



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

Wednesday, May 28, 2025, 6:30 PM  
Council Chambers  
14717 Burin Ave  
Lawndale, CA 90260

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

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

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

#### **A. CALL TO ORDER**

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

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

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

None

#### **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 -15: A Request for the Approval of a Design Review Application of Construct Three Single-Family Residences for the Property Located at 15118 Avis Avenue  
— Recommendation: that the Planning Commission 1.) Conduct a public hearing for Case No. 25-15; 2.) adopt Resolution 25-07, setting forth findings of fact relative to the submitted application which approves the Design Review application; 3.) find and determine that the proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15303(a) and 15332 of the CEQA guidelines.

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

None

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

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

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## **J. ADJOURNMENT**

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The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, June 11, 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: May 25, 2025*



# CITY OF LAWNDAL PLANNING COMMISSION

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

DATE: May 28, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Jose Hernandez, Associate Planner

SUBJECT: **Case No. 25 -15: A Request for the Approval of a Design Review Application of Construct Three Single-Family Residences for the Property Located at 15118 Avis Avenue**

## PROJECT DESCRIPTION

The Applicant is seeking approval of a Design Review application to construct three (3) single-family residential units, located on a 10,920 square foot parcel at 15118 Avis Avenue within the R-2 (Two Family Residence) zone (the “Project”).

<b>Applicant:</b>	Charles Montes 8227 Cole Street Downey, CA 90242
<b>Property Owner:</b>	Elvia Saravia
<b>Location:</b>	15118 Avis Avenue
<b>APN:</b>	4076-001-003
<b>Zone:</b>	R-2 (Two-Family Residence)

## 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 2 or more 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 units may be constructed per additional 3,000 square feet of land above the required 5,000 square feet in the R-2 Zone. Hence, the proposed 3 single-family units are appropriate on this 10,920 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 15303 (a) (New Construction or Conversion of Small Structures) and Section 15332 (“In-fill Development Projects”) of the CEQA Guidelines, and is in conformance with the General Plan of the City:

- Section 15303 “New Construction or Conversion of Small Structures”
- Section 15332 “In-Fill Development Projects”

### SURROUNDING LAND USES AND ZONING

North: C-M (Commercial Manufacturing) Zone

South: R-2 (Two-family Residence) Zone

East: City of Hawthorne (Commercial Zone)

West: G-C (General Commercial) Zone

### ANALYSIS

The Subject Property is currently developed with three single-family residences and one of the residential units will be demolished. The detached single family residential unit (671 sq. ft.) will be demolished. The remaining two residential units are attached to each other. The existing property has does not have any garages.

### PUBLIC 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) detached dwelling units with two car garages attached for each unit that are accessed from Avis Avenue. The chart below provides a square footage break down for each proposed unit:

	<b>SQUARE RESIDENTIAL UNIT FEET</b>	<b># BEDROOMS</b>	<b>GARAGE</b>	<b>HEIGHT</b>
UNIT #1	788 sq. ft.	2	430 sq. ft.	2-story
UNIT #2	818 sq. ft.	4	448 sq. ft.	2-story



UNIT #3

752 sq. ft. 5

448 sq. ft.

1-story

Each unit is designed to have a living room, dining room, kitchen, and powder room. The residential units with a second floor will be comprised of bedrooms, family rooms, bathrooms, a laundry room and a private deck area. The development will be two stories and have a height of approximately 26-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.

<b>Development Standards</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Density</b>	2,500 sq. ft./ unit	3 units on a 10,920 sq. ft.	
	5,000 sq. ft. minimum lot size	lot	Yes
<b>Front Yard Setback</b>	20 feet	20 feet	Yes
<b>Side Yard Setback</b>	3 feet	5 ft. East & 5 ft. West	Yes
<b>Rear Yard Setback</b>	Average of 10 feet (380 sq. ft.)	10 ft setback	Yes
<b>Height</b>	30 feet maximum	26 ft.	Yes
<b># of Parking Spaces</b>	2 per unit within a garage	2 per unit within a garage	Yes

<b>Additional Parking for 4<sup>th</sup> bedroom</b>	1 additional parking for 4 <sup>th</sup> bedroom	3	Yes
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<b># of Visitor Spaces</b>	1/2 space per unit	2 space	Yes
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**Private Open Space**

		200 sq. ft. first floor	
Unit 1	200 sq. ft. per unit	60 second floor	Yes

		200 sq. ft. first floor	
Unit 2	200 sq. ft. per unit	60 second floor	Yes

		200sq. ft. first floor	
Unit 3	200 sq. ft. per unit		Yes

<b>Common Open Space</b>	200 sq. ft. per unit	615 sq. ft.	Yes
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<b>Lot Coverage</b>	60%	28%	Yes
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The R-2 (Two-family Residence) Zone permits more than one dwelling unit on a lot or parcel of land as long as the property has at least 5,000 sq. ft. of net land area. The subject property is 10,920 sq. ft. in size, which complies with the R-2 zone's minimum lot size for the development of three (3) dwelling units on a single parcel. The proposed lot coverage is 28%, which is significantly less than the allowable maximum 60% lot coverage

**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 (20'-0" x 20'-0" interior dimensions) and every dwelling unit containing 4 or more bedrooms to provide 1 additional off-street parking space. Additionally, 0.5 visitor parking space must be provided for each unit.

The Applicant is proposing to have an attached two-car garage for each dwelling unit with access to said garages from Avis Avenue. Additionally, the Applicant is proposing 3 guest parking spaces (9'-0" x 20'-0") which will also be accessed from Avis Avenue. The Applicant is proposing a dwelling unit with 5 and 4 bedrooms and will be required to provide additional off-street parking (3 additional open space parking spaces required). In addition, guest parking is required parking at a ratio of .5 per unit, for a total of 2 additional parking spaces. As proposed, the Project meets the standards set for parking.

### Building Design and Site Improvements

The Applicant has incorporated some design features into the building design, 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 (Condition Number 49 of the attached resolution) with decorative material such as stamped/colored concrete or inlaid pavers.

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

### 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 conduct a public hearing and:

1. Conduct a public hearing for Case No. 25-12,
2. Adopt Resolution 25-07, 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 Sections 15303(a) and 15332 of the CEQA guidelines.

**Attachments**

[Exhibit A - Vicinity Map](#)

[Exhibit B - PC Resolution 25-07](#)

[Exhibit C - Architectural Plans](#)

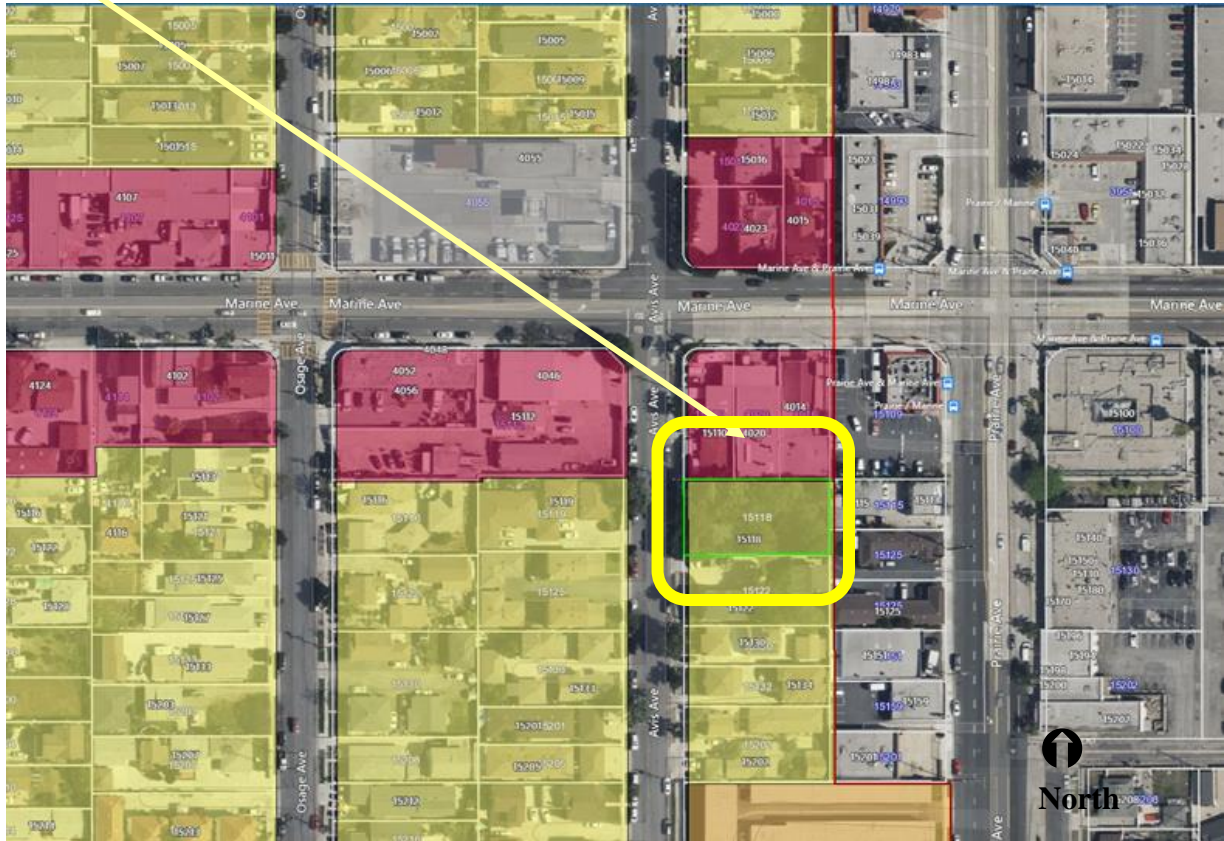
[Exhibit D - Notice of Exemption](#)

EXHIBIT A  
Vicinity Map

# Vicinity Map

## Subject Site

15118 Avis Avenue



## City of Lawndale Community Development Department

APPLICATION/CASE NO:	Case No. 25-15
APPLICANT REPRESENTATIVE:	Charles Montes
SITE ADDRESS:	15118 Avis Avenue
	Lawndale, CA 90260

**EXHIBIT B**  
**Resolution No. 25-07**

**RESOLUTION NO. 25-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF LAWDALE, CALIFORNIA, SETTING  
FORTH FINDINGS OF FACT AND DETERMINATIONS  
RELATIVE TO CASE NO. 25-15: DESIGN REVIEW AND  
APPROVAL OF CEQA CATEGORICAL EXEMPTION**

**CONDITIONALLY APPROVED**

**WHEREAS**, an application has been filed by Charles Montes, (“Applicant”), for approval of a Design Review, for the construction of three (3) single family residences (“Project”) for the property located at 15118 Avis 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 three existing single-family residences (SFR), one SFR will be demolished and the other two SFR units will be combined as one SFR for the proposed 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 consists of the construction of two (2) 2-story single-family residential units and one (1) single-story single-family residential unit (total of three new SFR units) on the Property, which contains 10,920 square feet of net land area; and

**WHEREAS**, Case No. 25-15 was properly noticed and set for public hearing before the Planning Commission on May 28, 2025; and

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



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

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

**Section 2.** That the Project involves new infill construction of three (3) 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) and Section 15332 (“In-fill Development Projects”) of the CEQA Guidelines. Staff is hereby directed to prepare and file a Notice of Exemption.

**Section 3.** In connection with the in-fill development Categorical Exemption (CEQA Guidelines §15332), the Planning Commission finds that the Project meets the following conditions:

- A. *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The Project consists of the construction of three (3) single-family residential units. The Project is consistent with the applicable R-2 zoning designation and regulations, which allows for two (2) residential dwelling units on lots that have at least 5,000 square feet of land area (LMC §17.48.110). The proposed plans are in compliance with all of the development standards of the R-2 zoning district. Additionally, the Project is consistent with Policy 6d, multi-family medium density dwellings, of the Land Use Element and Goal 2, to provide adequate residential sites, of the Housing Element of the General Plan. The Project is also consistent with the General Plan's goal to allow the development of Residential Multi-Family units on the subject site. Additionally, the proposed development is in accordance with the design guidelines and the development standards established in Title 17 (Zoning) of the LMC, including those set forth in LMC Section 17.80.070 relating to condominiums.
- B. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The Project occurs in and is substantially surrounded by an urbanized area within city limits on a site of less than five acres. The Property is 10, 920 square feet in area.
- C. *The Project site has no value as habitat for endangered, rare or threatened species.* The Project site is located in a highly urbanized and densely populated area. The Project site is surrounded by urban and commercial uses which do not make the site conducive as a habitat for endangered, rare, or threatened species and endangered, rare, or threatened species are not known to reside in the immediate area of the Project site. In addition, the City approved the Final Environmental Impact Report (SCH:2022120088) and under the existing conditions report the Lawndale is included in the Greater Los Angeles County Open Space for Habitat and Recreation Plan (as part of the Integrated Regional Water Management Plan Update of

2012). No Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan exists within the City or South Bay region.

- D. *Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality.* The Project conditions of approval will ensure that the Project will not result in any significant effects related to traffic, noise, air quality, or water quality. These conditions will ensure that any impacts that could be detrimental to the public health, safety, and welfare of neighboring properties are minimized through public improvements. There are no reasonably identifiable unusual circumstances that would cause significant effects on the environment. The proposed project is a typical single family residential development that is common in an urban setting.
- E. *The site can be adequately served by all required utilities and public services.* All services and access to the proposed parcels meet local standards. Further, any conditions placed by local utilities or public services to adequately serve the Project are included within the

**Section 4.** Pursuant to the design review requirements in LMC Section 17.30.030, in conditionally approving this application for design review, 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 Property is currently developed with three existing single-family residences which will be demolished as part of the Project. 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 28% of the lot, less than the 60% maximum allowed. Therefore, the Project will improve the community's and nearby neighborhood appearance without extreme building bulk. The City's General Plan 2045 Land Use LU-3 encourages "development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area." The proposed development will be architecturally compatible to the surrounding area.
- 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.

- 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 two-story (26 feet) and one-story (16 feet) elements two (2) 2-story (detached) residential buildings, which is consistent with the type and scale of homes that are within the surrounding neighborhood.

**Section 5.** 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 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 28% 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 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 and decorative awnings.
- 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 6.** 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 the 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 (1) 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 twenty-four (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 thirty (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 be required but, if installed, must comply with LMC Section 17.48.050, i.e. up to forty eight inches in height provided that any portion over thirty inches is see-through. The Applicant shall submit a fence permit application for all fences that are to be installed as part of this project.
12. All exterior light fixtures shall be directed onto the Property and no direct glare shall be visible from adjoining residentially zoned and/or developed properties. The maximum allowable illumination at the property line shall not exceed 0.5 foot-candles.
13. A landscape plan that complies with the requirements of LMC Chapter 17.88, Water Efficient Landscape, to the satisfaction of the Community Development Director, must be approved prior to the issuance of building permits. Trees planted in the front yard setback shall be a minimum 36" box tree.
14. The Project shall comply with all Los Angeles County Fire Department conditions of approval.
15. The Applicant shall indemnify, defend, and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding against the City or its agents, officers or employees in connection with the Project including any action to attack, set aside, void or annul any approval by the City concerning the Project or the City's refusal to issue certificates of occupancy for the Applicant's failure to comply with any of these conditions of approval. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.

16. The Project shall comply with all of the provisions of Title 13 of the LMC relating to public services and storm water management. The Project shall also conform to National Pollutant Discharge Elimination System (NPDES) standards and Standard Urban Storm Water Mitigation Plan (SUSMP) requirements, if applicable, prior to any grading operations.
17. All property drainage shall be directed to the street in a manner acceptable to the Building Official. The Applicant shall not block existing drainage from adjacent properties and must show sufficient elevations outside of the property and contour lines to allow the Building Official to ascertain that existing drainage from adjacent properties is not blocked and adequate retaining systems are installed.
18. The Applicant shall contact Golden State Water Company for review of the existing water main once Los Angeles County Fire Department has issued its fire protection requirements for this Project.
19. The Applicant shall request a cost estimate for water system modifications and project review prior to the start of construction from Golden State Water Company.

**Public Works/City Engineer Conditions:**

20. The Applicant shall pay all applicable fees, including but not limited to, plan check fees, with the Public Works Department .
21. The applicant shall submit a demolition plan to the Public Works Department and pay all applicable fees in connection with the review thereof prior to the issuance of a demolition permit.
22. The applicant shall submit a copy of property deed or recent title report within 6 months old to the Department of Public Works/Engineering Division.
23. The applicant shall submit a copy of the approved Grading and Drainage Plan to the Public Works Department prior to the issuance of a building permit.
24. The applicant shall design the project in a manner that prevents surface water from draining across the sidewalk and cross-lot drain to adjacent properties.
25. The applicant shall comply with all requirements of California Drainage Law and/or the County Low Impact Development. Provide a copy of approved LID plan to the Public Works Department.
26. 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.
27. The applicant shall remove all existing utility pavement markings from the sidewalk and street prior to issuance of a Certificate of Occupancy for the Project.

28. The applicant shall not install water or utility pull boxes within the new driveway approach area.
29. All required water meters, meter service changes and/or fire protection lines shall be installed by the developer. Any new water meters shall be installed in parkways.
30. The applicant shall readjust exiting parkway water meter box to be level with surrounding grade.
31. If a new sewer lateral is require, the new sewer pipe must be minimum of six inch diameter vitrified clay pipe within the public right-of-way. The applicant shall obtain sewer connection permit from the Public Works Department for proposed new sewer lateral.
32. The applicant shall provide a copy of sewer video inspection to the Public Works Department prior to the final sign off.
33. All new proposed utilities shall be constructed underground.
34. All existing utilities shall be constructed underground if any modifications are proposed for the electrical service panel.
35. All work in the public right-of-way shall be completed per APWA standards.
36. Remove and reconstruct damaged and depressed sidewalk fronting the property to the satisfaction of the City Engineer. New sidewalk and driveway approaches need to comply with Americans with Disabilities Act (ADA).
37. Remove and reconstruct out-of-grade parkway concrete pads to the satisfaction of the City Engineer.
38. Proposed new driveway apron width shall be not more than fifty percent of a lot's frontage per LMC Section 17.72.060. Applicant shall obtain concrete permit from the Public Work Department.
39. The applicant shall regrade existing parkway and landscape with grass per LMC Section 12.28.050.
40. The applicant shall submit offsite improvement plans for review and approval. The offsite improvement plans include but not limited to propose utilities service connections, concrete work, pavement work, striping, and signs.
41. The applicant shall obtain an encroachment permit from the Public Works Department prior to conducting any off-site improvements or to be work in the public right-of-way.
42. The applicant shall provide a proposed staging plan, haul route map, and off street parking during construction. The applicant must designate a construction staging area on the site. Any

construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.

43. No final sign off shall be given until all conditions of approval from the Public Works Department have been completed.

**Additional Conditions:**

44. The Applicant shall provide sufficient decorative outdoor lighting for all units, to the satisfaction of the Community Development Director.
45. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
46. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
47. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
48. All newly planted trees shall require root barriers and be double staked and guy wired.
49. 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.
50. No exterior security bars shall be allowed to be placed along the buildings' facade.
51. 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.
52. 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.
53. 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.
54. 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.



55. 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.
56. 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.
57. 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.
58. All landscaping and irrigation systems shall be continuously maintained in good repair by the property owners or homeowners association. 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.
59. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
60. 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.
61. 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.
62. 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.
63. 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.
64. The Project shall comply with all development standards set forth in LMC Section 17.80.070(A) pertaining to condominium developments.
65. The Applicant shall not install a fourth bedroom within either 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.

66. 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.
67. 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 28<sup>TH</sup> DAY OF MAY 2025.**

---

Dr. Daniel Urrutia, Chairperson  
Lawndale Planning Commission

ATTEST

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

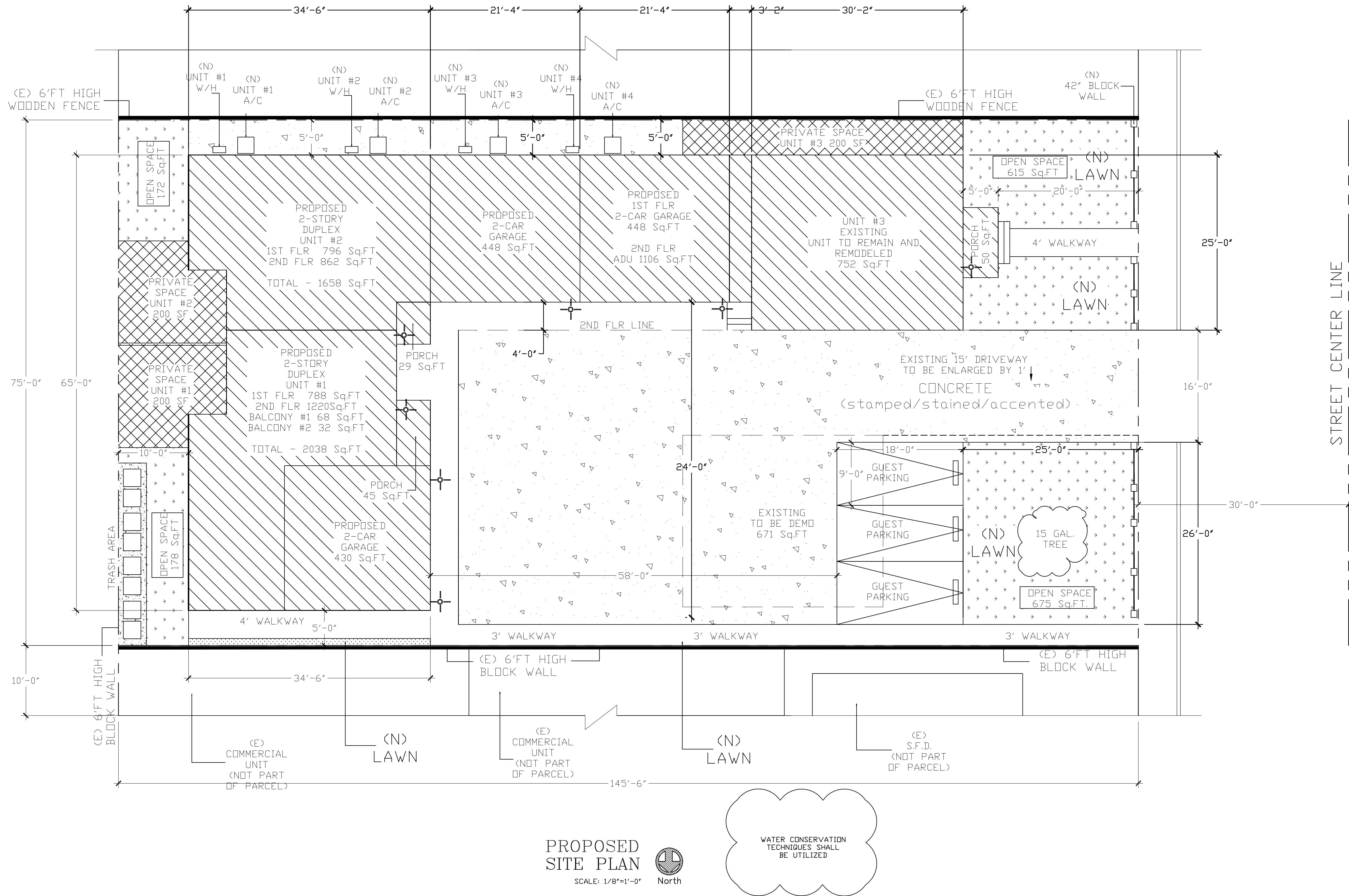
I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-07** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **28<sup>th</sup> day of May 2025** by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

---

Peter Kann,  
Community Development Director

EXHIBIT C  
Architectural Plans

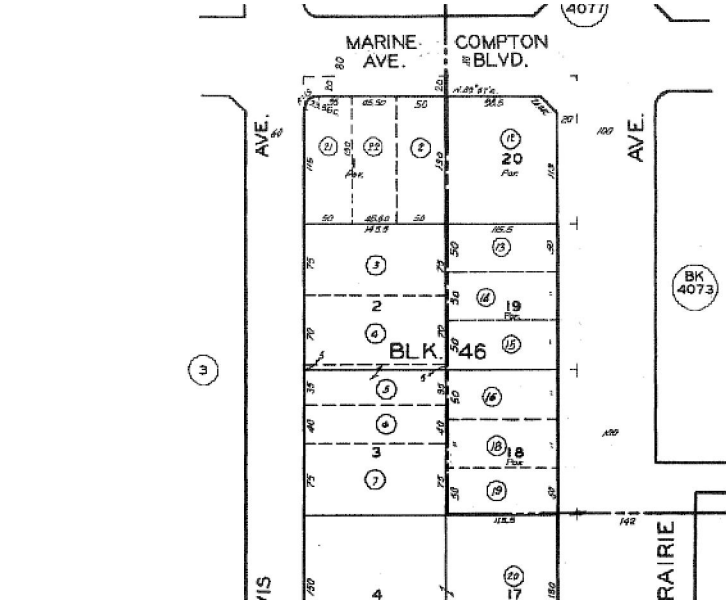


SHEET INDEX

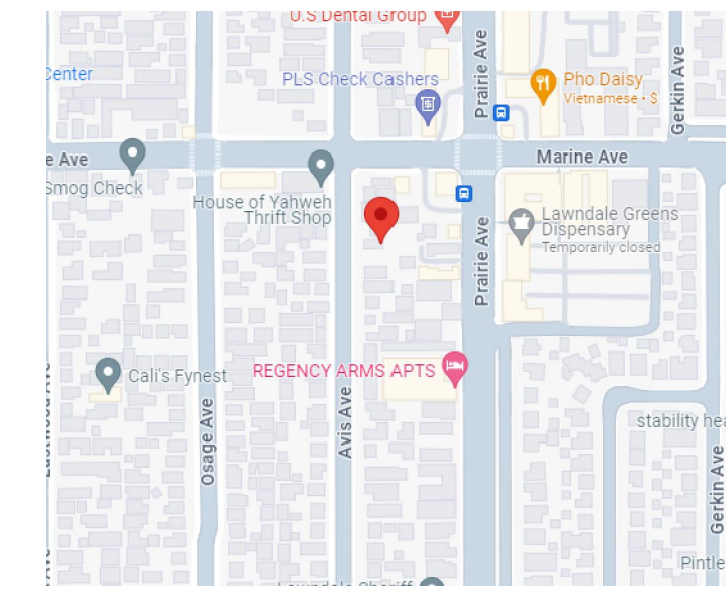
- 1 PROPOSED SITE PLAN
- 2 EXISTING SITE PLAN/FLOOR PLAN
- 3 PROPOSED 1ST FLOOR PLAN
- 4 PROPOSED 2ND FLOOR PLAN
- 5 PROPOSED ROOF PLAN
- 6 PROPOSED EAST/SOUTH ELEVATIONS
- 7 PROPOSED NORTH/WEST ELEVATIONS
- 8 PROPOSED CROSS SECTIONS

**OWNER**  
ELBA M SARAVIA  
310 714 8177  
2914 N PARK AVENUE  
SAN BERNARDINO CA 92404

**DESIGNER**  
CHARLES MONTES  
562 640 2224  
8227 COLE ST  
DOWNEY CA 90242



**ASSESSORS' MAP**  
Property Information  
Assessor's ID No 4076-001-003  
Property Boundary Description  
LAWNDALE ACRES N 75 FT OF  
LOT 2 BLK 46  
Property Type: Multi-Family Residential



VICINITY MAP

SITE NOTES

-THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWDER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOD-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 COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.  
-AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 171,874 FOR WORK OVER \$10,000)  
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

SCOPE OF WORK

- PROPOSED 2-STORY S.F.D. DUPLEX UNIT #1  
1ST FLOOR  
LIVING AREA 788 Sq.F.T  
PATIO 54 Sq.F.T  
2-CAR GARAGE 430 Sq.F.T  
PORCH 48 Sq.F.T  
2ND FLOOR  
LIVING AREA 796 Sq.F.T  
PATIO 32 Sq.F.T  
BALCONY #1 68 Sq.F.T  
BALCONY #2 32 Sq.F.T  
- PROPOSED 2-STORY S.F.D. DUPLEX UNIT #2  
1ST FLOOR  
LIVING AREA 818 Sq.F.T  
PATIO 57 Sq.F.T  
2-CAR GARAGE 448 Sq.F.T  
PORCH 19 Sq.F.T  
2ND FLOOR  
LIVING AREA 862 Sq.F.T  
- PROPOSED 2-STORY (ADU)  
1ST FLOOR  
2-CAR GARAGE 448 Sq.F.T  
2ND FLOOR  
ADU 1106 Sq.F.T  
- EXISTING FRONT UNIT #3  
(TWO EXISTING S.F.D. TO BE COMBINED)  
TO REMAIN/REMODELED 752 Sq.F.T  
PORCH 50 Sq.F.T  
(E) S.F.D TO BE DEMO - 671 Sq.F.T  
TOTAL - 3154 Sq.F.T  
LOT SIZE - 10,920 Sq.F.T  
LOT COVERAGE 28%  
PROPOSED PARKING - 9  
3 OPEN VISITOR PARKING SPACES  
6 GARAGE PARKING SPACES  
PROPOSED OPEN SPACE - 1936 Sq.F.T.

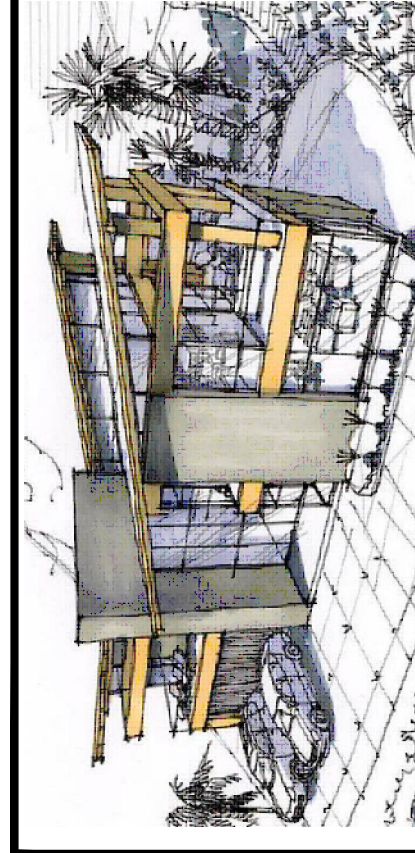
DATA TABLE

EXISTING UNIT #1 - 475 Sq.F.T  
EXISTING UNIT #2 - 475 Sq.F.T  
EXISTING UNIT #3 - 671 Sq.F.T  
TOTAL - 1621 Sq.F.T

REVISIONS	
No.	DATE:
No.	DATE:
No.	DATE:

**NOTICE:**  
WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.  
THESE DRAWINGS AND LAYOUTS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF DESIGNER

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BLUEPRINTS SERVICES  
•NEW HOMES  
•ADDITIONS  
•SOIL REPORTS • T24  
•STRUCTURAL CALCS  
•GRADING PLAN

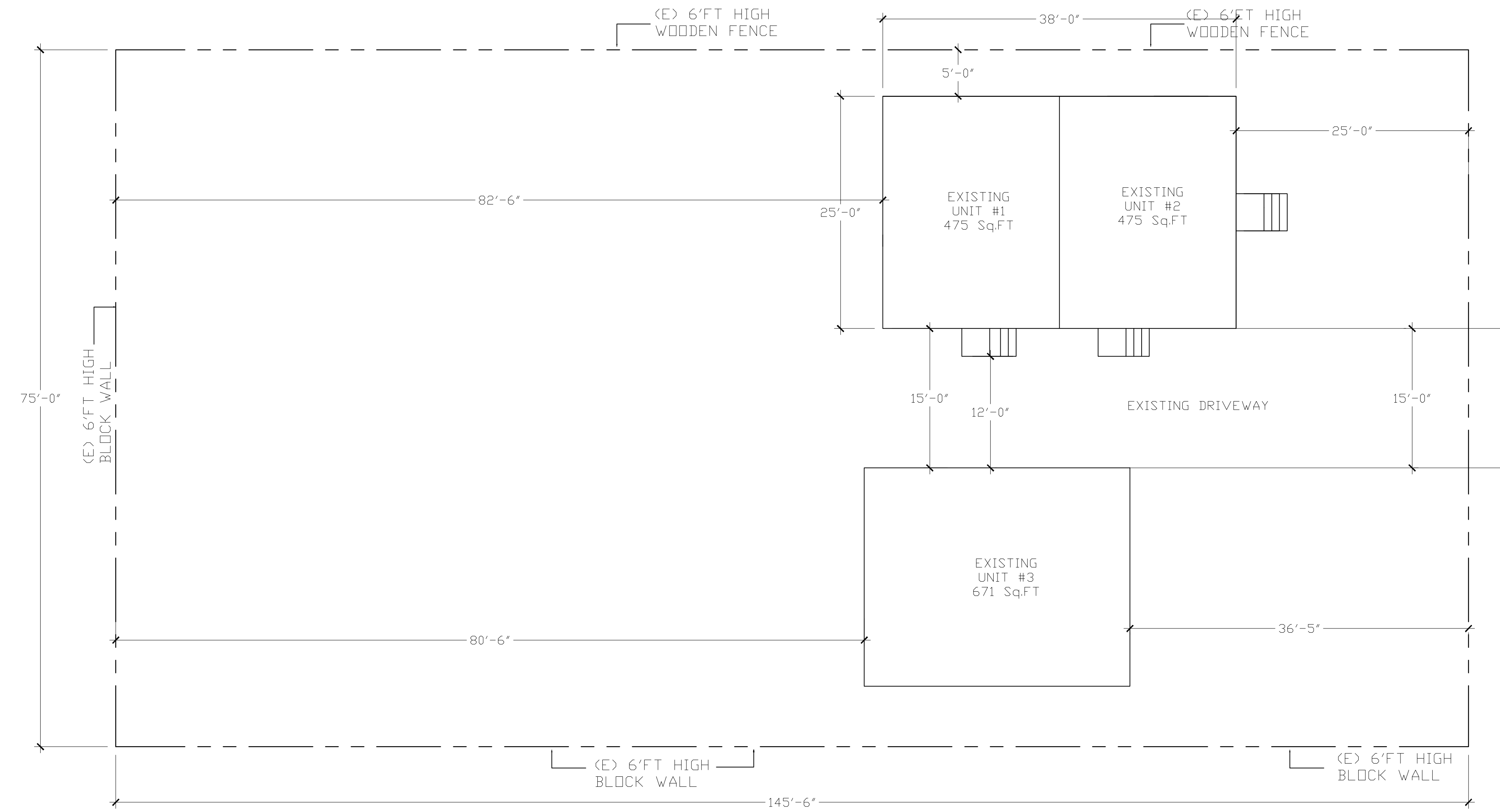


**PROJECT:**  
15118 AVIS AVE  
LAWNDALE CA 90260  
**OWNER:**  
SARAVIA (310) 714-8177  
ELBA M SARAVIA  
2914 N PARK AVE  
SAN BERNARDINO CA 92404

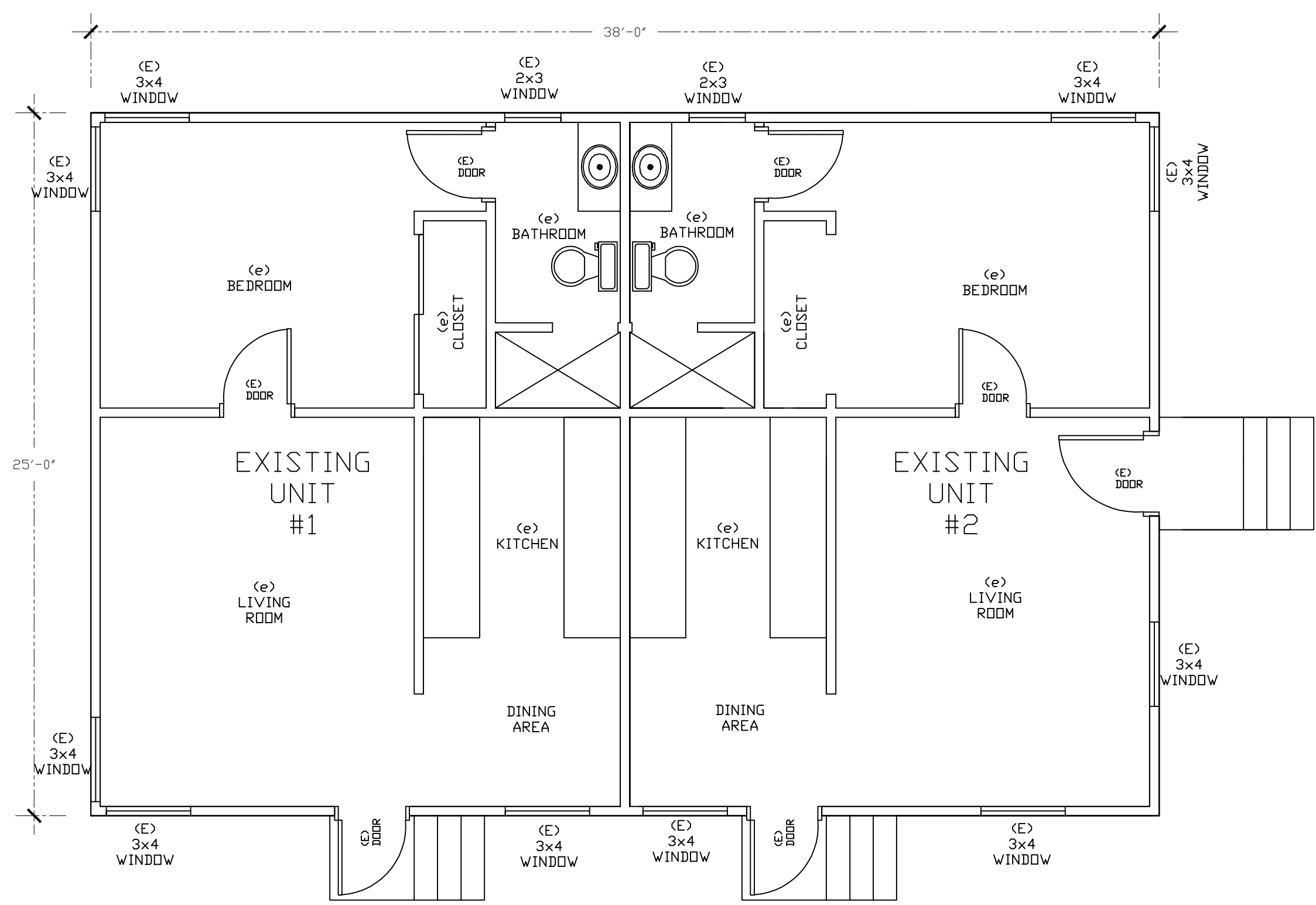
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**DATE**  
**SCALE**  
**JOB NO.**

**SHEET**  
**1 OF 8**

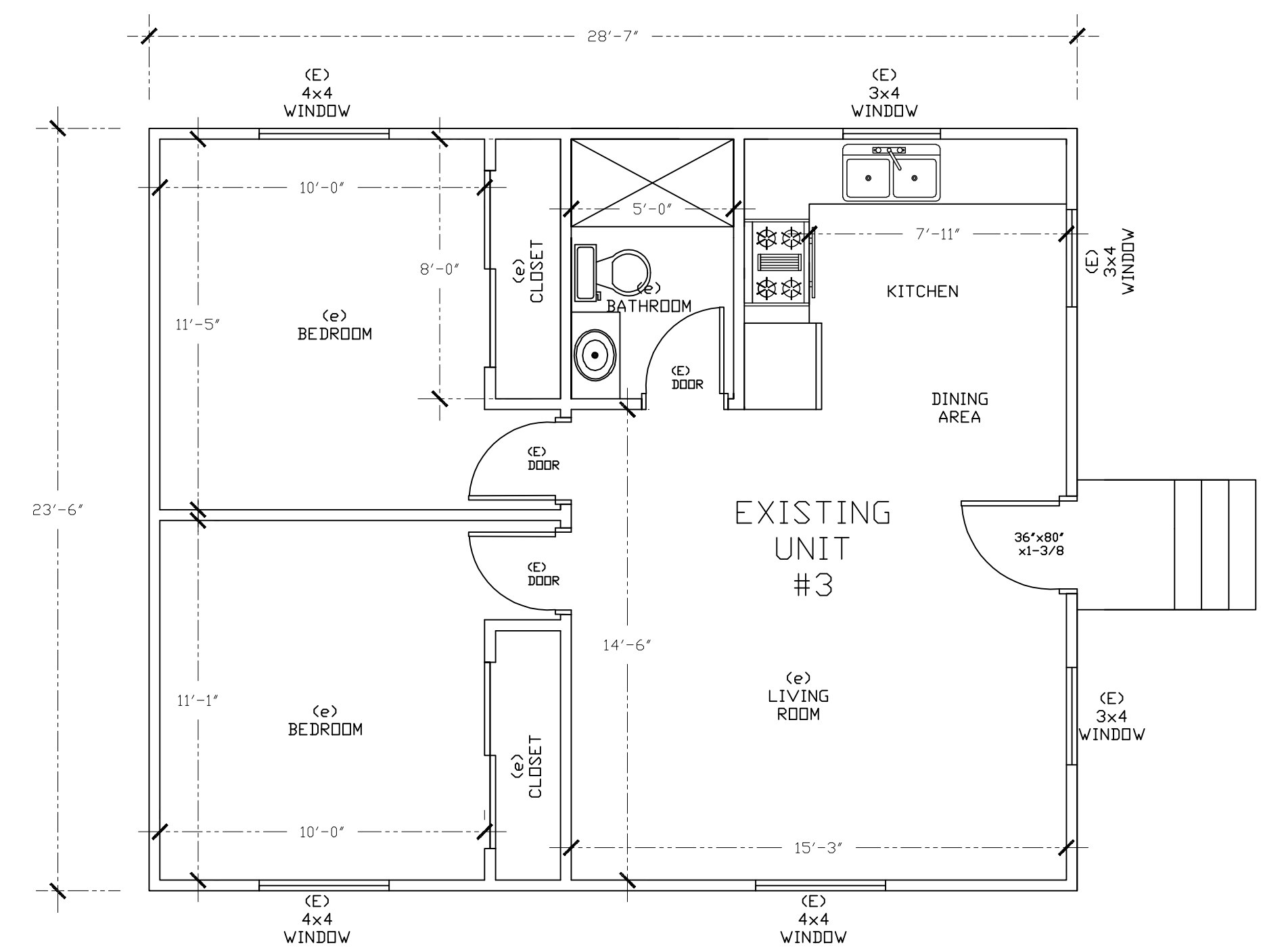




EXISTING  
SITE PLAN  
SCALE: 1/8"=1'-0" North



UNIT #1 & #2  
EXISTING  
FLOOR PLAN  
SCALE: 1/4"=1'-0" North



UNIT #3  
EXISTING  
FLOOR PLAN  
SCALE: 1/4"=1'-0" North

REVISIONS	
No.	DATE:
No.	DATE:
No.	DATE:

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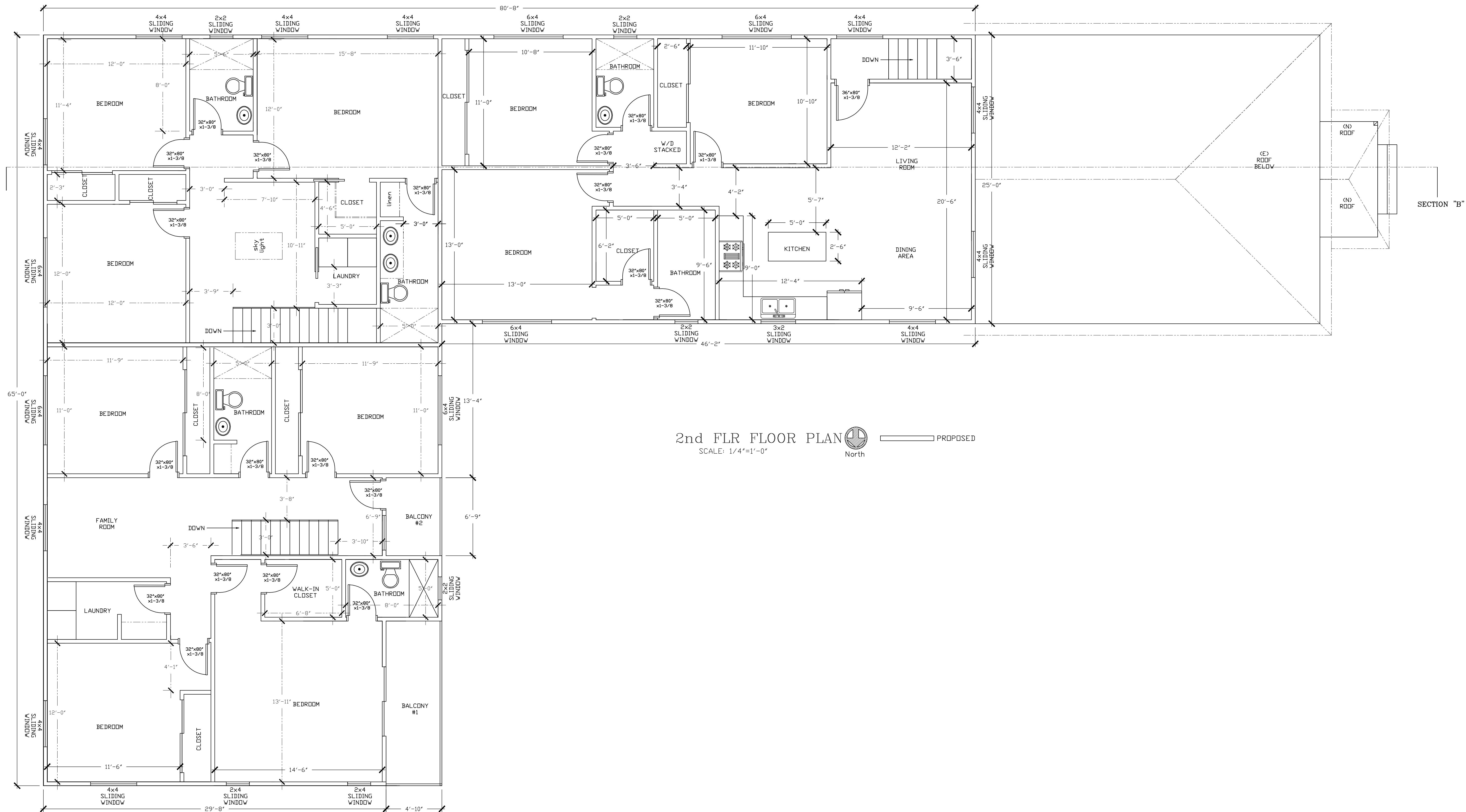
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15118 AVIS AVE  
LAWDALE CA 90260

**OWNER:**  
ELBA M SARAVIA (310) 714-8177  
2914 N PARK AVE  
SAN BERNARDINO CA 92404

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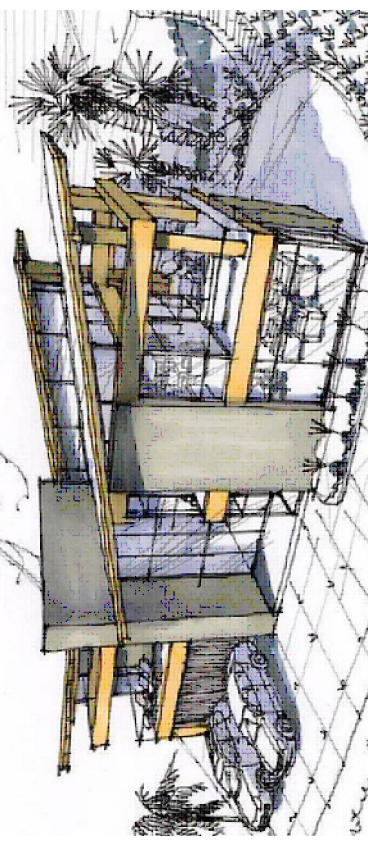
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**OWNER:**  
ELBA M SARAVIA (310) 714-8177  
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SAN BERNARDINO CA 92404

DRAWN

DATE

SCALE

JOB NO.

SHEET

4 OF 8



ROOF PLAN  
SCALE: 1/4"=1'-0" North

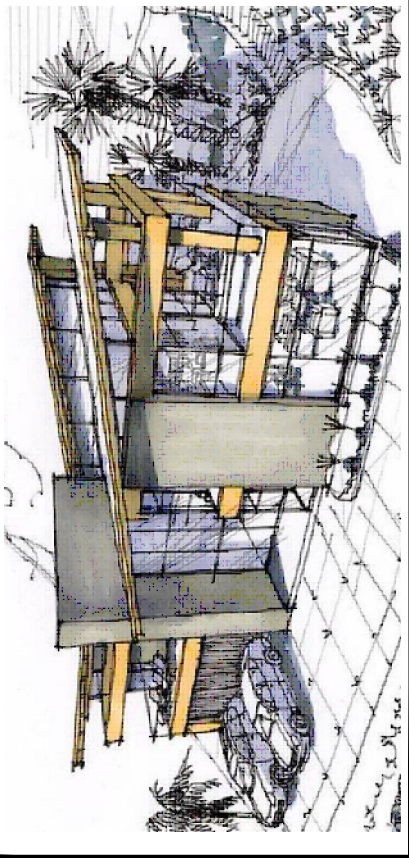
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**OWNER:**  
SARAVIA (310) 714-8177  
ELBA M PARK AVE  
2914 N PARK AVE  
SAN BERNARDINO CA 92404

DRAWN

DATE

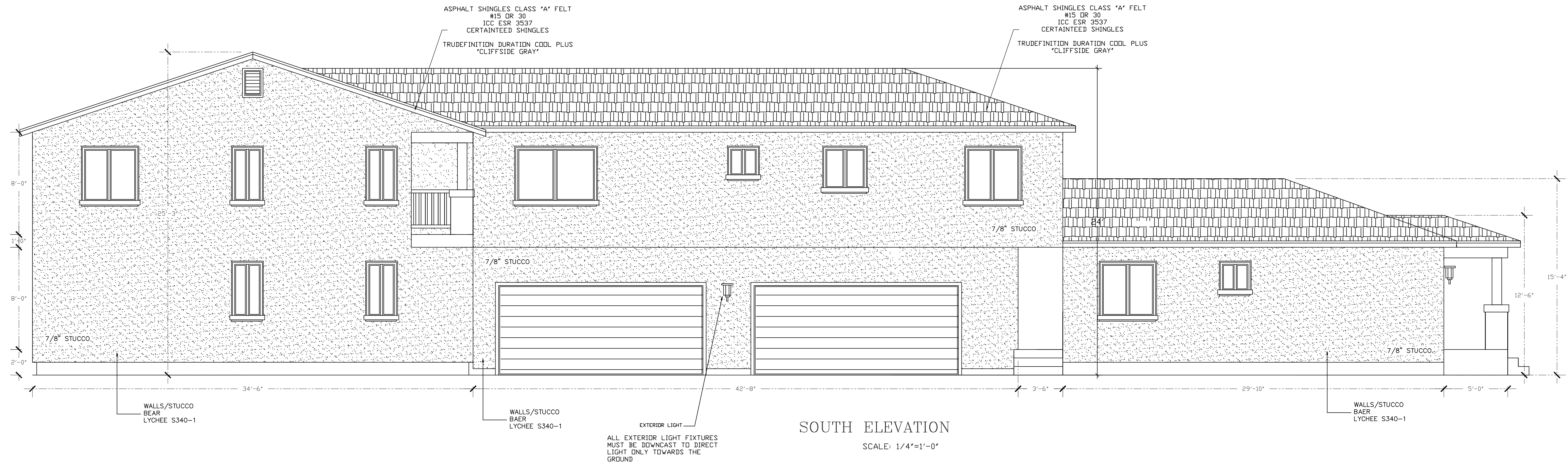
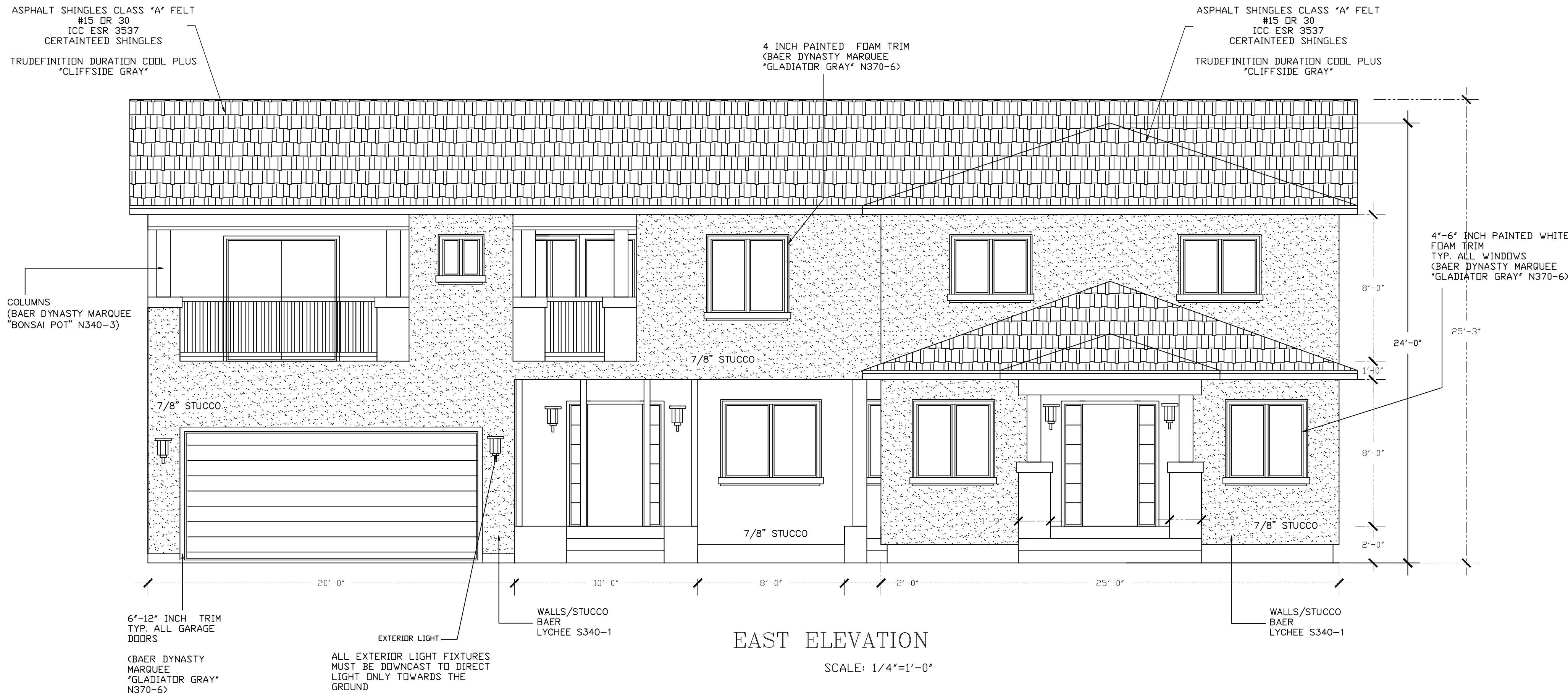
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5 OF 8





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No.	DATE:

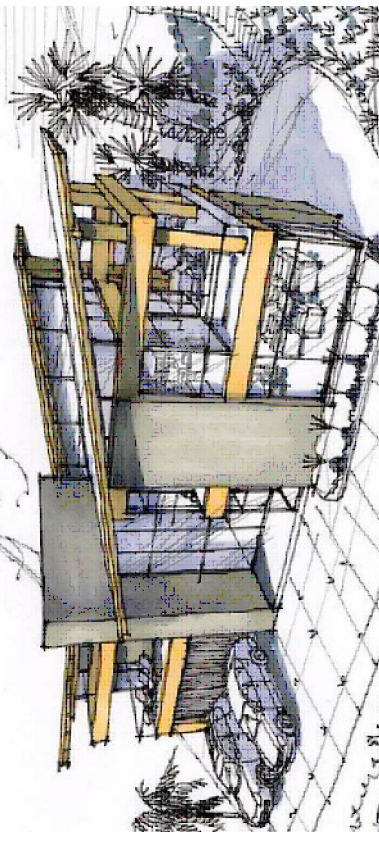
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SHALL TAKE PRECEDENCE OVER SCALED  
DIMENSIONS. CONTRACTORS SHALL VERIFY  
AND BE RESPONSIBLE FOR ALL  
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• ADDITIONS  
• SOIL REPORTS

• STRUCTURAL CALCS  
• GRADING PLAN  
• T24



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SAN BERNARDINO CA 92404

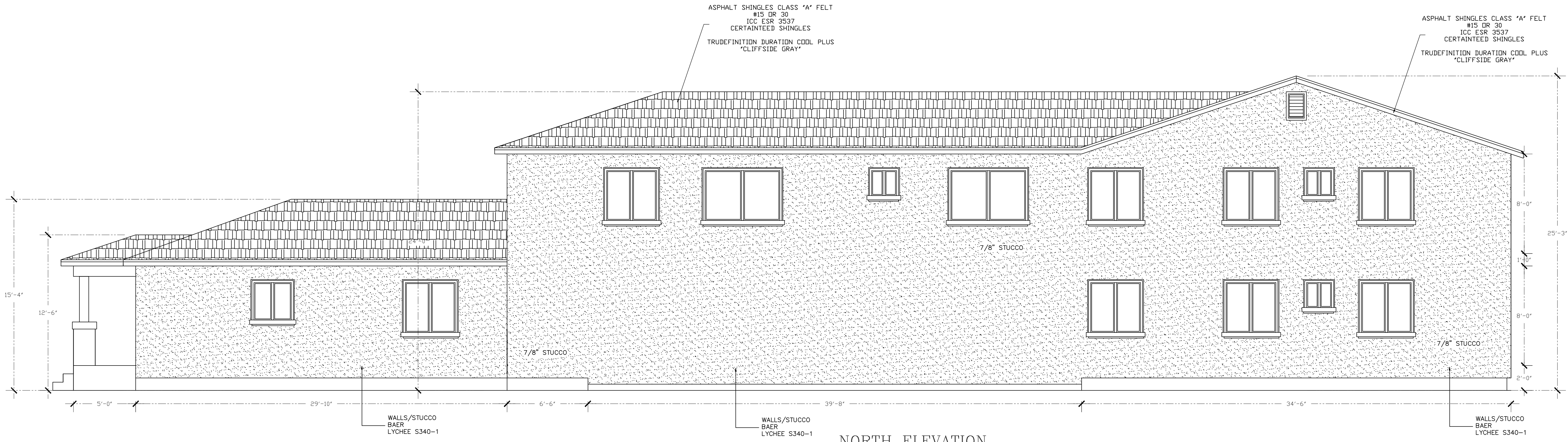
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SCALE  
JOB NO.

**SHEET**  
**6 OF 8**





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

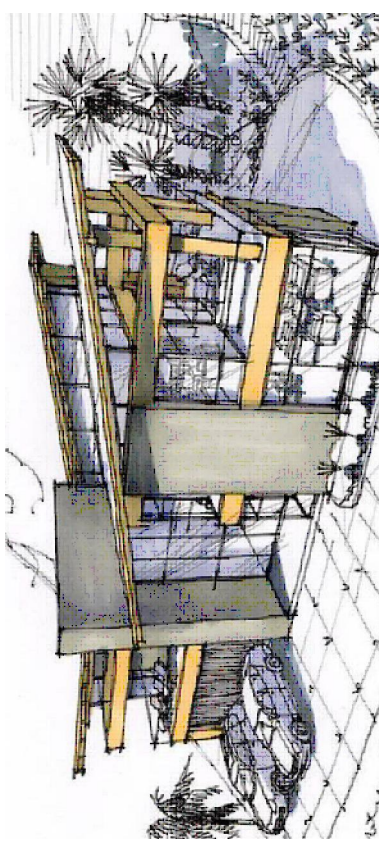


NORTH ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS	
No.	DATE:
No.	DATE:
No.	DATE:

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•STRUCTURAL CALCS  
•GRADING PLAN

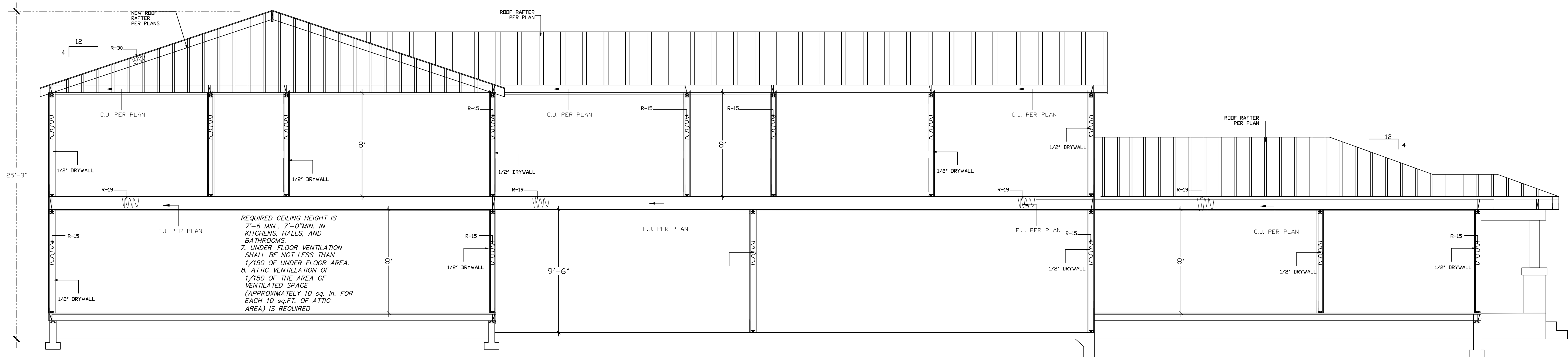


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15118 AVIS AVE  
LAWDALE CA 90260  
**OWNER:**  
ELBA M SARAVIA (310) 714-8177  
2914 N PARK AVE  
SAN BERNARDINO CA 92404

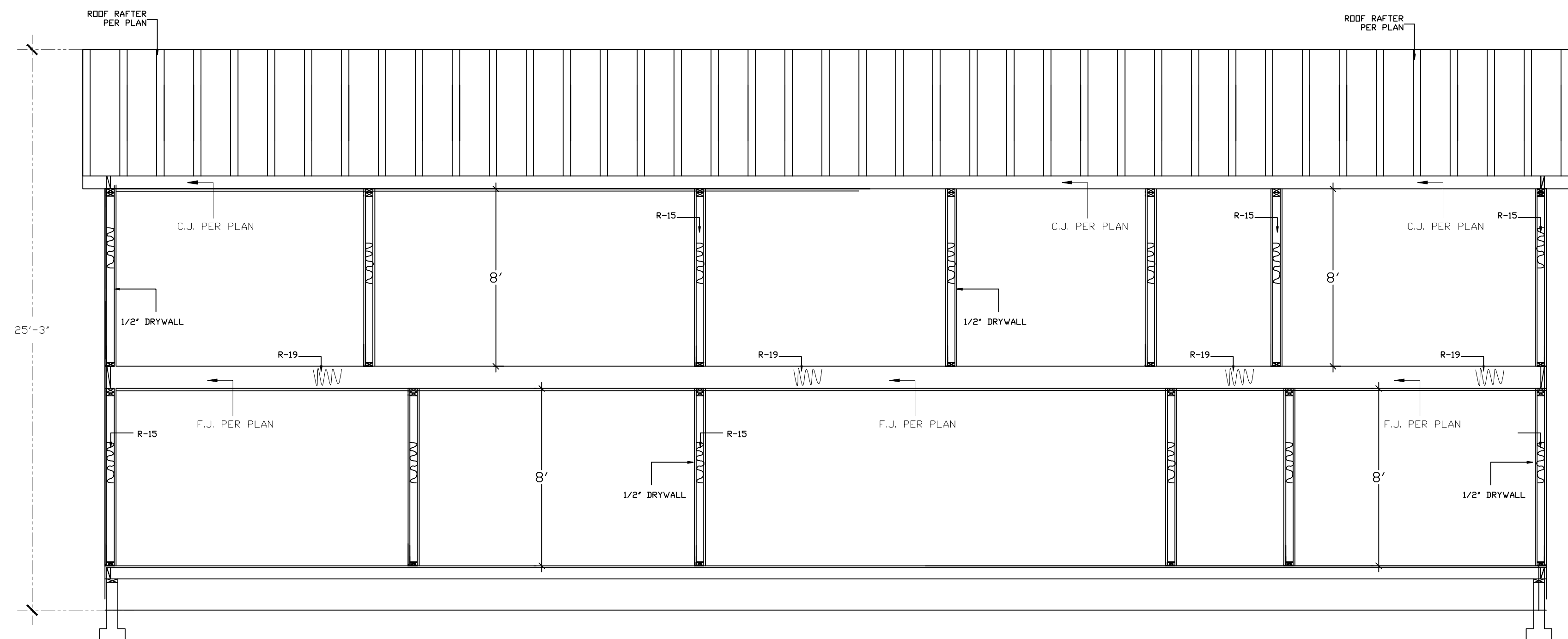
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SCALE  
JOB NO.

**SHEET**  
**7 OF 8**





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



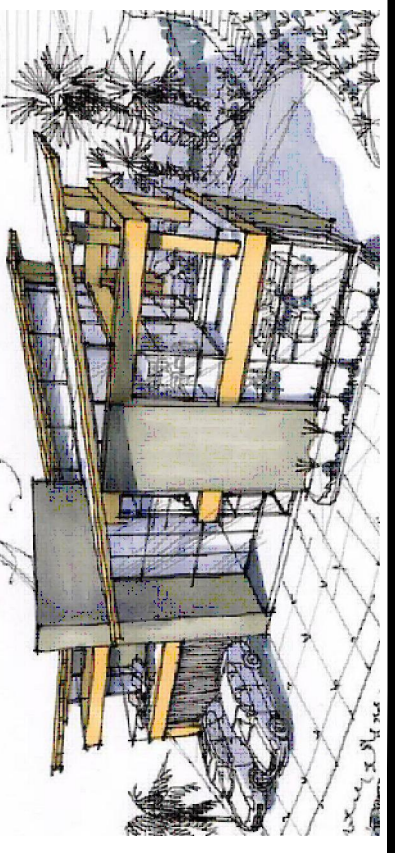
CROSS SECTION A  
SCALE: 1/4"=1'-0"

REVISIONS	
No.	DATE:
No.	DATE:
No.	DATE:

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Associated Builders of California

BLUEPRINTS SERVICES  
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PROJECT:  
15118 AVIS AVE  
LAWDALE CA 90260

OWNER:  
ELBA M SARAVIA (310) 714-8177  
2914 N PARK AVE  
SAN BERNARDINO CA 92404

DRAWN

DATE

SCALE

JOB NO.

SHEET

8 OF 8

EXHIBIT D  
Notice of Exemption

# Notice of Exemption

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



To: ☒ Los Angeles County Clerk's Office

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

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

Project Title: Case No. 25-15 Design Review

1. City of Lawndale Community Development Department
2. Project Location – Specific: 15118 Avis Avenue
3. (a) Project Location - City: City of Lawndale  
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: Case 25-15: Design Review Application to Construct three (3) Single-Family Residences within the R-2 Zone (Two-Family Residence Zone).
5. Name of Public Agency approving project: City of Lawndale, California
6. Name of Person or Agency carrying out project: Jose Hernandez, 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) New Construction and Section 15332 INF.
  - (e) Declared Emergency.
  - (f) Statutory Exemption. State Code section number: \_\_\_\_\_
  - (g) Other. Explanation: \_\_\_\_\_
8. Reason why project is exempt: CEQA Section 15303(a) allows for the development of up to three single family homes within an urbanized area. The City of Lawndale ("City") is an urbanized area within Los Angeles County. Section 15332 of the CEQA Guidelines exempts the development of three residential units when its certain that the project will be consistent with zoning standards, developed on parcel less than five acres, the project has will not impact endangered or threaten species, and the site is adequately served by all required utilities and public services.
9. Contact Person: Jose Hernandez, Associate Planner  
Telephone: (310) 973-3240
10. **Attach Preliminary Exemption Assessment (Form "A") before filing.**

Date Received for Filing: \_\_\_\_\_

(Clerk Stamp Here)

\_\_\_\_\_  
Signature (Lead Agency Representative)

Jose Hernandez, Associate Planner  
Title