTENDED BY MORE THAN 6FT AND/OR ADDS ANY OUTLET OR DEVICE,

THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING: a. A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT

OF THE EXISTING BRANCH CIRCUIT. (EC 210.12(B)) ALL NONLOCKING-TYPE 12-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED

TAMPER-RESISTANT RECEPTACLES. (EC 406.12) 26. WHERE NM CABLE (ROMEX) IS RUN ACROSS THE TOP OF JOISTS AND/OR WHERE THE ATTIC 18 5. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A NOT ACCESSIBLE BY PERMANENT STAIRS OR LADDERS, PROTECTION WITHIN 6 FEET OF THE NEAREST EDGE OF THE SCUTTLE OR ATTIC ENTRANCE SHALL BE PROVIDED. (EC 334.23, 320.23(A))

GENERAL REQUIREMENTS

1.THE FOLLOWING NONSTRUCTURAL PRODUCTS SHALL COMPLY WITH AN APPROVED ICC VALUATION REPORT OR LOS ANGELES CITY RESEARCH REPORT

A. EPOXY: DRY PACK PRE-DRILLED HOLES W/ SIMPSON SET EPOXY PER ER-4945 (SPECIAL INSPECTION REQUIRED)

B. ROOFING MATERIAL: ASPHALT SHINGLES - USE GAF SHINGLE ROOF COVERING SYSTEMS. ARR # 25271 ICC 1748. INSTALL PER MANUFACTURER'S INSTRUCTIONS. (MAY BE USE ANOTHER APPROVED EQUAL BRAND)

2. PLAN NOTES: a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO

b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) BY THE MOST ACCESSIBLE SWITCH IN THE KITCHEN OR BATH (SEPARATE PLUMBING PERMIT IS REQUIRED)

c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

e. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL THE APPLIANCE SHALL NOT EXCEED 20 FEET, AS MEASURED ALONG THE CENTERLINE.(MC304.4.1) |SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2) f. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING

> g. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME. PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

h. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC) i. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OFT HE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH |AREAS AND WALLS AND CEILING PANELS IN SHOWER AREAS (R702.4.2 CRC) A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (61090F LABC)

j. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA

FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL(AB) NO. 2977. (3162B)

I. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2) OUTLETS WITH THE MANUFACTURER'S SPECIFICATIONS ON ALL APPLIANCES. m. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL - BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC

DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.) n. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

o. A COPY OF THE EVALUATION REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE

GARAGE / CARPORTS:

I. PROPOSED BUILDING IS A GARAGE AND NOT A CARPORT WHEN IT IS NOT OPEN AT LEAST 2

IN TWO PLACES. ONE ON THE UPPER 1/3 OF THE TANK, AND ONE ON THE LOWER 1/3 OF THE TANK. 2. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES 27. ALL EXTERIOR DOORS SHALL HAVE A MINIMUM OF 36" LANDING IN THE DIRECTION OF ARE NOT PERMITTED (R302.5.1)

PROTECTION RATING OF 20 MINUTES WITH SELF-CLOSING OR AUTOMATIC CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS

4. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN 5. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2). 6. OTHER PENETRATIONS OF GARAGE / DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

7. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

ENERGY: GENERAL

LIMIT AIR LEAKAGE.

EXTERIOR DOORS. DOORS THAT LEAD TO UNCONDITIONED SPACES SUCH AS GARAGES. AND EQUIPMENT COMPARTMENTS THAT OBTAIN COMBUSTION AIR FROM THE EXTERIOR SHALL BE b. A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET FULLY WEATHER STRIPPED.

2. EXTERIOR WINDOWS SHALL BE FULLY WEATHER STRIPPED. 25. TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52, | 3. MANUFACTURED DOORS AND WINDOWS SHALL BE LABELED AS COMPLYING WITH TITLE 24 AIR INFILTRATION:

4. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.

CLOSED POSITION

- PROVIDE SEAL OR ASTRAGAL AT HEAD, SILL, AND JAMBS.

DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MINIMUM 1 INCH LAP AT JAMBS

- MEETING PORTIONS OF SECTIONAL, BI-PARTING, OR DOUBLE DOORS SHALL BE PROVIDED WITH A WEATHER TIGHT ASTRAGAL OR SEAL - DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE A CONTINUOUS MOUNTING

ANGLE AND SHALL BE SEALED TO LIMIT AIR LEAKAGE. 6. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF

UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER STRIPPED TO

ADDITIONAL NOTES:

1. MINIMUM CLASS "A", "B", OR "C" FIRE RETARDANT ROOF COVERING AS REQUIRED BY BUILDING CODE. HOWEVER THE ROOFING MUST MEET CLASS "A" STANDARDS FOR BUILDINGS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE, OR EITHER CLASS "A" OR "B" STANDARDS FOR BUILDINGS WITHIN FIRE DISTRICT 1 IN ACCORDANCE WITH CHAPTER 72 OF THE

2. PROVIDE GFI AT EXTERIOR OUTLETS, BATHROOMS, KITCHENS, GARAGES & W/IN 6' OF ANY WATER SOURCE. PROVIDE DEDICATED CIRCUITS REQUIREMENTS BY CODE

3. ALL BRANCH CIRCUITS THAT SUPPLY 125V. SINGLE PHASE, 15 AND 20 AMP. RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S)

4. NO BACK TO BACK OUTLETS, J-BOXES OR SWITCHES IN SAME STUD CAVITY.

5. PROVIDE EMPTY CONDUIT TO ALL (N) PHONE OUTLETS FOR LOW VOLTAGE SYSTEMS AND FOR FUTURE USE. (HI-FI, DSL, SECURITY, INTERCOM, ETC.). CONSULT WITH OWNER FOR LOCATION OR RE-ROUTING.

6. PROVIDE FLUORESCENT LIGHTS RATED AT NOT LESS THAN 40 LUMENS PER WATT FOR GENERAL LIGHTING IN KITCHEN AND IN BATHROOMS PER TITLE 24. LIGHTS MUST BE CONTROLLED

7. ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF d. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING |BUILDING OFFICIALS (ICBO) AS PER TITLE 24. CONTRACTOR SHALL PROVIDE ALL RECESSED LIGHTING FIXTURES & LAMPS.

8. PROVIDE CEILING SLOPE ADAPTERS AS NECESSARY FOR CEILING. FIXTURES

9. SMOKE DETECTORS IN NEW CONSTRUCTION SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMEN FOR DWELLINGS WITH MORE THAN ONE STORY PER CBC AND MANUFACTURER'S REQUIREMENTS SHALL BE AUDIBLE ON ALL SLEEPING ROOMS

10. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWERS AND SHOWER COMPARTMENT SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT OF 6'-8" ABOVE THE FLOOR (R307.2 CRC)

11. CEMENT, FIBER CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER

12. BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20 AMP. CIRCUITS. 13. ELECTRICAL CONTRACTOR TO VERIFY EXACT LOCATION OF ALL OUTLETS, SWITCHES AND FIXTURES WITH THE OWNER. (MARK THE FRAMING WITH SPRAY PAINT PRIOR TO WIRING) ALL SWITCHES AND OUTLETS TO BE SELECTED BY OWNER.

14. GROUND FAULT PROTECTION REQUIRED FOR ALL GRADE ACCESS EXTERIOR OUTLETS, k. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH OUTLETS IN BATHROOMS, KITCHENS, BASEMENTS, CRAWL SPACES. GARAGES AND WITHIN 6' OF ANY WATER SOURCE

15. ELECTRICAL CONTRACTOR TO VERIFY THE POWER REQUIREMENTS AND LOCATION OF

16. CONTRACTOR TO VERIFY THE WEIGHT OF ALL HANGING LIGHT FIXTURES WHILE FRAMING. PROVIDE ADEQUATE BLOCKING REGARDING EXTRA FRAMING MEMBERS 17. CLOTHES DRYER SHALL BE EXHAUSTED TO OUTSIDE WITH SMOOTH INTERIOR DUCT.

18. LENGTH, PITCH, CLEARANCE, AND POINT OF TERMINATION OF ANY APPLIANCE VENT OR CHIMNEY SHALL CONFIRM TO THE REQUIREMENTS OF CHAPTER 8 OF UMC

19. OUTLETS FOR DISH WASHER AND DISPOSAL TO BE INSTALLED UNDER COUNTER AT 12"

20. SHEET METAL GUTTER WITH DOWNSPOUT - PAINTED - TO MATCH EXISTING. 21. ATTIC VENT - SHEET METAL PAINTED TO MATCH ROOF MATERIAL

22. BRING ALL DOWNSPOUT LINES TO SURFACE DRAINAGE SYSTEM OR TO HARDSCAPE AREA 23 ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT

24. CEILING HEIGHT FOR HABITABLE ROOMS IS A MIN. 7'-6" 25. CEILING HEIGHT FOR LAUNDRY ROOMS, HALLWAYS, CORRIDORS, AND BATHROOMS IS A

MIN. 7 FEET 26. GLASS ON DOORS AND WINDOWS TO BE TEMPERED PER CODE.

TRAVEL, ON EACH SIDE OF DOOR.

28. KITCHEN SINK W/ GARBAGE DISPOSER.

29. FOR RANGE OR COOK TOP PROVIDE VENT HOOD ABOVE OR DOWNDRAFT VENT. 30. BASE CABINETS (VERIFY HEIGHT) WITH COUNTERTOP (VERIFY FINISH) 31. WALL MOUNTED CABINETS-VERIFY HEIGHT & CLEARANCE ABV. LOWER CABINET.

32. FOR MILLWORK - VERIFY DESIGN 33. BATHTUB - PROVIDE TEMP. GLASS ENCLOSURE UNLESS A SEPARATE SHOWER IS

PROVIDED IN THE SAME BATHROOM. 34. FOR SHOWER - MINIMUM INSIDE DIM. 30"x30" CLEARANCE- ENCLOSURE TO BE TEMPERED

35. RECESSED MEDICINE CABINET ABOVE BATHROOM SINK. 36. USE 2x4 @ 16" O.C. WOOD STUD FRAMED WALL WITH 1/2" GYPSUM BOARD FINISH UNLESS NOTED OTHERWISE ON THE PLANS. 2x STUDS 14' MAX. HEIGHT

37. PROVIDE A PERMANENTLY ACCESSIBLE 12" SQUARE BATHTUB ACCESS OR USE A NON-SLIP-JOINT TRAP

38. USE 2-LAYERS OF GRADE D CONSTRUCTION PAPER BETWEEN PLYWOOD SHEATHING AND **EXTERIOR LATH**

39. SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

40. TOILET: 30" CLR. WIDE SPACE REQUIRED AND 24" CLEAR IN FRONT. 41. INTERIOR FINISHES IN GROUP R-3 OCCUPANCIES SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION OF III EXCEPT IN KITCHENS, BATHROOMS AND GARAGES.

41. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND A 10-FOOT INTERVALS BOTH VERTICAL

AND HORIZONTAL. 42. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF

PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. 43. EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, BATHTUB OR SHOWER. AND KITCHEN (R306.1 AND R306.2).

44. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM

EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3) 45. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS

WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3). 46. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND

VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1) 47. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

48. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE LLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

49. PROVIDE 1-HR FIRE-RESISTANCE EXTERIOR WALLS IF FIRE SEPARATION DISTANCE IS: LESS

50. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALI CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.1 51. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

52. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315) 53. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL HROUGH A GARAGE. (R311.1)

54. EMERGENCY EGRESS FROM SLEEPING ROOMS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR NIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.1)

55. AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH (R311.2)

56. 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (6304.1) 57. THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE HRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE

PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1 58. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)

59. EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH AT LEAST 120 SQUARE FEET OF GROSS FLOOR AREA (R304.1) 60. HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE A FLOOR AREA OF AT LEAST 70

SQUARE FEET (R304.2). 61. HABITABLE ROOMS, EXCEPT KITCHENS, SHALL NOT BE LESS THAN 7 FEET IN ANY

HORIZONTAL DIMENSION (R304.3). 62. THE MINIMUM CEILING HEIGHT FOR HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL BE NOT LESS THAN 7 FEET (R305.1).

63. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF OF ATTIC AREA) IS REQUIRED. (R806.2)

64. 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB.

CODE 407.6) 65. 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)

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Revision: By: Date:

Revised by: H.S. 2-21-25

ob lumber: 2025-14805

General Notes

2025-1

2022 CALIFORNIA BUILDING CODE

BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5" – PER SECTION R319.1.

EXTERIOR WALL OF A NON-SPRINKLERED BUILDING LOCATED LESS THAN 5 FT. AWAY FROM PROPERTY LINE SHALL BE 1-HOUR FIRE RATED –PER TABLE R302.1 (1).

SMOKE ALARMS SHALL BE INSTALLED INSIDE THE BEDROOM – PER SECTION R314.3. SMOKE ALARMS & CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED – PER SECTION R314.6 AND R315.5.

CROSS VENTILATION SHALL BE LOCATED AT EACH ENCLOSED ATTIC SPACE PER SECTION R806. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF ATTIC AREA.

BATHTUB AND SHOWER FLOOR AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH AS WALL SURFACES, SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR – SECTION R307.2.

ATTIC SPACE WITH A CLEAR HEIGHT 30" OR GREATER SHALL BE PROVIDED WITH AN ACCESS OPENING OF NOT LESS THAN 22" BY 30"; A 30" MINIMUM CLEAR HEADROOM SHALL BE PROVIDED ABOVE THE ACCESS OPENING; ACCESS SHALL BE LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE LOCATION – PER SECTION R807.

WEEPSCREED FOR EXTERIOR PLASTER SHALL BE PLACED 4" MINIMUM ABOVE THE EART OR 2" ABOVE PAVED AREAS – PER SECTION R703.7.2.1.

USE 2 LAYERS OF GRADE D PAPER BARRIER FOR STUCCO APPLIED OVER WOOD-BASED SHEATHING – PER SECTION R703.7.3.

TOP OF FOOTING SHALL BE LOCATED 8" MIN. ABOVE EXPOSED EARTH (UNLESS WOOD FRAMING MEMBERS ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD) – PER SECTION R317.1.

DESIGN TO SHOW COMPLIANCE WITH THE AGING-IN-PLACE DESIGN REQUIREMENTS OF CRC SECTION R327. THIS SHALL INCLUDE THE FOLLOWING:

- REINFORCEMENT FOR GRAB BARS AT WATER CLOSET AND BATHTUB (CRC SECTION R327.1.1)
- ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS (CRC SECTION R327.1.2)
- DOORBELL BUTTONS (CRC SECTION R327.1.4)

- ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL PLATE SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER – PER CBC SECTION 2304.10.5.1.

2022 CGBSC - CALGREEN BUILDING STANDARDS CODE
CALGREEN BUILDING CHECKLIST SHALL COMPLY TO 2022 EDITION FOR MANDATORY
MEASURES.

RESIDENTIAL 2022 BUILDING ENERGY EFFICIENCY STANDARDS

NEW CONSTRUCTION SHALL COMPLY WITH THE TITLE 24 ENERGY CONSERVATION DOCUMENTS PER 2022 ENERGY STANDARDS - USING AN APPROVED COMPUTER PROGRAM OR PRESCRIPTIVE METHOD.

ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING: (CENERGYC 150.0(U))

- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V

A TANK-LESS WATER HEATER - PROVIDE A DEDICATED 125 VOLT, 20 AMP ELECTRICAL GFCI RECEPTACLE CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240 VOLT 3 CONDUCTOR 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER. (CENERGYC 150.0(N)(1)(A))

WATER HEATING SYSTEM – REQUIREMENT FOR ACCOMMODATION FOR FUTURE HEAT PUMP WATER HEATER - SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH). ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE: (CENERGYC 150.0(N)(1))

ELECTRIC CLOTHES DRYER READY. CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING: (CENERGYC

- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE"

ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE: (CENERGYC 150.0(S))

A) AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:

- ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR

- A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."

B) A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

C) THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.

D) SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD.

RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL- PER SECTION 150.0(K)3.

IN BATHROOM, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY VACANCY SENSOR - PER SECTION 150 0(K)2 J

IN HABITABLE ROOMS: ALL LIGHTING SHALL BE CONTROLLED BY EITHER DIMMER OR VACANCY SENSOR PER SECTION 150.0(K)2K.

A NEW DWELLING UNIT SHALL HAVE A WHOLE BUILDING VENTILATION SYSTEM USING THE CENTRAL HVAC SYSTEM OR DEDICATED EXHAUST FAN – PER SECTION 150.0(O).

LOCATION ON PLAN SHALL BE SHOWN THE EXHAUST FAN TO BE USED FOR WHOLE HOUSE VENTILATION. SPECIFY THE FAN CFM. FAN SWITCH SHALL BE LABELED TO DISPLAY THE FOLLOWING TEXT, OR EQUIVALENT TEXT: "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE SWITCH IN THE "ON" POSITION AT ALL TIMES UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR" – PER SECTION 150.0 (O)J.

RESIDENTIAL ELECTRICAL CORRECTIONS: 2022 CEC

ALL 120-V BRANCH CIRCUITS SUPPLYING OUTLETS IN LAUNDRY ROOM, CLOSETS, HALLWAYS, KITCHEN, BEDROOMS AND OTHER HABITABLE ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – PER CEC SECT. 210.12(A).

IT SHALL BE PROVIDE AT LEAST ONE OUTDOOR RECEPTACLE OUTLET WITH WEATHER PROOF COVER AND GFCI AT FRONT AND REAR OF DWELLING UNIT – PER CEC SECT. 210-52(E). ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLE PER CEC SECTION 406.12(A).

KITCHEN APPLIANCES SHALL BE SERVED BY TWO 20 AMP. CIRCUITS PER CEC SECTION

210.11(C)(1).
BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT – PER

CEC SECTION 210.11 (C)(3)".
PLUMBING CORRECTIONS: 2022 CPC

1.SINCE NO PLANS FOR THE NEW ADU OR THE NEW ADDITION OF THE DOMESTIC WATER SUPPLY THE SEWER DRAINAGE AND GAS SUPPLY SYSTEM ARE PROVIDED/SUBMITTED FOR PLAN CHECK, TWO CONCEPTS FOR THE DESIGN OF THE NEW ADU AND NEW ADDITION SHALL BE AS FOLLOWS A. THE PLUMBING SYSTEM DESIGN OF THE NEW ADU AND NEW ADDITION IS DEPENDENT ON THE EXISTING RESIDENCE'S UTILITIES.

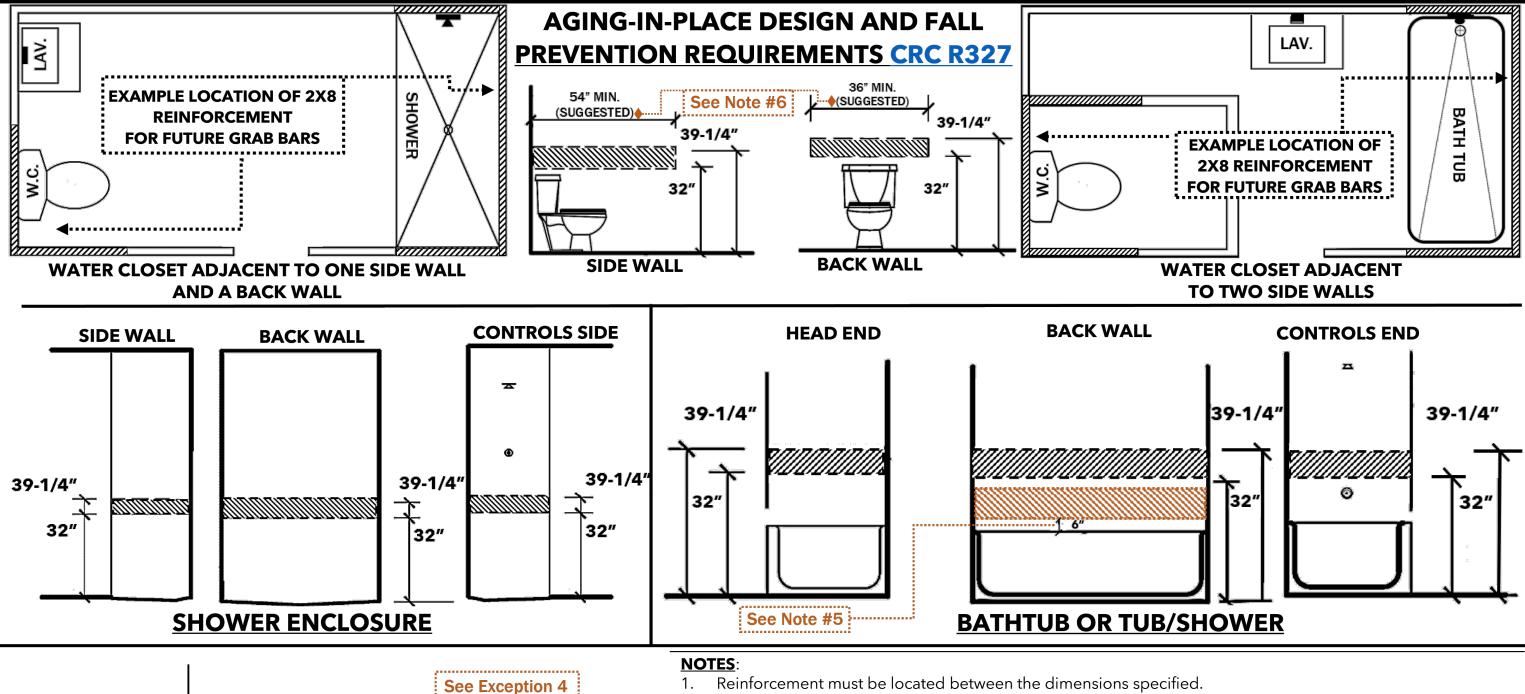
B. THE PLUMBING SYSTEM DESIGN OF THE NEW ADU AND NEW ADDITION IS INDEPENDENT FROM THE EXISTING RESIDENCE'S UTILITIES.

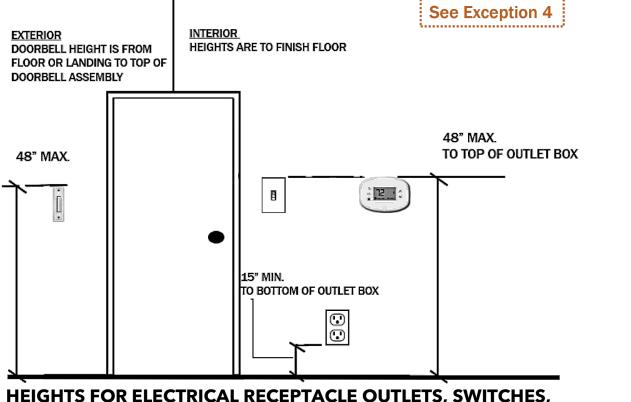
2.DESIGN OF INDIVIDUAL STAND ALONE ADU AND THE ADDITION FOR THE FUEL GAS SUPPLY SHALL BASED ON SEPARATE GAS SUPPLY INDEPENDENT OF THE EXISTING RESIDENCE GAS SUPPLY. IF THE PROPOSED DESIGN IS TO COMBINE THE EXISTING GAS SUPPLY OF THE RESIDENCE WITH THE NEW ADU'S, PIPE SIZES SHALL BE DESIGNED TO ADEQUATELY SERVE THE NEW GAS CAPACITY (CFH) PLUS THE EXISTING RESIDENCE'S GAS (CFH) CAPACITY. THIS MAY REQUIRE TO CHANGE THE OLD, EXISTING PIPE FOR LARGER PIPE SIZE IF THE EXISTING PIPE SIZE CANNOT ADEQUATELY SERVE THE COMBINED GAS REQUIRED INPUT (CFH). PROVIDE THE FOLLOWING FOR GAS PIPE SIZING:

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

C. TRACER WIRE AND 18" MINIMUM COVER FOR UNDERGROUND NON-METALLIC PIPE, IF USED/SPECIFIED.





DOORBELL BUTTONS, INCLUDING HVAC CONTROLS

- 2. Reinforcement must be continuous in bathtub, bathtub combo and shower wall enclosures, where wall
- 3. Reinforcement may be solid lumber or other construction materials that provide equal height and load capacity.
- 4. The location of the reinforcement must be incorporated in the Operation and Maintenance Manual (e.g.,
- floor plan and elevation details) required by <u>CAL Green Section 4.410.1</u>.

 5. Additional back wall reinforcement must be installed with the bottom edge no more than 6-inches above the
- bathtub rim.
- 6. The suggested dimensions are to accommodate the minimum required 36-inches clearance, center to center, at a water closet; and minimum 24-inches clear space in front of water closet (<u>CPC 402.5</u>). At this time <u>CRC R327</u> does not specify the minimum lengths at these locations. However, please consult with the local jurisdiction.

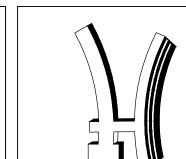
EXCEPTIONS:

- 1. Reinforcement for future floor-mounted, foldaway or similar alternate grab bar may be installed with prior approvals from the enforcing agency.
- 2. Wall reinforcement is not required where pre-fabricated shower & bathtub panels that have integral factory-installed grab bars, or when factory-installed reinforcement for grab bars is provided.
- 3. Reinforcement of floor is not required for bathtubs and water closets installed on concrete floors.
- 4. Dedicated receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights and controls located on appliances; and required receptacles on a wall space that has a built-in feature above finish floor less than 15-inches.

EFFECTIVE JULY, 2024 AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL MUST PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32-INCHES MEASURED WITH THE DOOR POSITIONED AT AN 90 DEGREE ANGLE. IN A 2- OR 3- STORY SFD, ON THE SECOND OR THIRD FLOOR IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. CRC R327.1.3

DOCUMENT SOURCE: BUILDING CODEBUDDY ONLINE

AGING IN-PLACE



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Any changes from this drawings are not responsibility of Henry's CAD. The plans, details and ideas contained in this drawings are and shall remain the property of Henry's CAD. The owner / contractor will assume all responsibility for any changes from the original drawings. No part thereof shall be copied, reproduced, disclosed to others, or used for this or any other work or project without the written consent of Henry's CAD. Contractor to verify all existing property lines, setbacks and existing conditions prior of commencement of work. Special attention to new construction setbacks.

Any discrepancies with the plans must be notified to Henry's CAD immediately for remedy in order to minimize additional costs and timeframe.

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Revision: By: Date:

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C -

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

Date: 2-21-25
Scale: none

Job Number: 2025-14805

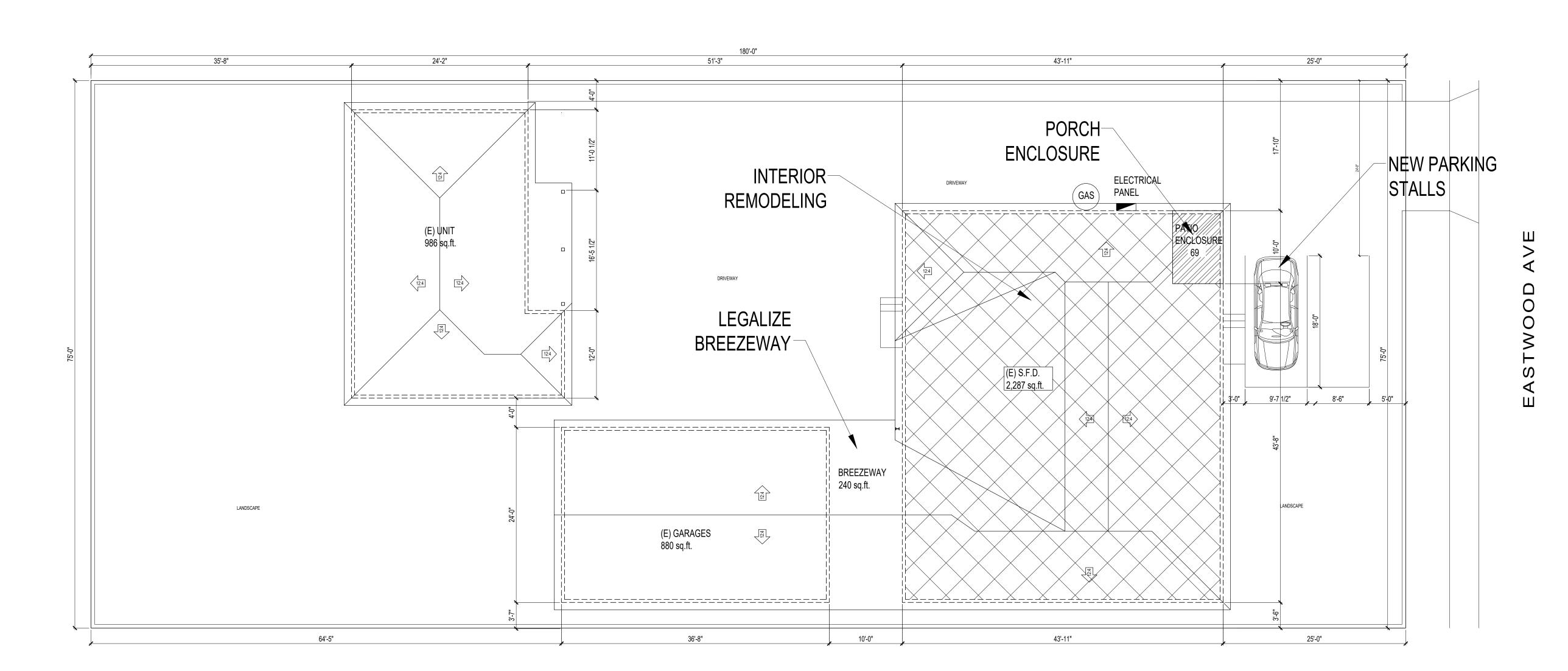
Sheet Title:

Aging-in-place

heet ID:

A-02

2025-1







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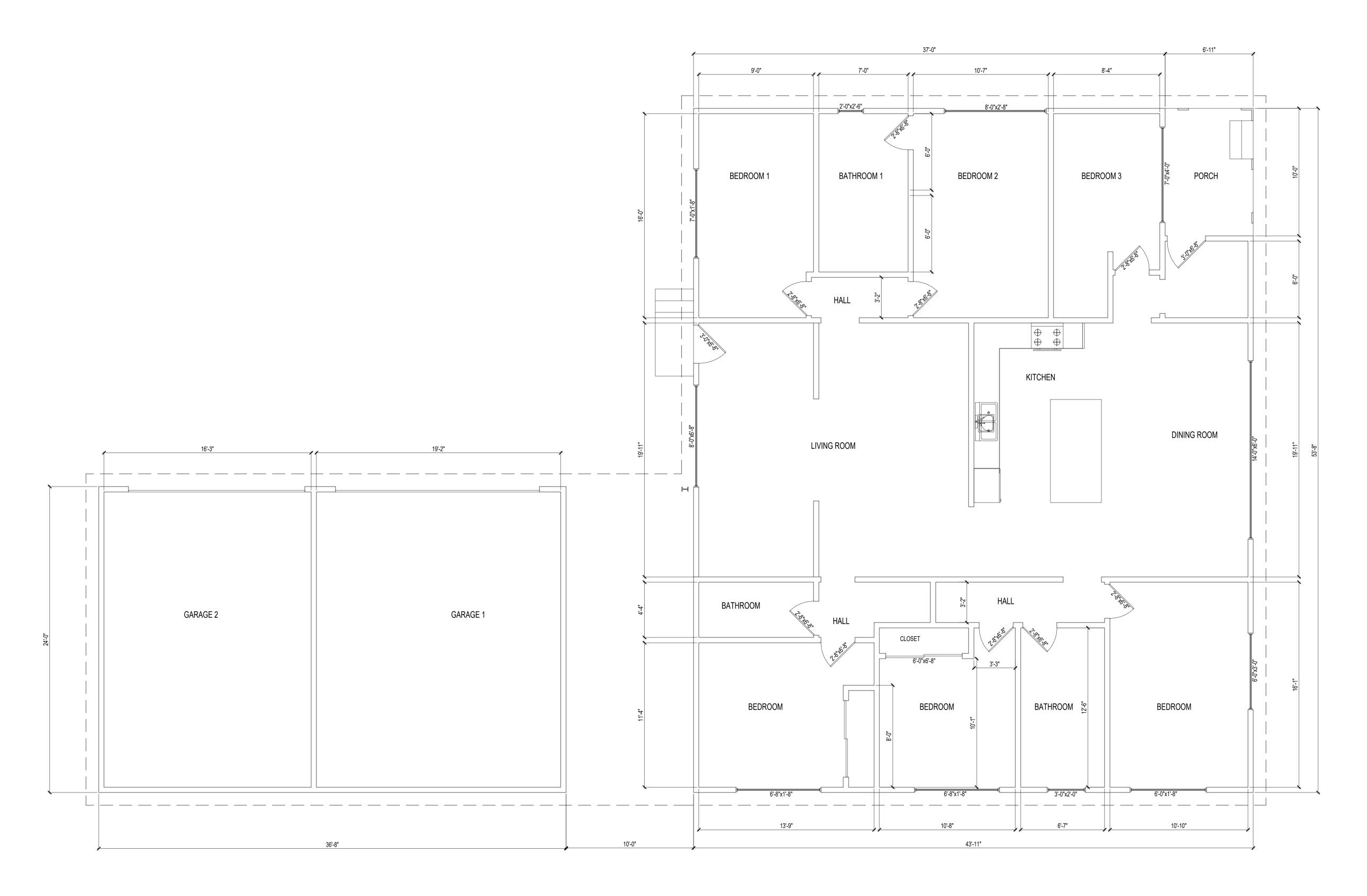
Revised by: H.S. 2-21-25 1/8"=1'-0"

Number: 2025-14805

Plot Plan

- IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING AT 2% Sheet ID: 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.





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 (69 SQ.FT.) AND BACK PATIO (242 SQ.FT.) TOTAL SQ.FT. AFTER ADDITION TO BE: 2,046 + 311 = 2,357 SQ.FT.

TOTAL SQ.F1. AFTER ADDITION TO BE. 2,046 + 311 = 2,337 SQ.F1.

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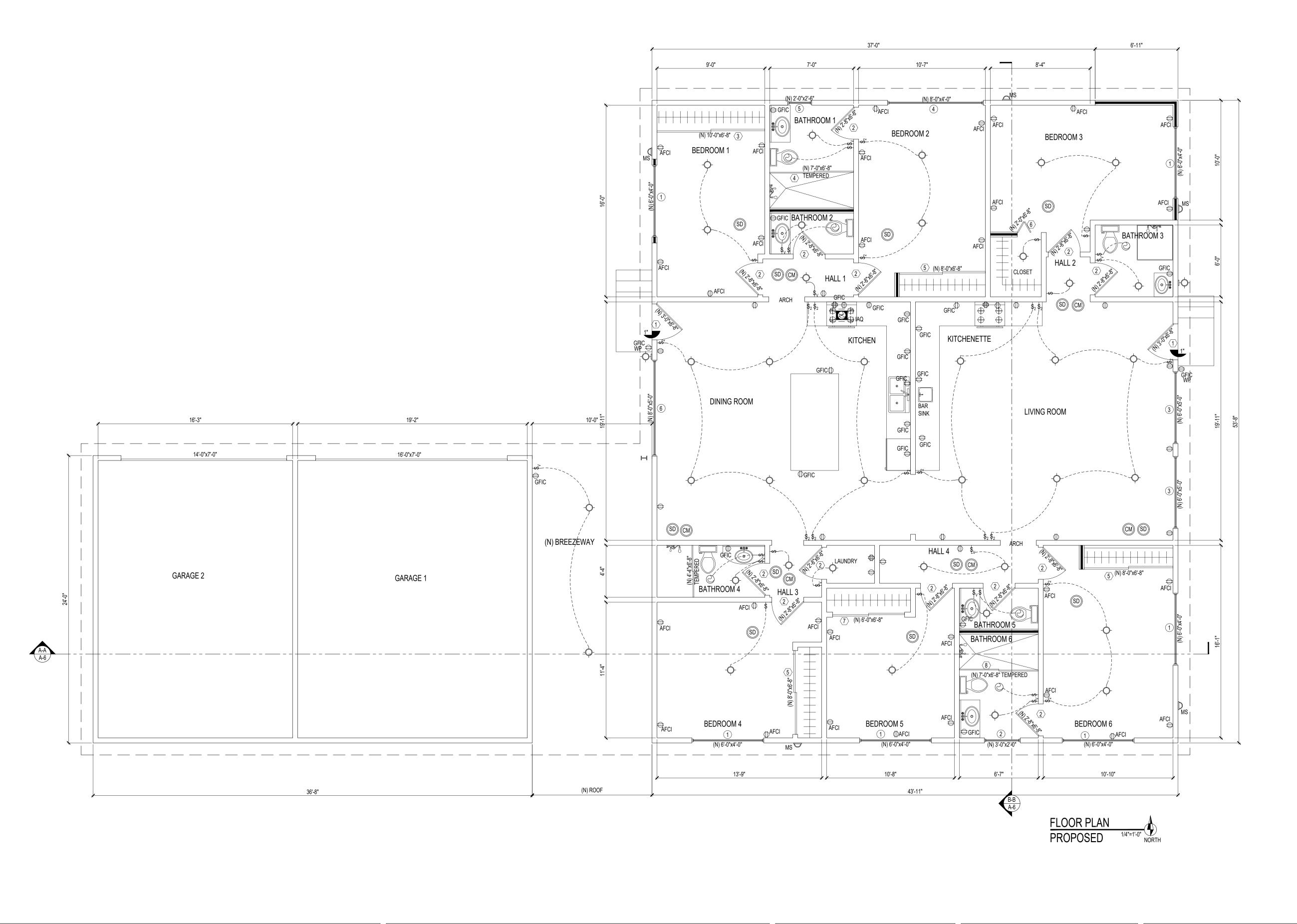
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Revised by: H.S. 2-21-25 1/4"=1'-0"

Number: 2025-14805

As-built floor plan



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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:
Floor Plan
Proposed

Sheet ID:

A-3

ATTIC VENTILATION: UNDER FLOOR VENTILATION: WALL LEGEND WINDOW SCHEDULE DOOR SCHEDULE 2,356 SQ.FT UNDER FLOOR AREA = 2,356 SQ.FT BUILDING ATTIC AREA = [____] EXISTING WALL TO BE DEMO TYPE FRAME SYMBOL QTY | WIDTH | HEIGHT | EXISTING | THICK | TYPE SOLID GLASS NOTES SYMBOL QTY | WIDTH | HEIGHT | GLAZING MATERIAL VENT REQ'D. = 2,356 / 150 = 15.7 SQ.FT. VENT REQ'D. = 2,356 / 150 = 15.7 SQ.FT. 3.0 sq.ft. 1 2 3'-0" 6'-8" N 1-3/4" HINGED WOOD S.C. TEMPERED -1) 6 6'-0" 4'-0" SLIDING VINYL EXISTING WALL TO REMAIN PROVIDED = $2 \times 6.5 = 13 \text{ SQ.FT.}$ PROVIDED = $3 \times 3' = 9.0 \text{ SQ.FT.}$ (2) | 13 | 2'-8" | 6'-8" | N | 1-1/4" | HINGED | WOOD 0.6 sq.ft. H.C. (2) | 1 | 3'-0" | 2'-0" | SLIDING 9 x 0.88 = 7.9 SQ.FT. 12 x 0.6 = 7.20 SQ.FT. NEW 2x4 STUD WALL @16" O.C. (U.N.O.) TOTAL 20.9 SQ.FT TOTAL = 16.2 SQ.FT (3) 1 10'-0" 6'-8" N 1-1/4" HINGED WOOD (3) | 2 | 6'-0" | 5'-0" | SLIDING NEW 1-HR FIRE RATED - USE %" TYE "X" DRYWALL 4 | 1 | 7'-0" | 6'-8" | N | 1/4" | SLIDING GLASS TEMPERED (4) | 1 | 8-0" | 4'-0" | SLIDING (2) 6.5 = 13 sq.ft. $\langle 5 \rangle$ | 3 | 8'-0" | 6'-8" | N | 1-1/4" | SLIDING | WOOD NOTE: OPENINGS TO HAVE 1/4" CORROSION RESISTANT METAL MESH (5) | 1 | 2'-0" | 2'-6" | SINGLE HUNG | VINYL NOTE: OPENINGS TO HAVE 1/4" CORROSION RESISTANT METAL MESH COVERING (INSIDE) PAINT TO MATCH BUILDING COLOR 6 1 2'-0" 6'-8" N 1-1/4" FOLD-UP WOOD (6) 1 8'-0" 5'-0" SLIDING COVERING (INSIDE) PAINT TO MATCH BUILDING COLOR 7 | 1 | 6'-0" | 6'-8" | N | 1-1/4" | SLIDING | WOOD EAVES TO HAVE ATTIC VENTS ON VAULTED CEILINGS (IF APPLICABLE) 8 | 1 | 7'-0" | 6'-8" | N | 1/4" | SLIDING GLASS TEMPERED

WOOD

9 - 6'-8" - - -

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

LEGEND

ALL NEW ELECTRICAL OUTLETS SHALL BE A MINIMUM OF 18" TO THE TOP OF THE BOX.

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

WP WATERPROOF
GFIC GROUND FAULT INTERRUPTER CIRCUIT
AFCI ARC FAULT CIRCUIT INTERRUPTER

SWITCHES:

CLR CLEAR

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

\$\text{\$\sqrt{\$\text{\$\exititt{\$\text{\$\exititt{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$}\exititt{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\text{\$\tex{

BATH VANITIES (U.N.O.) - 12" A.F.F. UNDER SINK.

4 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 INSTALLD EXTERIOR

SENSOR REQUIRED FOR ALL NEW / RELOCATED / I LIGHTING

RECESSED MOUNTED DOWN LIGHT

RECESSED MOUN

SMOKE DETECTOR HARD WIRE W/ BATTERY BACK UP UL-217 NFPA 72 AND CHAPTER 11 (FOR NEW CONSTRUCTION - 120 AC WIRE-IN MODEL i4618 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 DAMPER) 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.

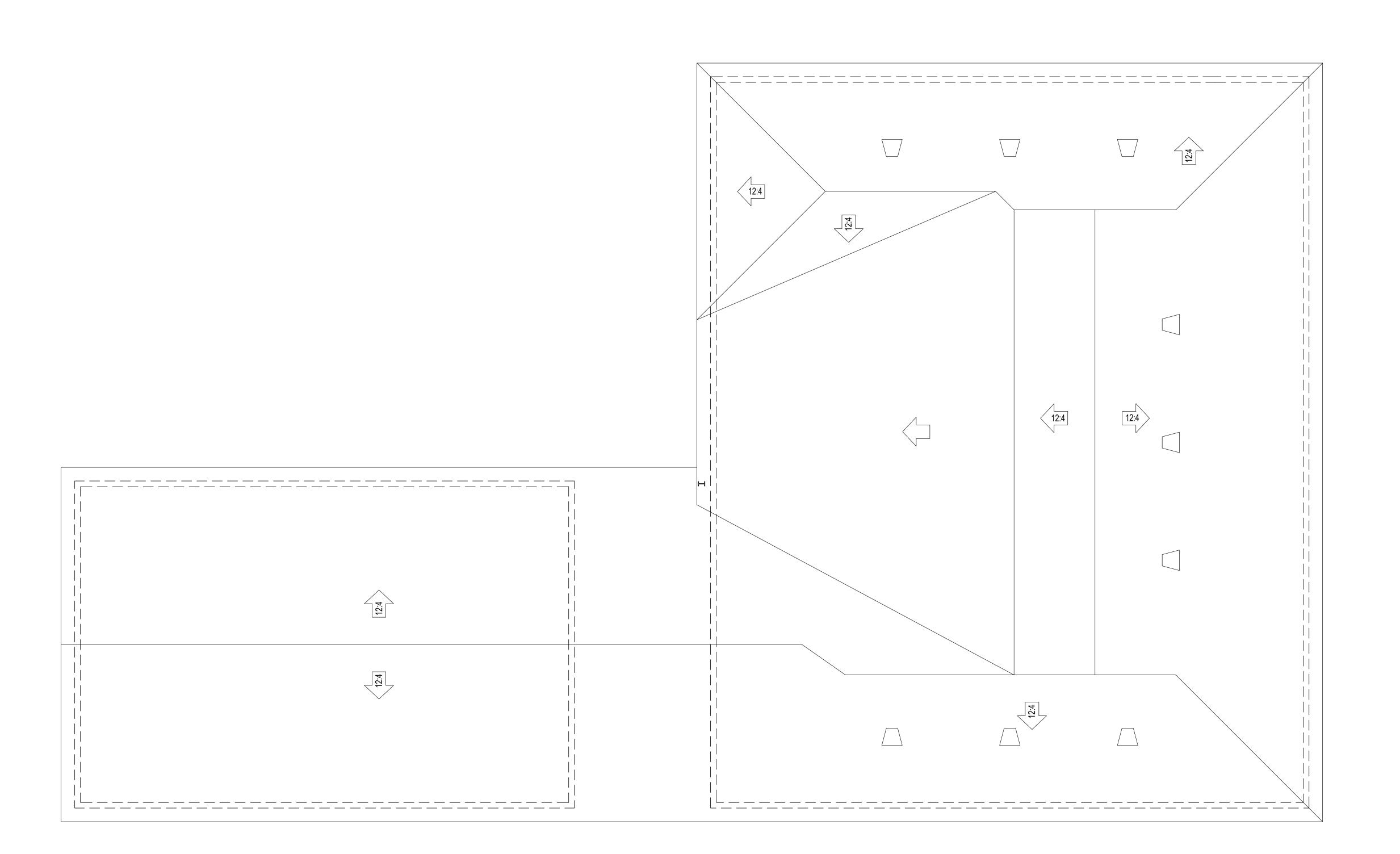
ELECTRICAL PANEL W/ METER - 200 AMPS MAIN PANEL AT EXISTING RESIDENCE / 100 AMP SUB PANEL W/ METER AT NEW ADU. UTILITY COMPANY TO APPROVE LOCATION OF NEW PANEL BEFORE INSTALLATION.

LOCAL EXHAUST VENTILATION ABOVE COOKING APPLIANCE TO COMPLY WITH:

COCAL EXHAUST VENTILATION ABOVE COOKING APPLIANCE TO COMPLY WITE (CMC 504.2 AND ASHRAE 62.2)

a) MAXIMUM SOUND RATING OF 3 SONES @ 100CFM
b) VENTING DIRECTLY TO THE BUILDING EXTERIOR

9	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						
	FLUONESCENT LIGHT						





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.

Henry's CAD / Henry Salzer
Design & Drafting
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Long Beach, Ca. 90802
Cell (562) 225-6442
henrysalzer@aol.com
Date: 2-21-25

Henry Salzer

■ Signatui

plans, usuals and uses contained in this grawnings are and shall also the property of Henry's CAD. The owner / contractor will assume asponsibility for any changes from the original drawings. No part eof shall be copied, reproduced, disclosed to others, or used for this ny other work or project without the written consent of Henry's CAD tractor to verify all existing property lines, setbacks and existing ditions prior of commencement of work. Special attention to new struction setbacks.

discrepancies with the plans must be notified to Henry's CAD ediately for remedy in order to minimize additional costs and

Client's information:
Sherief George
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roject Name: herief Residence 4807 Eastwood Av. awndale CA, 90260

Revision: By: Date:

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

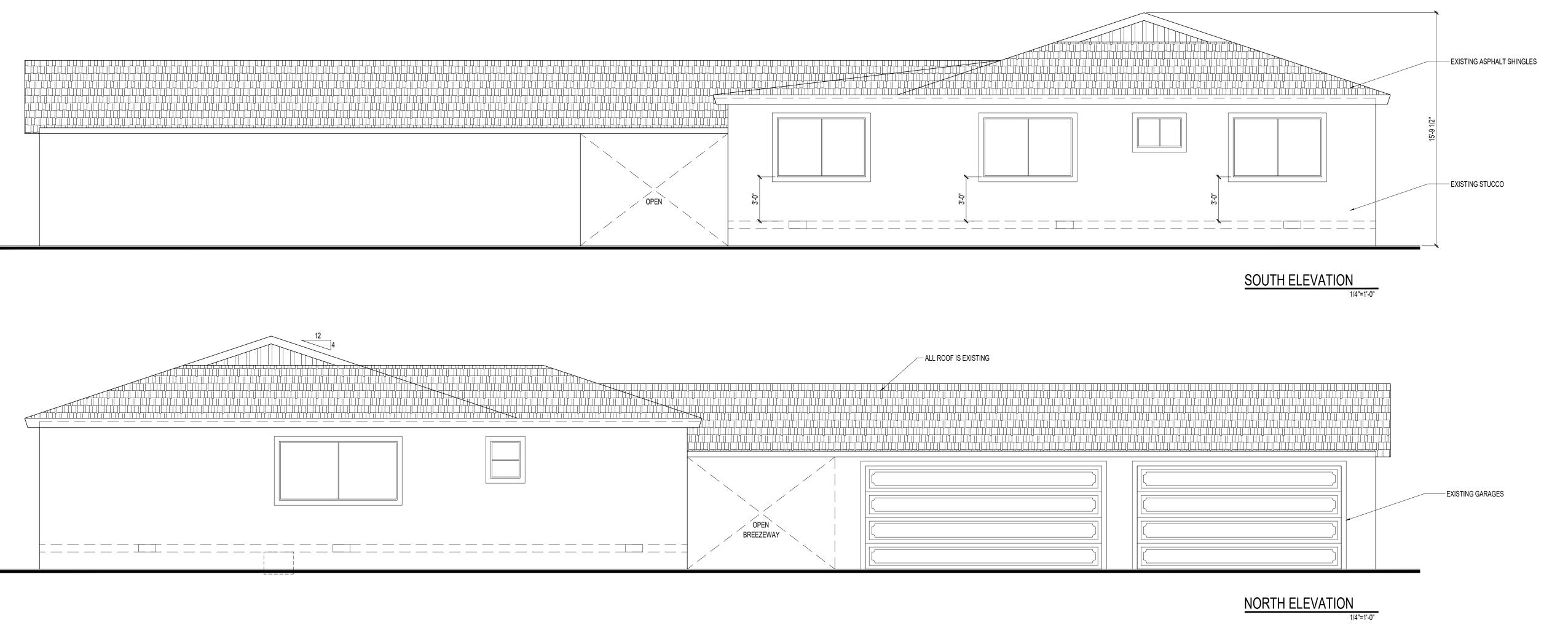
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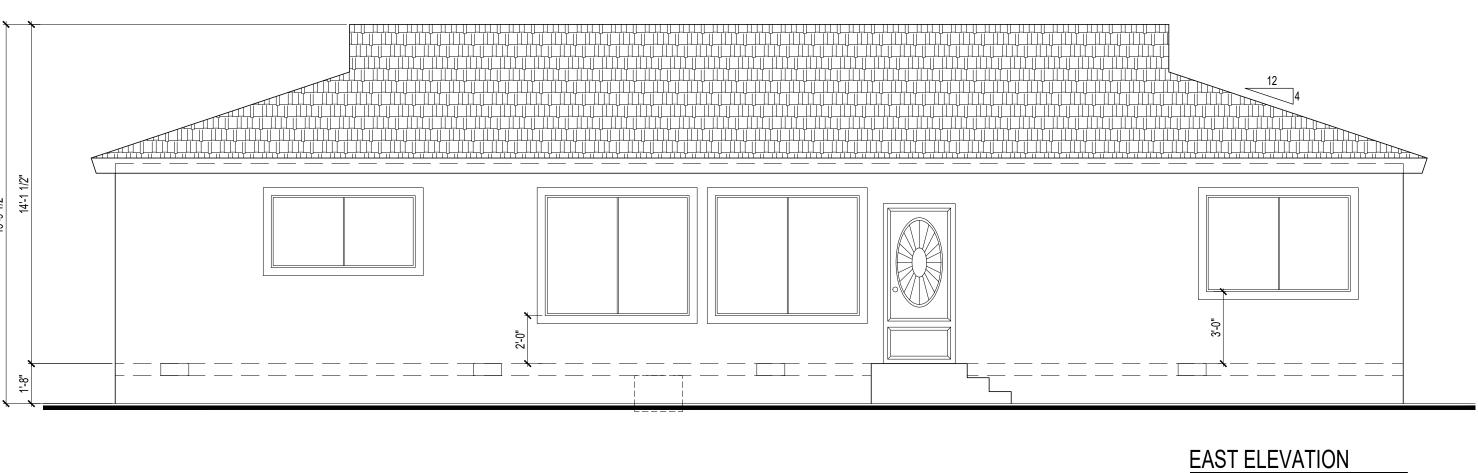
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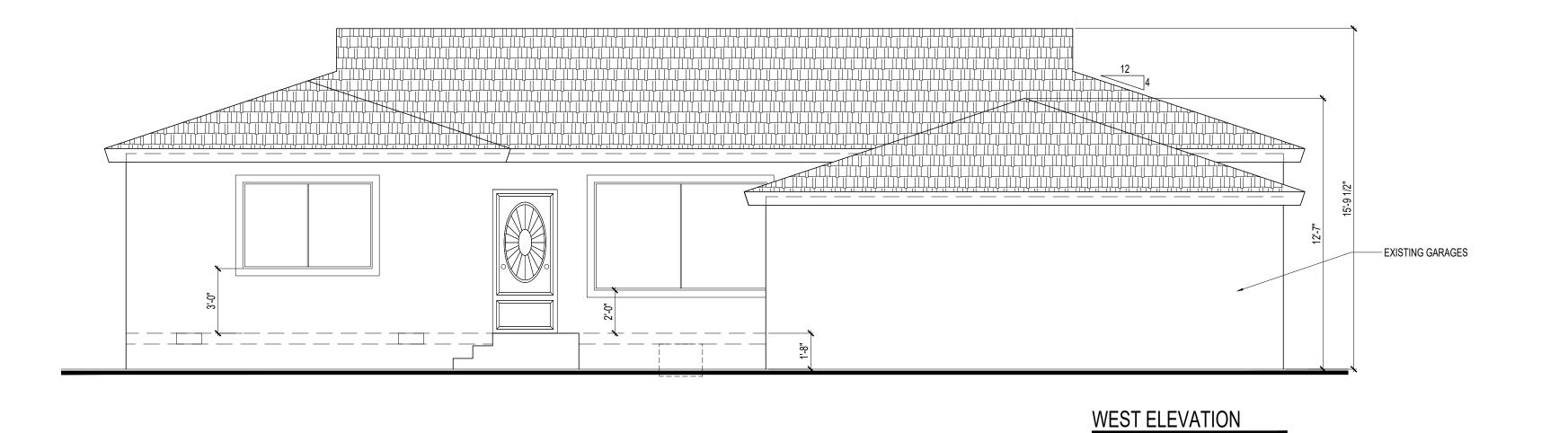
Sheet Title:
Roof plan

Sheet ID

A-4







Henry's CAD / Henry Salzer Design & Drafting Office address: 1915 E. 6th. St. Long Beach, Ca. 90802 Cell (562) 225-6442 henrysalzer@aol.com Date: 2-21-25

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Revision: By: Date:

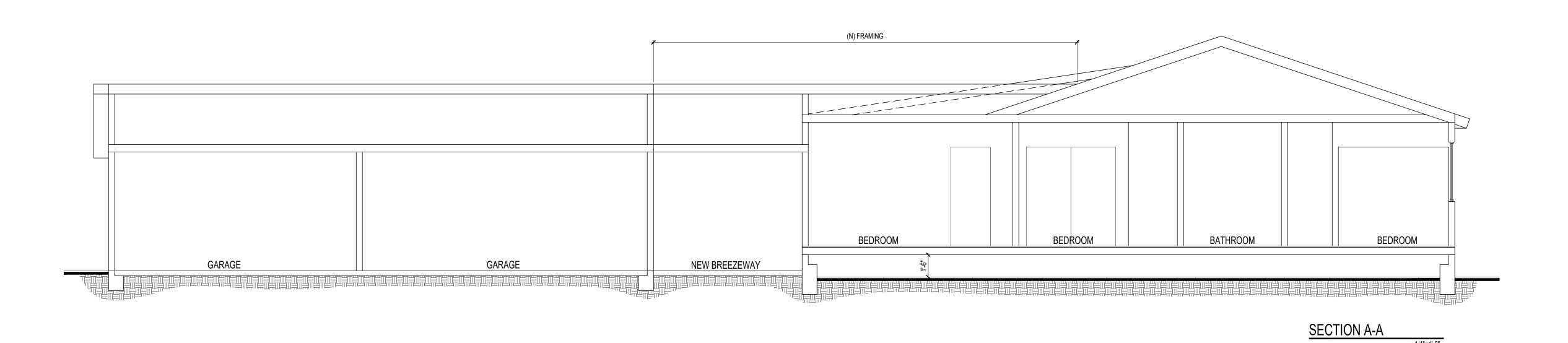
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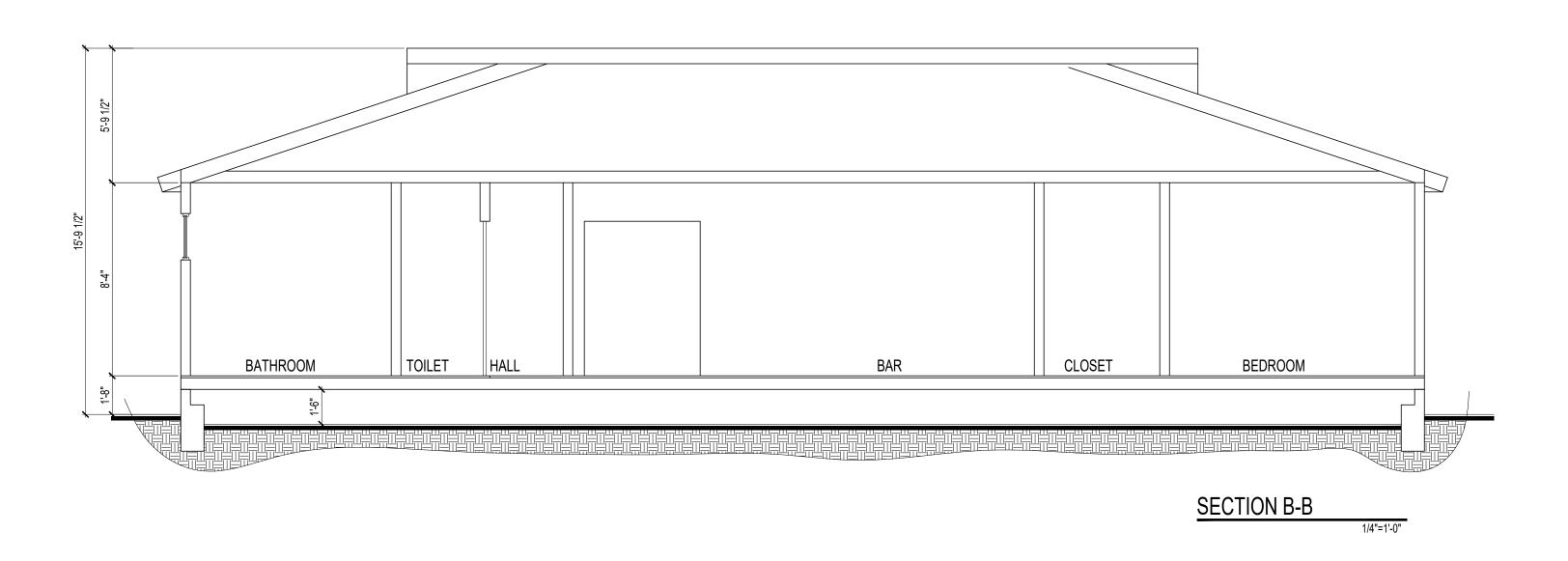
H.S.

2-21-25 1/4"=1'-0"

Number: 2025-14805

Elevtions







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Henry Salzer

Signature:

lans, details and ideas contained in this drawings are and shall not properly of Henry's CAD. The owner / contractor will assume sponsibility for any changes from the original drawings. No part of shall be copied, reproduced, disclosed to others, or used for this / other work or project without the written consent of Henry's CAD. actor to verify all existing property lines, setbacks and existing tions prior of commencement of work. Special attention to new ruction setbacks.

Client's information:
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Project Name: Sherief Residence 14807 Eastwood Av. Lawndale CA, 90260

Revision: By: Date:

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

Job Number: 2025-14805

Sheet Title:
Sections

Sheet ID:

A-6

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| Signature:

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 $/\mathsf{D}\setminus$

Revised by: H.S. 2-21-25

Date:

Sheet ID:

xception: 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. 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.304 OUTDOOR WATER USE requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest 4.106.4.2.4 Identification. 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water space shall count as at least one standard automobile parking space only for the purpose of complying with any future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations. Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to available at: https://www.water.ca.gov/ 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or 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 altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 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 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE EVs at all required EV spaces at a minimum of 40 amperes. 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved 1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 **DIVISION 4.2 ENERGY EFFICIENCY** 1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste **4.201 GENERAL** management ordinance. 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable Commission will continue to adopt mandatory standards. spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or 4.303 INDOOR WATER USE recycle facilities capable of compliance with this item do not exist or are not located reasonably a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and future EV charging. urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 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. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final in conformance with Items 1 through 5. The construction waste management plan shall be updated as 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power completion, certificate of occupancy, or final permit approval by the local building department. See Civil necessary and shall be available during construction for examination by the enforcing agency. Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential dwelling unit when more than one parking space is provided for use by a single dwelling unit. buildings affected and other important enactment dates. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale Exception: Areas of parking facilities served by parking lifts. **4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense bulk mixed (single stream). 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more Specification for Tank-type Toilets. 3. Identify diversion facilities where the construction and demolition waste material collected will be The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume 4. Identify construction methods employed to reduce the amount of construction and demolition waste of two reduced flushes and one full flush Specify that the amount of construction and demolition waste materials diverted shall be calculated 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. by weight or volume, but not by both. of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all 4.303.1.3 Showerheads enforcing agency, which can provide verifiable documentation that the percentage of construction and EVs at all required EV spaces at a minimum of 40 amperes. demolition waste material diverted from the landfill complies with Section 4.408.1. **4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Note: The owner or contractor may make the determination if the construction and demolition waste for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. WaterSense Specification for Showerheads. materials will be diverted by a waste management company. Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of **4.303.1.3.2 Multiple showerheads serving one shower**. When a shower is served by more than one 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 reduced by a number equal to the number of EV chargers installed over the five (5) percent required. a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined a. Construction documents shall show locations of future EV spaces. weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds 4.303.1.4 Faucets. per square foot of the building area, shall meet the minimum 65% construction waste reduction b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or requirement in Section 4.408.1 EV chargers are installed for use. **4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall **4.408.5 DOCUMENTATION**. Documentation shall be provided to the enforcing agency which demonstrates 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power not be less than 0.8 gallons per minute at 20 psi. compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory dwelling unit when more than one parking space is provided for use by a single dwelling unit faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential Exception: Areas of parking facilities served by parking lifts. buildings shall not exceed 0.5 gallons per minute at 60 psi. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver documenting compliance with this section. Where common use parking is provided, at least one EV charger shall be located in the common use parking more than 0.2 gallons per cycle. Mixed construction and demolition debris (C & D) processors can be located at the California area and shall be available for use by all residents or guests. Department of Resources Recycling and Recovery (CalRecycle). **4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not 4.410 BUILDING MAINTENANCE AND OPERATION an automatic load management system (ALMS) may be used to reduce the maximum required electrical to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers disc, web-based reference or other media acceptable to the enforcing agency which includes all of the shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) following shall be placed in the building: served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSÉ shall Note: Where complying faucets are unavailable, aerators or other means may be used to achieve have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical 1. Directions to the owner or occupant that the manual shall remain with the building throughout the capacity to the required EV capable spaces. life cycle of the structure. 4.303.1.4.5 Pre-rinse spray valves. 2. Operation and maintenance instructions for the following: 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance a. Equipment and appliances, including water-saving devices and systems, HVAC systems, Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 photovoltaic systems, electric vehicle chargers, water-heating systems and other major (d)(7) and shall be equipped with an integral automatic shutoff. appliances and equipment. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels b. Roof and yard drainage, including gutters and downspouts. shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Space conditioning systems, including condensers and air filters. Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section d. Landscape irrigation systems. e. Water reuse systems 4.106.4.2.2.1.1 Location. 3. Information from local utility, water and waste recovery providers on methods to further reduce EVCS shall comply with at least one of the following options: TABLE H-2 resource consumption, including recycle programs and locations. Public transportation and/or carpool options available in the area. 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 PRODUCT CLASS feet away from the foundation MAXIMUM FLOW RATE (gpm) Exception: Electric vehicle charging stations designed and constructed in compliance with the California [spray force in ounce force (ozf)] 8. Information on required routine maintenance measures, including, but not limited to, caulking, Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section painting, grading around the building, etc. 4.106.4.2.2.1.2. Item 3. 9. Information about state solar energy and incentive programs available. Product Class 1 (≤ 5.0 ozf) 1.00 10. A copy of all special inspections verifications required by the enforcing agency or this code. 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) 1.20 The charging spaces shall be designed to comply with the following: space around residential structures. Product Class 3 (> 8.0 ozf) 12. Information and/or drawings identifying the location of grab bar reinforcements. 1. The minimum length of each EV space shall be 18 feet (5486 mm). **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a 2. The minimum width of each EV space shall be 9 feet (2743 mm). Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, 3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial ordinance, if more restrictive. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 California Plumbing Code. 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of percent slope) in any direction. **4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in 4.106.4.2.2.1.3 Accessible EV spaces. accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 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 1701.1 of the California Plumbing Code. comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready DIVISION 4.5 ENVIRONMENTAL QUALITY spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section **SECTION 4.501 GENERAL** THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. 4.106.4.2.3 EV space requirements. The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch TABLE - MAXIMUM FIXTURE WATER USE irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. 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 **FIXTURE TYPE FLOW RATE SECTION 4.502 DEFINITIONS** proximity to the location or the proposed location of the EV space. Construction documents shall identify the 5.102.1 DEFINITIONS raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall The following terms are defined in Chapter 2 (and are included here for reference) SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI have a 40-ampere 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.

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 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [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

DIVISION 4.1 PLANNING AND DESIGN

Chapter 4 and Appendix A4, as applicable.

ABBREVIATION DEFINITIONS:

Department of Housing and Community Development California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety

OSHPD Office of Statewide Health Planning and Development Low Rise HR High Rise

Additions and Alterations

RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 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 are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

> 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. 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

3. 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 water from entering buildings. Examples of methods to manage surface

water include, but are not limited to, the following:

2. Water collection and disposal systems

French drains 4. Water retention gardens

5. Other water measures which keep surface water away from buildings and aid in groundwater

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 or 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.

1. 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:

> 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate 1.2 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. 2. 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".

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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MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 LAVATORY FAUCETS (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI USE AREAS 1.8 GPM @ 60 PSI KITCHEN FAUCETS METERING FAUCETS 0.2 GAL/CYCLE 1.28 GAL/FLUSH WATER CLOSET

0.125 GAL/FLUSH

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,

(AIA) California hundredths of a gram (g O³/g ROC). product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). ozone formation in the troposphere. hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. management district rules apply: tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,

CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality

- 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and
- 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

Manufacturer's product specification 2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIN (Less Water and Less Exempt Compounds in Gram	·
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80
TIBERGEAGG	
1. IF AN ADHESIVE IS USED TO BOND DISSIMIL THE ADHESIVE WITH THE HIGHEST VOC CONT	

QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIN	
(Less Water and Less Exempt Compounds in Gr	ams per Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	200
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS &	300
UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
1. GRAMS OF VOC PER LITER OF COATING, II EXEMPT COMPOUNDS	
 THE SPECIFIED LIMITS REMAIN IN EFFECT ARE LISTED IN SUBSEQUENT COLUMNS IN THE VALUES IN THIS TABLE ARE DERIVED FRO 	HE TABLE.

/A RESPON. PARTY					
TA	TABLE 4.504.5 - FORMALDEHYDE LIMITS				
MA	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION				
PR	ODUCT	CURRENT LIMIT			
HA	RDWOOD PLYWOOD VENEER CORE	0.05			
HA	RDWOOD PLYWOOD COMPOSITE CORE	0.05			
PA	RTICLE BOARD	0.09			
ME	DIUM DENSITY FIBERBOARD	0.11			
ТН	IN MEDIUM DENSITY FIBERBOARD2	0.13			
BY ME WI CC	VALUES IN THIS TABLE ARE DERIVED FROM THE CALIF. AIR RESOURCES BOARD, AIR T ASURE FOR COMPOSITE WOOD AS TESTEI TH ASTM E 1333. FOR ADDITIONAL INFORM DE OF REGULATIONS, TITLE 17, SECTIONS 120.12.	OXICS CONTROL D IN ACCORDANCE IATION, SEE CALIF.			
1	THIN MEDIUM DENSITY FIBERBOARD HAS A ICKNESS OF 5/16" (8 MM).	A MAXIMUM			
4.504.3 CARPET SYS Department of Public	ENVIRONMENTAL QUA STEMS. All carpet installed in the building interior Health, "Standard Method for the Testing and Ev Jsing Environmental Chambers," Version 1.2, Ja n 01350)	or shall meet the require raluation of Volatile Orga			

	See California Department of Public Health's website for certification programs and testing labs.
	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
-	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
	See California Department of Public Health's website for certification programs and testing labs.
	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the

Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs. hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- . Chain of custody certifications.
- 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seg.).
- 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineere Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

found in Section 101.8 of this code.

recommendations prior to enclosure.

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

- 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,
- 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements
- 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation

acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

4.506 INDOOR AIR QUALITY AND EXHAUST **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the

- 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a
 - a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of
 - b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

acceptable.

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- 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be

sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential

- Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),
- ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential

Equipment Selection), or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the system functions are **CHAPTER 7**

702 QUALIFICATIONS 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:

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

- 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.

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:

- 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. Successful completion of a third party apprentice training program in the appropriate trade.
- 4. Other programs acceptable to the enforcing agency.

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).

[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.

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.

703 VERIFICATIONS

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.



Henry's CAD / Henry Salzer Design & Drafting Office address: 1915 E. 6th. St. Long Beach, Ca. 90802 Cell (562) 225-6442 henrysalzer@aol.com Date: 2-21-25

Client's information: Sherief George 14805 / 14807 Eastwood Ave. sherief.george@gmail.com

Revised by:

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



Го:	\boxtimes	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
	Pro	oject 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: <u>Case 25-10: Design Review Application to Construct three (3) Two-Story Single Family Residences within the R-2 Zone (Two-Family Residence Zone).</u>
	5.	Name of Public Agency approving project: <u>City of Lawndale, California</u>
	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) X Categorical Exemption. State type and class number: 15303(a) Nev
		Construction.
		(e) Declared Emergency.
		(f) Statutory Exemption. State Code section number:
		(g) Other. Explanation:
	8.	Reason why project is exempt: <u>CEQA Section 15303(a) allows for the development of up to the single family homes within an urbanized area.</u> The City of Lawndale ("City") is an urbanized area within
		s Angeles County.
	·	Contact Person: Jose Pedro Martinez, Associate Planner
		Telephone: (310) 973-3240
	10	. Attach Preliminary Exemption Assessment (Form "A") before filing.
	Do	ate Received for Filing:
	Du	Signature (Lead Agency Representative)
	(Cl	lerk Stamp Here)
		Jose Pedro Martinez. Associate Planner

Title



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

Peter Kann, Community Development Director FROM:

Jose Hernandez, Associate Planner PREPARED BY:

Case No. 25-08: An Ordinance Amending the Zoning Map to Establish Housing

Opportunity Overlay Zones for Various Properties Within the City and SUBJECT:

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 CEOA pursuant to CEOA 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 LAWNDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE CASE NO. 25-08: A AMENDMENT OF PROPERTIES TO ZONING MAP ESTABLISH HOUSING OPPORTUNITY OVERLAY ZONES FOR VARIOUS PROPERTIES WITHIN THE CITY AND **HAWTHORNE BOULEVARD SPECIFIC** 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 15183 - PROJECT CONSISTENT WITH A COMMUNUNITY PLAN, GENERAL PLAN, OR ZONING.

WHEREAS, 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;

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 Lawndale 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 LAWNDALE, 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 City of Lawndale)) SS)			
I, Peter Kann, Community hereby certify that the foreg Planning Commission of the the 9 th day of April 2025 by	oing Resolution City of Lawnda	n No. 25-04 was du ale at a regular meet	ly approved and add	opted by the
AYES: NOES: ABSENT: ABSTAIN:				
Peter Kann, Community Development Direct	ctor			

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\

<u>SUMMARY</u>: 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 LAWNDALE, 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.

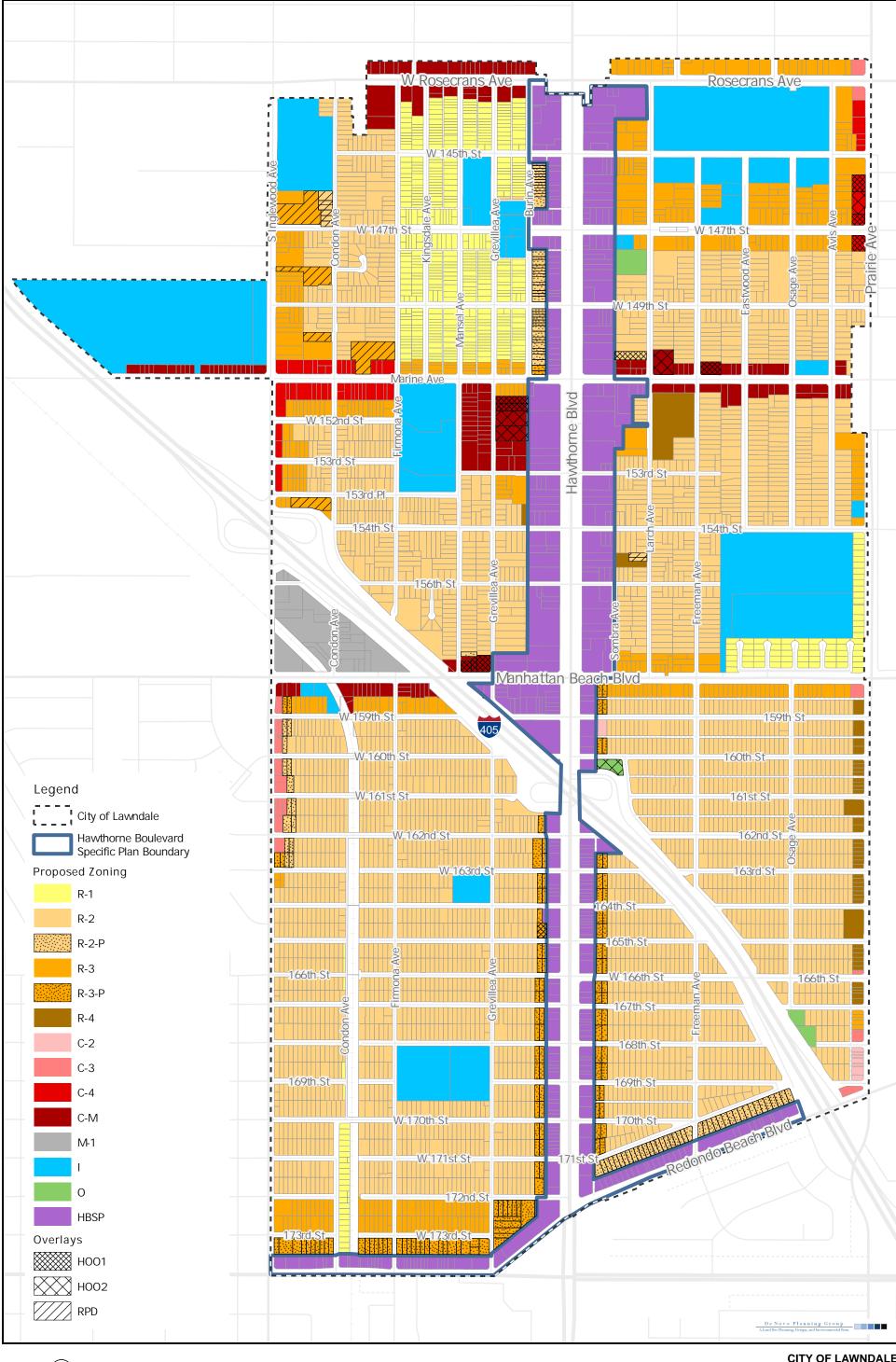
SECTION 7 Publication: The City Clerk will certify the adoption of this ordinance and post or publish this ordinance as required by law.

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.

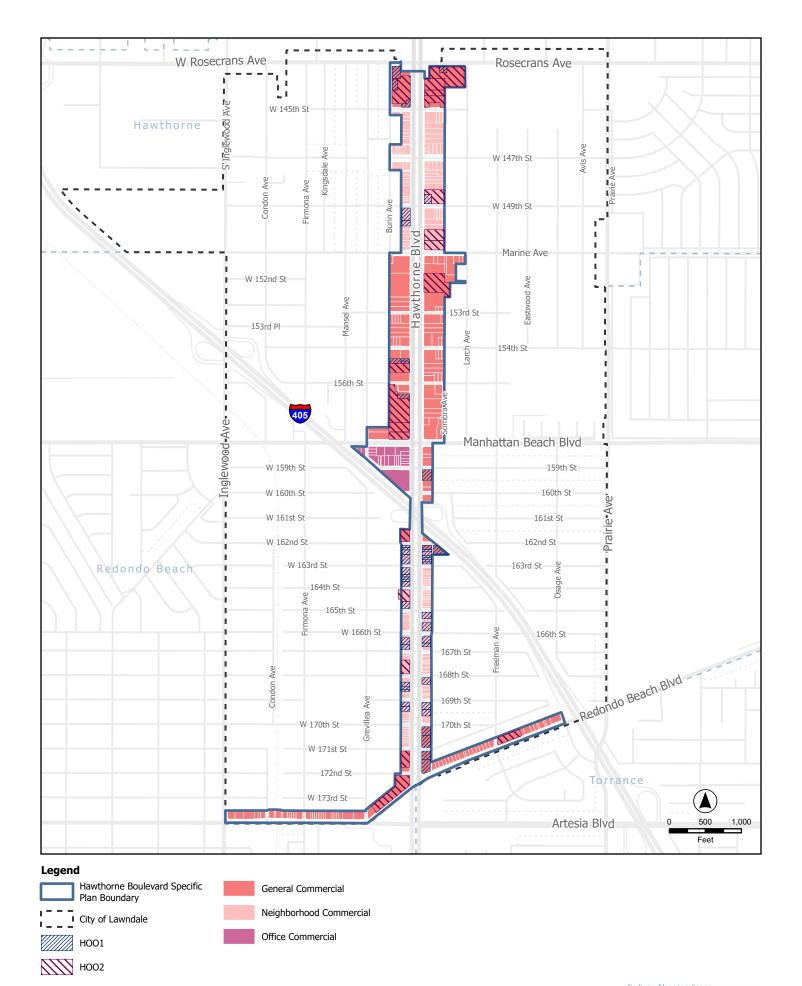
	PASSED, APPROVED, AND AD	OPTED t	his	_ day of	, 2025.	
.			Robert	Pullen-Mi	les, Mayor	
ΑT	ΓEST:					
Cou	re of California) unty of Los Angeles) SS of Lawndale)					
Cou	rica Harbison, City Clerk of the City of ancil duly approved and adopted the fo day of _, 2025, by the following roll	regoing C	Ordinan			
	Name		Voting		Present, Not Voting	
		Aye	No	Abstain	Not Participating	
	Robert Pullen-Miles, Mayor					
	Pat Kearney, Mayor Pro Tem					
	Bernadette Suarez					
	Francisco M. Talavera					
	Sirley Cuevas					
 Eric	ea Harbison, City Clerk				Date	
Liic	a Harolson, City Clork				Bute	
API	PROVED AS TO FORM:					
Gre	gory Murphy, City Attorney					

ATTACHMENT 1

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



CITY OF LAWNDALE ZONING CODE UPDATE



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



\boxtimes		Los Angele	s 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
P	roj	ect Title: C	ase No. 25-08 – Housing Opportunity Overlay Ordinance
1.			awndale Community Development Department
2.		•	cation – Specific: City Wide
3.		·	Location - City: City of Lawndale
			Location - County: Los Angeles
4.	•	AMEND VARIOU TITLE	otion of nature, purpose, and beneficiaries of Project: Case 25-08: AN ORDINANCE DING THE ZONING MAP TO ESTABLISH HOUSING OPPORTUNITY OVERLAY ZONES FOR US PROPERTIES WITHIN THE CITY AND HAWTHORNE BOULEVARD SPECIFIC PLAN AND 17 OF THE LAWNDALE MUNICIPAL CODE TO ESTABLISH CHAPTER 17.54 HOUSING TUNITY OVERLAY ZONES.
5.		Name of P	rublic Agency approving project: <u>City of Lawndale, California</u>
6.		Name of P	erson or Agency carrying out project: Jose Hernandez, Associate Planner
7.		Exempt sta	atus: (Check one)
		(a)	Ministerial project.
		(b)	Not a project.
		(c)	Emergency Project.
			(d) X Categorical Exemption. State type and class number: 15183 "Projects
			Consistent with Community Plan or Zoning".
		<u>(</u> e)	Declared Emergency.
		(f)	Statutory Exemption. State Code section number:
			Other. Explanation:
8.			ason why project is exempt: The City of Lawndale ("City") has a General Plan, which was
			and has been updated and amended to the Lawndale General Plan 2045 with a Certified Final mpact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023, via
			CC-2312-048 and CC-2312-049.
9.		Contact Pe	erson: Jose Hernandez, Associate Planner
		Telephone	:(310) 973-3206
10	0.	Attach Pr	eliminary Exemption Assessment (Form "A") before filing.
D	ate	Received	for Filing:
((7]0	k Stamp He	Signature (Lead Agency Representative)
, •	,,,,	worth 116	~ <i>,</i>
			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 Burin Avenue, Lawndale, Callfornia, 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—Prolect 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 Prolect, as proposed, were fully addressed in the General Plan FEIR (State Clearinghouse No. 2022120088). Since the proposed Prolect is consistent with the land use designations and development intensities and densities identified in the General Plan FEIR, implementation of the proposed Prolect 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 Published: 3/20/25