



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

Wednesday, July 24, 2024, 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.*

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**1: CALL TO ORDER**

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**2: ROLL CALL**

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**3: PLEDGE OF ALLEGIANCE**

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**4: CONSENT CALENDAR**

4A. Minutes of the Lawndale Planning Commission Regular Meeting – July 10, 2024

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**5: 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.

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**6: PUBLIC HEARINGS**

6A. CASE NO. 23-17: CONSIDERATION OF A SPECIAL USE PERMIT AND DESIGN REVIEW FOR A 9-UNIT APARTMENT COMPLEX WITH 8 AT MARKET UNITS AND 1 AFFORDABLE DENSITY BONUS UNIT AND CEQA EXEMPTION, ON PROPERTY LOCATED AT 4025 W 169TH STREET.

6B. CASE 24-16: A PROPOSAL FOR TWO 2-STORY SINGLE FAMILY RESIDENCES THAT REQUIRE A SPECIAL USE PERMIT, DESIGN REVIEW AND VESTING TENTATIVE PARCEL MAP FOR THE PROPERTY LOCATED AT 15634 SOMBRA AVENUE

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**7: REGULAR AGENDA**

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**8: ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

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**9: ITEMS FROM THE PLANNING COMMISSION**

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**10: ADJOURNMENT**

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, August 14, 2024, in the Lawndale City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

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

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

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Adrian Gutierrez,

Administrative Assistant II

*Date Posted: July 18, 2024*



# **CITY OF LAWDALE PLANNING COMMISSION**

## **STAFF REPORT**

**DATE:** Wednesday, July 24, 2024, 6:30 PM  
**TO:** Honorable Chairperson and Members of the Planning Commission  
**PREPARED BY:** Adrian Gutierrez, Administrative Assistant II  
**RE:** Minutes of the Lawndale Planning Commission Regular Meeting – July 10, 2024

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**RECOMMENDATION:**

Recommendation: that the Planning Commission approve the minutes dated July 10, 2024.

**Attachments**

[07-10-2024 - PC Meeting Minutes.pdf](#)



**MINUTES OF THE  
LAWDALE PLANNING COMMISSION REGULAR MEETING  
JULY 10, 2024**

**A. CALL TO ORDER**

Chairperson Price called the regular meeting to order at 6:30 p.m. in the 2nd-floor meeting room of the Harold E. Hofmann Community Center, 14700 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

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

**Commissioners Absent:** Commissioner Scott Smith

**Other Participants:** Associate Planner Jose Hernandez, Administrative Assistant II Adrian Gutierrez

**C. PLEDGE OF ALLEGIANCE**

Commissioner Sitka led the flag salute.

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – June 26, 2024**

A motion was made by Commissioner Sitka and seconded by Commissioner Urrutia to approve the minutes. The motion passed 4-0 with Commissioner Smith absent.

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

**1. Case No. 23-17: Consideration of a Special Use Permit and Design Review for a 9-Unit Apartment Complex with 8 At Market Units and 1 Affordable Density Bonus Unit and CEQA Exemption on Property Located at 4025 W. 169th Street (Continued from the June 26, 2024 regular meeting).**

Associate Planner Hernandez explained why the continuance was requested.

Chairperson Price approved the continuance of Case No. 23-17 until the next regularly scheduled meeting.

**G. REGULAR AGENDA ITEMS**

None

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

None

**I. ITEMS FROM THE COMMISSION**

Chairperson Price asked about fence height regulations due to a residential property located on Redondo Beach Boulevard having a fence taller than four feet in the front yard.

**J. ADJOURNMENT**

Chairperson Price adjourned the meeting at 6:37 p.m. to the next regularly scheduled meeting to be held on Wednesday, July 26, 2024, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

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Ni Kal S. Price, Chairperson

ATTEST:

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Jared Chavez, Community Development Manager



# **CITY OF LAWDALE PLANNING COMMISSION**

## **STAFF REPORT**

**DATE:** Wednesday, July 24, 2024, 6:30 PM

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

**PREPARED BY:** Jared Chavez, Community Development Manager

**RE:** CASE NO. 23-17: CONSIDERATION OF A SPECIAL USE PERMIT AND DESIGN REVIEW FOR A 9-UNIT APARTMENT COMPLEX WITH 8 AT MARKET UNITS AND 1 AFFORDABLE DENSITY BONUS UNIT AND CEQA EXEMPTION, ON PROPERTY LOCATED AT 4025 W 169TH STREET.

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### **PROJECT DESCRIPTION:**

The applicant is seeking approval of a Special Use Permit, and a Design Review to develop 9 units. The proposed project requires the approval of a Special Use Permit by the Planning Commission per LMC 17.28.020 B. The project involves two parcels identified as APN(s): 4074-016-016 (4025 W 169<sup>th</sup>) & 4074-016-019 (no address), zoned R-2 (Two-family residence).

**APPLICANT:** Ike Mbelu

**PROPERTY OWNER:** Awad Investment LLC.  
11986 Prairie Avenue, Hawthorne CA 90254

**LOCATION:** 4025 W 169<sup>th</sup> Street (the "Subject Property")

**APN:** 4074-016-019 and 4074-016-016

**ZONE:** R-2 (Two-family Residence) Zone

**GENERAL PLAN:** Medium Density Residential

**ENVIRONMENTAL ASSESSMENT:** The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 "In-fill" development of the CEQA Guidelines.

**ANALYSIS:**  
Existing Site Conditions

The Subject Property is located at 4025 W. 169<sup>th</sup> Street and is within the R-2 (Two-family Residence) Zoning district. The site is an irregular shape lot that has an overall size that is approximately 15,358 square feet, which meets the Zoning Code’s minimum area requirement for 6 dwelling units (2,500 sq. ft. per dwelling unit and one (1) additional attached or detached dwelling unit may be constructed for each 3,000 square feet of lot area more than 5,000 square feet). The applicant is requesting a density bonus of 50% to add 3 additional units. The applicant proposes a total of 9 units with 1 very low-income unit. The site is currently developed with an existing single-family residence which measures approximately 1,144 square feet and a detached garage. As a part of this application the existing unit and the detached garage will be demolished.

Surrounding Developments

The site is surrounded on the east, and north sides by residences which are zoned R-2 (Two Family Residence Zone), to the west is the 405 freeway and right of way and to the south is a commercial property that is zoned C-3 (Commercial zone). The properties surrounding the project to the east and north are developed with two (2) units; to the south of the property is a commercial gas station. The proposed construction of 9 apartment units with a tucked under common garage.

Public Improvements

The subject property is served by 169<sup>th</sup> Street, which is designated as a local street with a 50-foot right-of-way. The property is situated at the end of a cul-de-sac. Parking is permitted on both sides of the street except during street sweeping. The nearest power pole serving the subject site is to the front of the property. This pole will remain and all utilities to the site will be required to be placed underground.

**PROPOSED PROJECT:**

Description of Proposed Dwelling Units

The Project involves the construction of 9 attached apartment homes/units with tucked under parking garage on the first floor. The proposed development will have a common driveway used to access the garage area. All 9 units will be built as part of one apartment building with amenities. Eight units will be 1,068 sq. ft. in size and one unit will be 1,585 sq. ft. in size. Unit 5 will have 3 bedrooms 3.5 bathrooms and all other units will be 2-bedroom 2.5 bathroom apartments. The development will be three stories and have a height of approximately 30’ feet.

Compliance with Development Standards

The Project is subject to the development standards of the R-2 Zone as set forth in the Lawndale Municipal Code (LMC). The following matrix identifies the development standards and proposed development characteristics.

Development Standards	Required	Proposed	Compliance
	2,500 sq. ft./ unit +3,000 for additional units	8 units on a 15,358 sq. ft. lot	
<b>Density</b>	5,000 sq. ft. minimum lot size	1. Density Bonus unit	Yes
<b>Front Yard Setback</b>	20 feet	20 feet	Yes
		5 feet (East side)	Yes
<b>Side Yard Setback</b>	5 feet	5 feet (West side)	Yes
<b>Rear Yard Setback</b>	Average of 10 feet	10 ft.	Yes

<b>Height</b>	30 feet maximum	30 feet	Yes
<b># of Parking Spaces</b>	2 per unit within a garage	2 per unit within a common garage	Yes
<b># of Visitor Spaces</b>	1/2 space per unit	4 spaces 2 Handicap	Yes
<b>Private Open Space</b>			Yes/ W concession
Unit 1	150 sq. ft. per unit	58 sq. ft.	No
Unit 2	150 sq. ft. per unit	58 sq. ft.	No
Unit 3	150 sq. ft. per unit	58 sq. ft.	No
Unit 4	150 sq. ft. per unit	58 sq. ft.	No
Unit 5	200 sq. ft. per unit	58 sq. ft.	No
Unit 6	150 sq. ft. per unit	58 sq. ft.	No
Unit 7	150 sq. ft. per unit	58 sq. ft.	No
Unit 8	150 sq. ft. per unit	58 sq. ft.	No
Unit 9	150 sq. ft. per unit	120 sq. ft.	No
<b>Common Open Space</b>	200 sq. ft. per unit (1,800)	1,945 sq. ft.	Yes

The R-2 (Two-family Residence) Zone permits more than one dwelling unit on a lot or parcel of land if the property does not have less than 5,000 square feet of net land area and the project density shall not exceed one dwelling unit for each 2,500 square feet of net land area and one additional unit may be constructed for each 3,000 square feet of lot in excess of 5,000 square feet. The subject project site is 15,358 square feet in size, which complies with the R-2 zone's minimum lot size for the development of 8 dwelling units on a single parcel plus one (1) density bonus unit. The proposed lot coverage is 68%, which requires a concession to exceed the allowable maximum 60% lot coverage allowed pursuant to the LMC.

#### Setbacks

Building setbacks must comply with Section 17.48.130 (Setback requirements) of the LMC. All setbacks meet or exceed requirements as follows:

West (Side):	5 feet
East (Side):	5 feet
South (Front)	20 feet
North (Rear):	10 feet

As proposed the development meets and/or exceeds all mandatory setback clearance areas.

#### Parking

Section 17.48.140 of the LMC, pertaining to residential parking requirements, states that each dwelling unit shall have two (2) parking spaces in a garage and one-half (1/2) visitor parking space must be provided for each unit. The applicant is proposing an attached two (2) car garage for each dwelling unit and three (4) guest spaces and 2 handicap for the 9-unit development. In addition, the applicant is proposing to have 2 additional parking spaces. As proposed the project meets and/or exceeds the minimum standards for parking.

#### Private Open Space

Section 17.48.135 of the LMC regarding Open Space Requirements states that each dwelling unit shall have a minimum of 150 square feet of private usable recreation space for two-bedroom units and 200 sq. ft. for 3-bedroom units with minimum dimensions of 7 feet, unobstructed from the ground to the sky.

The applicant is proposing a concession to reduce the private open space as stated in the above-mentioned chart.

#### Common Open Space

Section 17.48.135 also requires 200 square feet of common open space per dwelling unit with no dimension less than 10 feet. Accordingly, the proposed development of 8 dwelling units would be required to provide a minimum of 1,800 square feet of common open space. The Applicant has provided landscaped common open space within the courtyard measuring approximately 1,946 square feet, which exceeds the City's common open space requirements.

#### Building Design and Site Improvements

The Applicant has incorporated design features into the building to provide sufficient interest on the building elevations that are visible from the public right-of-way. The design for the building façade includes components of the neoclassic architectural style typical in Southern California. In addition, the applicant will provide a hipped roof to match the surrounding neighborhood. Conditions of approval have been added to make sure the project matches the neighborhood's character and architecture.

The project is designed to have 50% of the front yard be landscaped with live vegetation, including a variation of plants, shrubs, and trees. Additionally, the front yard area will have a 20-foot-wide common driveway that leads to the entrance of garage areas towards the center of the property. The driveway will be required to be paved with a decorative material such as stamped/colored concrete or inlaid pavers and the Applicant shall be required to repair any cracked driveway aprons.

#### **PUBLIC REVIEW:**

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on June 14, 2024. As of the writing of this staff report, no comments from the public have been received concerning the proposed ordinance.

#### **LEGAL REVIEW:**

The City Attorney has reviewed and approved the staff report.

#### **RECOMMENDATION:**

IT IS RECOMMENDED THAT the Planning Commission:

1. Recommend the Planning Commission find and determine that the proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 "In-fill" development of the CEQA Guidelines.
2. Conduct a public hearing; and
3. Adopt Resolution No. 23-06, setting forth findings of fact and adopting Resolution No. 23-06 .

#### **ATTACHMENTS:**

1. Resolution No 23-06
2. Vicinity Map
3. Architectural Plans

**Attachments**

[1. Resolution 23-06.pdf](#)

[2. Vicinity Map.pdf](#)

[3. Architectural Plans.pdf](#)

**RESOLUTION NO 23-06**  
**A RESOLUTION OF THE PLANNING COMMISSION OF**  
**THE CITY OF LAWDALE, CALIFORNIA SETTING**  
**FORTH FINDINGS OF FACT AND DETERMINATIONS**  
**RELATIVE TO CASE NO. 23-17: SPECIAL USE PERMIT,**  
**DESIGN REVIEW, AND APPROVAL OF CEQA**  
**CATEGORICAL EXEMPTION**

**CONDITIONALLY APPROVED**

**WHEREAS**, an application has been filed by the architect, Ike Mbelu (“Applicant”), for approval of a Special Use Permit, and Design Review (collectively, “Case No. 23-17”) for the construction of a 9 unit residential apartment unit development (“Project”) to be located at 4025 W. 169<sup>th</sup> Street in the City of Lawndale (“Property”); and

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

**WHEREAS**, pursuant to Lawndale Municipal Code (“LMC”) Section 17.30.020(B), design review by the Planning Commission at 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**, pursuant to LMC Section 17.28.020, approval of a Special Use Permit is required for a “Apartment houses” of three or more, project; 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 set forth herein; and

**WHEREAS**, LMC Section 17.48.120(B)(4) allows two residential dwelling units on a parcel of land of not less than 5,000 square feet, provided that one additional dwelling unit may be constructed for each additional 3,000 square feet of on the parcel of land; and

**WHEREAS**, the maximum allowed dwelling units for the density in the R-2 on the 15,385 square foot Subject Property would be a maximum of 6 units; and

**WHEREAS**, as an incentive to produce affordable units, the Applicant has applied for a density bonus pursuant to the State Density Bonus Law (Gov. Code § 65915 *et. seq.*) and the density bonus provisions of the LMC (Chapter 17.50) to allow the construction of 3 additional dwelling units beyond what is otherwise allowed by the LMC in exchange for agreeing to deed restrict 1 units within the Project to rent by very low income households; and

**WHEREAS**, the Property is located on two parcels of land that combined contain 15,358 square feet of net land area; and

**WHEREAS**, the Project would consist of the construction of 9 apartment units on a parcel requiring a minimum of 15,358 square feet; and

**WHEREAS**, pursuant to LMC Section 17.50.100(A), the Applicant may request a site development standard modification of zoning requirement or architectural design requirements. Therefore the applicant is requesting an increase in lot coverage from 60% to 68% to accommodate the common open space and the parking garage area in order to meet the parking requirements; and

**WHEREAS**, pursuant to LMC Section 17.50.100(A), the Applicant may request a site development standard modification of zoning requirement or architectural design requirements. Therefore the applicant is requesting reduction in private open space to accommodate the units in an odd shaped lot; and

**WHEREAS**, the Project complies with all other developments standards as set forth in the LMC; and

**WHEREAS**, the Project involves the infill development of a housing project which is an activity that is Categorically Exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15332; and

**WHEREAS**, Case No. 23-17 was properly noticed and set for public hearing before the Planning Commission on June 26, 2024; and

**WHEREAS**, the item was continued to the July 10, 2024 Planning Commission;

**WHEREAS**, on the Planning Commission public hearing on July 10, 2024 the item was continued to the July 24, 2024 Planning Commission hearing;

**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 because the Project involves new infill construction of 9 unit residential apartment houses, units in a residential zone and has no potential to substantially impact the environment, a Categorical Exemption is hereby approved for the Project in accordance with 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 9 apartment units. The Project is consistent with the applicable R-2 (Two-family Residence) zoning designation and regulations, which allows for 6 residential dwelling units on lots that have more than 15,385 square feet of land area. (LMC §17.48.160(B)(4)(b).) 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 6c, multi-family low 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 consistent with the General Plan's goal to allow the development of Residential Multi-Family units on the subject site.
- 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 (5) acres. The Property is 15,358 square feet in area (approximately 0.35 acres).
- 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 along the R-2 zoning district. The Project site is surrounded by urban or commercial uses which do not make the site conducive as a habitat for endangered, rare or threatened species.
- 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.

Moreover, the Project does not meet any of the exceptions to the CEQA categorical exemptions found in CEQA Guidelines Section 15300.2. Specifically, the following: (i) the Project and successive projects of the same type will not result in cumulative impacts; (ii)

there are no unusual circumstances associated with the Project creating the reasonable possibility of significant effects; (iii) the Project will not result in damage to scenic resources within an officially designated scenic highway; (iv) the Project is not located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems; and (v) the Project will not have a substantial adverse change in the significance of a historical resource.

- 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 conditions of approval.*

**Section 4.** Pursuant to the special use permit requirements in LMC Section 17.28.014, in conditionally approving this application, the Planning Commission makes the following findings:

- A. *The granting of such special use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity. The Project is consistent with the development standards of the R-2 zoning district. The development of a 9 apartment development will improve the physical appearance of the site.*
- B. *The use applied for at the subject location is properly one for which a Special Use Permit is authorized. LMC requires a Special Use Permit for the development of 9 apartment units in the R-2 Zone.*
- C. *The site is adequate in size and shape to accommodate the Project and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust the Project to the land and uses in the neighborhood. The Property is comprised of two parcels that have an area of 15,358 square feet and are large enough to accommodate the proposed Project. In addition, the proposed plans are in compliance with all of the development standards of the R-2 zoning district.*
- D. *The site abuts a local street adequate in width and pavement type to carry the kind of traffic generated by the Project. The Property is located on 169<sup>th</sup> Street, which is a local street approximately 50 feet wide providing access to the major arterials of the City's street system, including Hawthorne Boulevard.*
- E. *The granting of a Special Use Permit is consistent with the City's General Plan and its development policies. This development is consistent with Policy 6c, multi-family low 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 consistent with the General Plan's goal of allowing the development of Residential Multi-Family Low Density 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.*

**Section 5.** Pursuant to the design review requirements in LMC Section 17.30.030, in conditionally approving this application, 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.
- B. *The site plan and building design will improve the community appearance by preventing extremes of building bulk and mass.* The Project covers only 68% of the lot the applicant is requesting a concession to exceed the 60% maximum allowed. The project exceeds the lot coverage because of the second floor common open space 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 site is efficiently laid out and allows for easy pedestrian and vehicular circulation. The structures design allows for air circulation throughout the site and natural illumination.
- D. *The site plan and building design substantially conform to the City's adopted design guidelines.* Currently, the City adopted design guidelines, the project must comply with the condition to redesign the project to have quality architectural style that will provide visual interest from a street facing view and will match the existing neighborhood. The site shall be configured with three (3) story building that is approximately 30' in height, which is consistent with the type and scale of homes that are within the surrounding neighborhood.

**Section 6.** 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. The proposed dwelling units have a proposed height of 30' which is the maximum height limitation. Additionally, 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 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 site 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. Also, 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 must 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 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.* As illustrated on the elevation drawings for the Project, quality contemporary design practices 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 City adopted design guidelines; the buildings exhibit quality by having hipped roofs, smooth stucco finishes and varying projections along the front façade, and meet the residential design guidelines.
- 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 need to be screened per the LMC and/or the conditions of approval placed on the Project.

**Section 7.** 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 five (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 thirty (30) days of approval of this Project, the Applicant and Property Owner 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 Special Use Permit and 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 Special Use Permit and 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 minor changes made to the approved set of plans shall be reviewed and subject to the approval of the Community Development Director, inclusive of any façade 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 enter into and record a density bonus agreement with the City restricting the designated two density bonus units for a period of 55 years from initial occupancy of each restricted unit before a building permit will be issued.
12. The Applicant or property owner, and their successors, shall be responsible to locate and qualify buyers which meet the affordability restrictions and shall provide annual reports to the City regarding the occupancy of the restricted units. The affordable units must be leased pro rata with the leasing of the unrestricted units. This means that for every two unrestricted units rented the Applicant, or its successor, must lease a restricted unit before more unrestricted units may be leased. The Applicant shall pay the City's costs to verify the compliance with the affordability requirements.
13. The Applicant shall provide applicable documents evidencing the qualifications of the proposed buyers to the City for review. City may retain a third-party consultant to review and confirm the qualifications of the buyers and the sales price. The Applicant shall reimburse City for the costs of the third-party consultant.

14. The Applicant shall install 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 shall not be required but if installed it will need to 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.
15. 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.
16. A landscape plan that complies with the requirements of LMC Section 17.88, Water Efficient Landscape, to the satisfaction of the Community Development Director, shall be approved prior to the issuance of building permits. Trees planted in the front yard setback shall be a minimum 36" box tree.
17. The Project shall comply with all Los Angeles County Fire Department conditions of approval.
18. The Applicant shall indemnify, defend, and hold harmless the City and its agents, officers and employees from or against any claim, action or proceeding against the City or its agents, officers or employees 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.
19. 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.
20. 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.
21. The Applicant shall contact Golden State Water Company for review of the existing water main once LA County Fire Department has issued its fire protection requirements.
22. 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:**

23. 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.
24. 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.
25. 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. Such plans shall be reviewed and approved by the Building Official and City Engineer prior to issuance of building permits.
26. 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.
27. 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.
28. The Applicant shall verify and show that the Caltrans Right of Way ("ROW") does not drain into the subject Property. The Applicant shall provide elevations at 25 foot intervals in the Caltrans ROW as part of the grading and drainage topographic survey for verification. Depending on how the Caltrans ROW drains, the Applicant may be required to coordinate drainage improvements with Caltrans. The Applicant shall secure a letter of consent or Caltrans encroachment permit showing that the Project addressed all drainage within the Caltrans ROW.
29. 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.
30. 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.
31. The Applicant shall underground all dry utilities (electrical, telephone and cable TV) 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.
32. Each unit shall be connected to a separate sewer lateral at a minimum size of six inches. 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.

33. 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.
34. The Applicant shall pay all applicable sewer connection fees to the County Sanitation Districts prior to final approval from the Public Works Department.
35. The Applicant shall remove and reconstruct damaged and substandard sidewalk fronting the Project site. All new sidewalk and driveway approaches shall comply with American with Disabilities Act.
36. The Applicant shall construct new drive approaches per the latest edition of the Standard Plans for Public Works Construction.
37. 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.
38. The Applicant shall establish survey markers and/or monuments at the Property's corners.
39. 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.
40. The Applicant shall not install water or utility pull boxes within the new driveway approach area.
41. The Applicant shall design the Project in a manner that prevents surface water from draining across the sidewalk.
42. All work in the public right-of-way shall be completed per the latest edition of the Standard Plans for Public Works Construction.
43. The Applicant shall re-grade the parkway and landscape with drought tolerant plants to the satisfaction of the City Engineer.
44. 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.
45. Prior to the issuance of certificate of occupancy the Applicant shall replace any damaged street improvements such as sidewalk, curb and gutter or driveway apron. All street improvements shall be subject to the review and approval of the City Engineer.
46. Re-design and reconstruct cul-de-sac to eliminate V-gutter and transport stormwater along gutter at curb face to a reconstructed local depression at the storm drain catch basin."

47. The Applicant shall repair the parkway, including landscaping, along 4025 W. 169<sup>th</sup> Street in addition to the entire cul-de-sac circular turnaround at 169<sup>th</sup> Street in accordance with the City of Lawndale's parkway policy. New sidewalk shall comply with the latest edition of the Standard Plans for Public Works Construction and Americans with Disabilities Act ("ADA").
48. The Applicant shall abandon unused driveway approach and replace with new curb and gutter, parkway and sidewalk per the latest edition of the Standard Plans for Public Works Construction.
49. The Applicant shall provide a common trash enclosure for the proposed Project site. The Applicant shall provide an explanation and location of trash receptacle/ enclosures, and/or turning radius analysis that a trash truck can negotiate through the development. All trash operations shall comply with current waste reduction regulations.
50. The Applicant shall submit a hydrology and hydraulic study prepared by a registered civil engineer to the Public Works Department for review and approval prior to permit issuance.
51. The Applicant shall provide traffic control, construction personal parking plan and truck haul route plan to the Public Works Department prior to issuance of permit.

**Additional Conditions:**

52. The Applicant shall provide sufficient decorative outdoor lighting for all units, to the satisfaction of the Community Development Director.
53. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
54. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
55. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
56. All newly planted trees shall require root barriers.
57. 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.
58. No exterior security bars shall be allowed to be placed along buildings façade.
59. 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.

60. 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.
61. 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.
62. A maximum of 8 at market and 1 very low income apartment units shall be permitted within the Project.
63. 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.
64. 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.
65. No exterior structural alteration or building color change, other than the colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community Development.
66. 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.
67. 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.
68. 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.
69. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
70. 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.
71. 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.

72. 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 and on Sundays and national holidays.
73. 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.
74. The Project shall comply with all development standards set forth in LMC Section 17.80 pertaining to apartment unit developments.
75. The subject project shall meet all ADA standards. The applicant shall submit plans that show that ADA standards are met to the satisfaction of the Community Development Director.
76. The project shall be designed in accordance with the City's residential design guidelines.
77. The proposed project shall be designed to match the existing neighborhood's architectural style.
78. The roof shall be a hipped roof to match the neighborhood. No parapeted roofs will be accepted. A new design for the roof shall be reviewed and approved by the Director of Community Development.
79. The proposed project shall be painted with earthtone paint colors approved by the Director of Community Development.
80. Any new fencing and landscaping require an approved permit by Community Development.
81. The front façade of the proposed project must be redesigned to match the neighborhood.

**PASSED, APPROVED AND ADOPTED THIS 24<sup>th</sup> DAY OF JULY 2024.**

---

Ni Kal S. Price, Chairperson

I, Jared Chavez Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-06** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **24<sup>TH</sup> day of July of 2024** by the following roll call vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

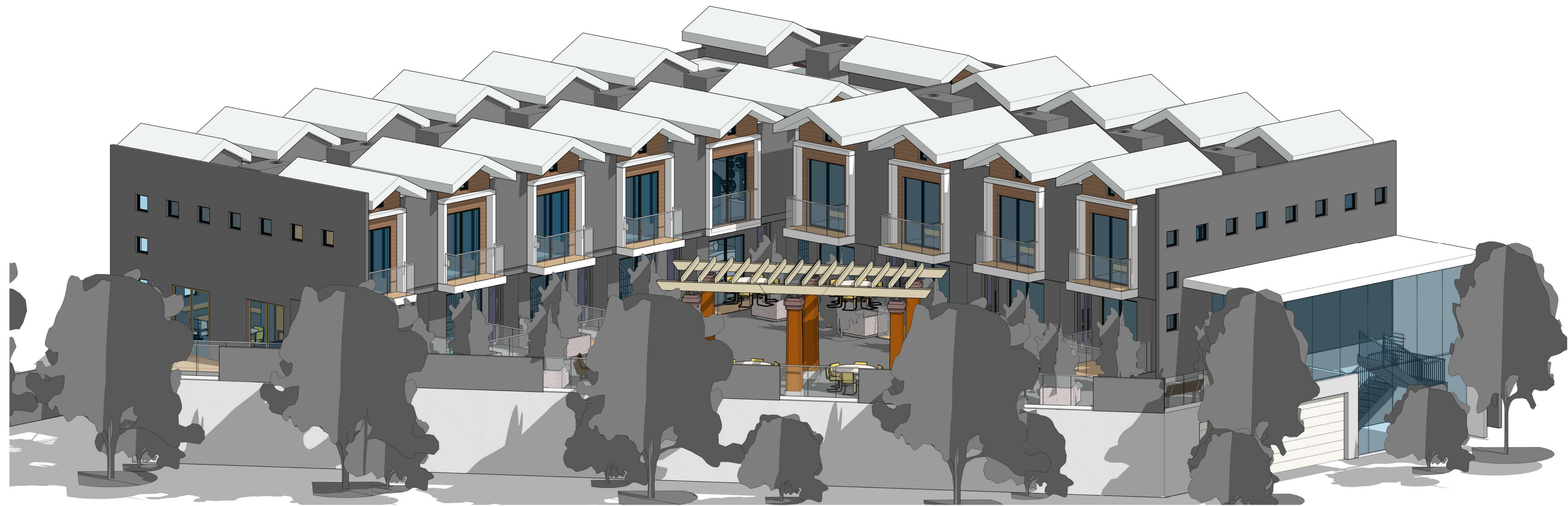
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Jared Chavez, Community Development Manager

# VICINITY MAP

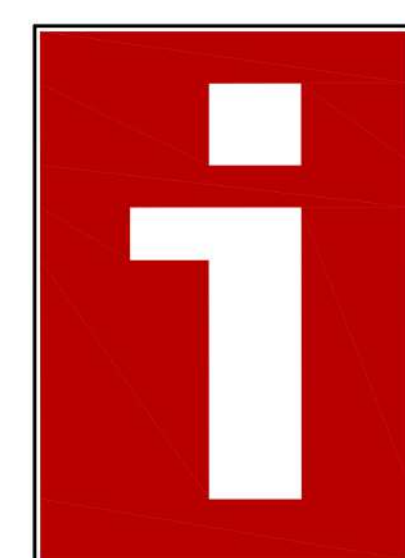


# ONE SIX NINE LEGACY



9 UNIT APARTMENT DEVELOPMENT  
4025 W. 169TH STREET, LAWNSDALE, CA 90260

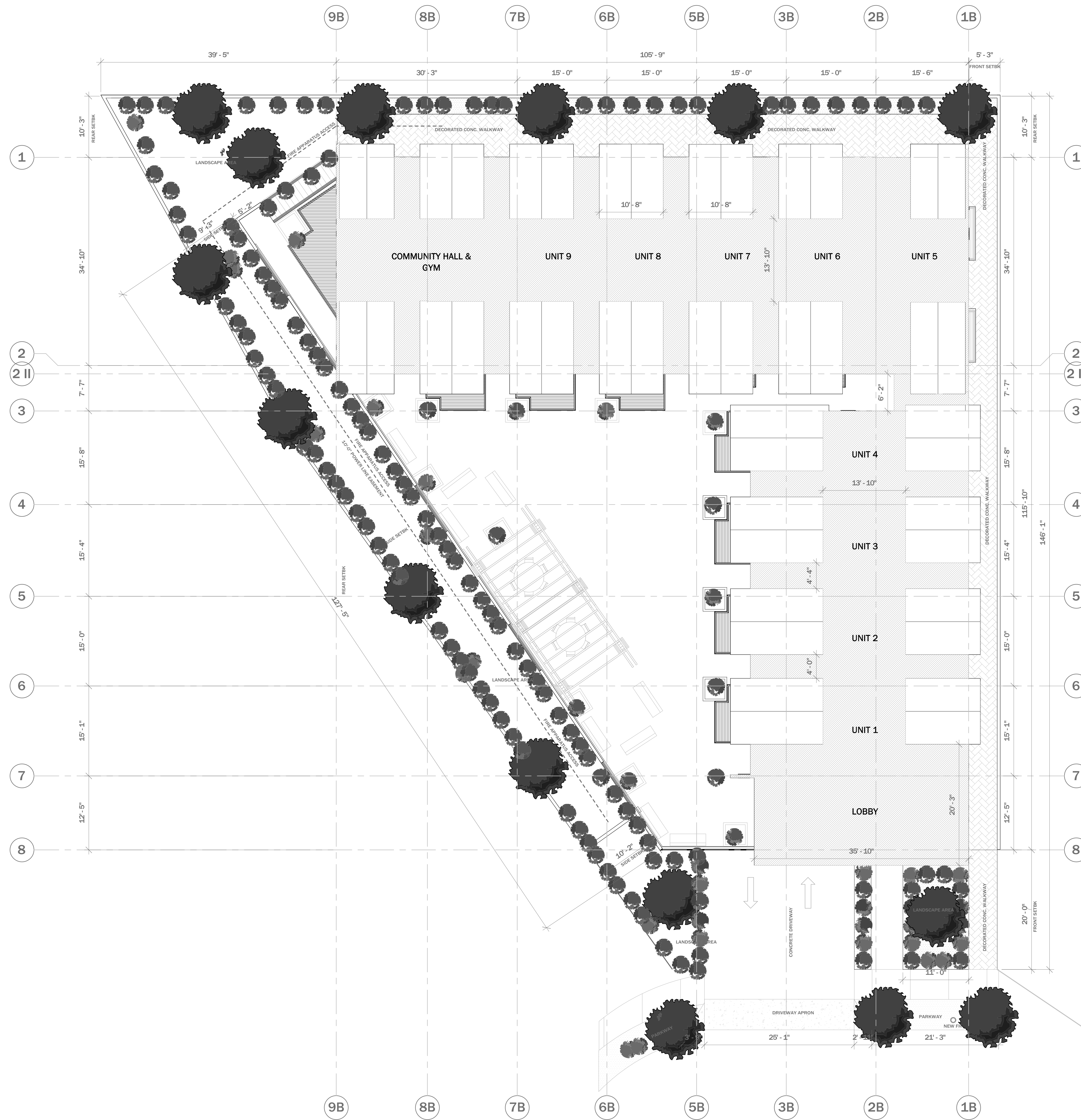
PRELIMINARY / CONSTRUCTION PLAN SET  
PLAN CHECK NO: ----- / SITE PLAN REVIEW NO: **23-65**



**ICON & IKON INC.**  
**ARCHITECTS AND PLANNERS**

14623 HAWTHORNE BLVD STE. 306  
LAWNSDALE, CALIFORNIA 90260  
PH: (424) 456 - 4811  
WWW.ICONARC.COM





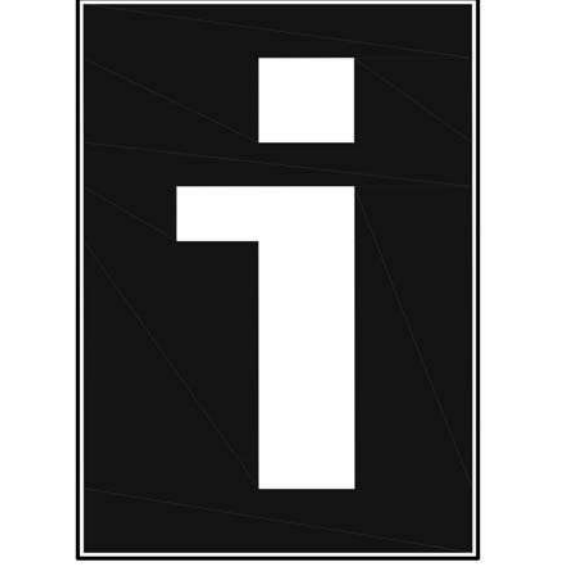
- ### SITE PLAN SYMBOLS
- WATER METER
  - GAS METER
  - 200 AMP 120/208V SINGLE PHASE ELECTRIC METER WITH UNDERGROUND SERVICE
  - WEATHER OR SOIL BASED AUTOMATIC IRRIGATION CONTROLLER
  - AREA OF PROPOSED BUILDING
  - NEW STAMPED CONCRETE WITH SMOOTH CEMENT FINISH
  - LANDSCAPE AREA. ALL PLANTER AREAS SHALL BE INSTALLED WITH MIN 4" THICK MULCH AND DROI TOLERANT PLANTS AND GROUND COVER.
  - 6" THICK CMU WALL 6' 9" HIGH AT PROPERTY LINE
  - PROPERTY LINE
  - A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING EXTERIOR WALLS
  - 5'-0" WIDE COLORED CONC. WALKWAY
  - 7'-0" X 9'-0" X 6'-0" C.M.U. TRASH ENCLOSURE
  - NEW CONC. SIDEWALK FIXED PER. P.W. STANDARD
  - CUSTOM 5'-0" HIGH X 42" WIDE WROUGHT IRON GATE AS APPROVED BY ARCH.
  - EXISTING CONC. SIDEWALK FIXED PER. P.W. RECOMMENDATION/STANDARD
  - 6" THICK STAMPED COLORED CONC. 0.4" CRUSH BASE AT DRIVEWAY
  - SPARE
  - COMMON RECREATION AREAS WITH TOT LOT, BENCHES
  - EXISTING FIRE DEPARTMENT FIRE HYDRANT (MAX 300'-0" FROM PROPERTY LINE FIRE DEPT REQ.)
  - 24" X 48" TRUNCATED DOME MARIET EMBEDDED IN CONC. PRE ADA STD.

### SYMBOLS NOTES

ALL WORK DONE ON PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY PUBLIC WORKS STANDARDS.  
 ALL WORK IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE SEPARATE PERMIT FOR ALL WORK.  
 ALL UTILITIES, ELECTRICAL, GAS, WATER, TELEPHONE AND CABLE TELEVISION TO BE UNDERGROUND.  
 CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES.  
 CONTACT "DIG ALERT" PRIOR TO ANY EXCAVATION OR TRENCHING. 1-800-422-4333

### PUBLIC WORKS REQUIREMENTS

A CONSTRUCTION AND EXCAVATION PERMIT (C&E PERMIT) IS REQUIRED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING PERMITS AND RECORDS DIVISION, FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.



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OWNER / TENANT  
**AWARD INVESTMENTS, LLC.**  
 11865 PRAIRIE AVE.  
 HAWTHORNE, CA 90260

**ONE SIX NINE LEGACY**  
**4025 169TH ST**  
**LAWDALE, CA 90260**

PROJECT TITLE  
 PROJECT ADDRESS

REVISION NO.	DATE	DESCRIPTION

DRAWN BY: IM  
 CHECKED BY: IM  
 PRINTED ON: JULY 24TH, 2023  
 PERMIT NO: \_\_\_\_\_

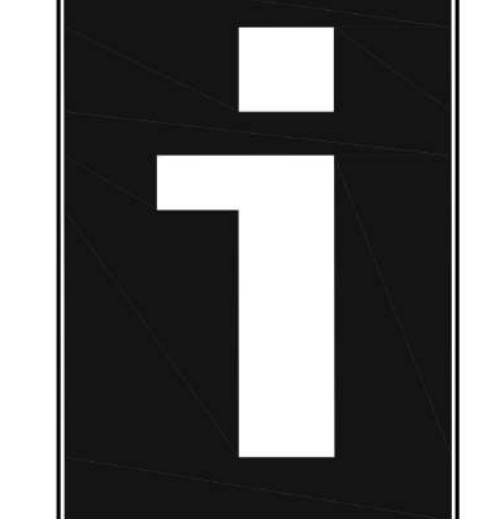
TITLE  
**SITE / PLOT PLAN**

SHEET NUMBER  
**A-101**  
 PRELIMINARY DRAWING  
 SPR-23-45

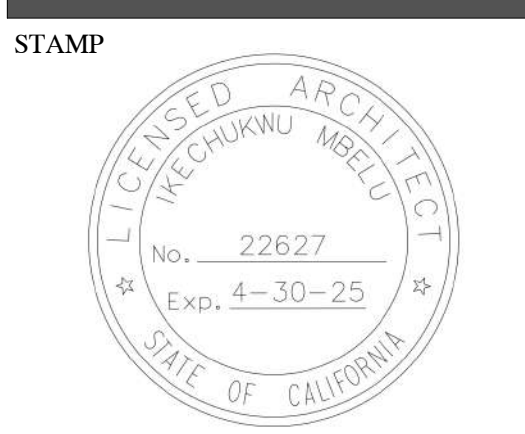


**WALL SYMBOLS LEGEND**

- 1 HR FIRE RATED PARTY / UNIT SEPARATION WALL WITH 3-1/2" STUDS @ 16" O.C. STAGGERED 0 PLATE. INSTALL WITH MIN R-15 BATT INSULATION AND MIN 5/8" TYPE 'X' GYPSUM WALL 1 SIDE AND MIN 1/2" RESILIENT CHANNEL AND 5/8" TYPE 'X' GYPSUM WALL AT OPPOSITE SIDE.
- 2 X 6 EXTERIOR STUDDING WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" PORTLAND CEMENT STUCCO @ 5/8" WIRE MESH OVER TYRES BILGONG WHIP OVER PL WOOD.
- 2" X 6" PLUMBING WALL WITH MIN 5/8" WATERPROOF GYPSUM WALL BOARD AT WET AREA SIDE. INSTALL WITH MIN R-15 BATT INSULATION.
- 2" X 4" STUD WALL @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES.
- EXTERIOR FURRING PER EXTERIOR ELEVATIONS.



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 11889 PRAIRIE AVE.  
 HAWTHORNE, CA 90250

**ONE SIX NINE LEGACY**  
**4025 169TH ST**  
**LAWDALE, CA 90260**

PROJECT TITLE  
 PROJECT ADDRESS

REVISION NO	DATE	DESCRIPTION
07/24/2023		SITE PLAN REVIEW
08/29/2023		S.P.R CORRECTION

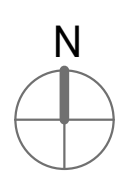
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 CHECKED BY: LM  
 PRINTED ON: AUG. 29TH, 2023  
 PERMIT NO: SPR-23-65

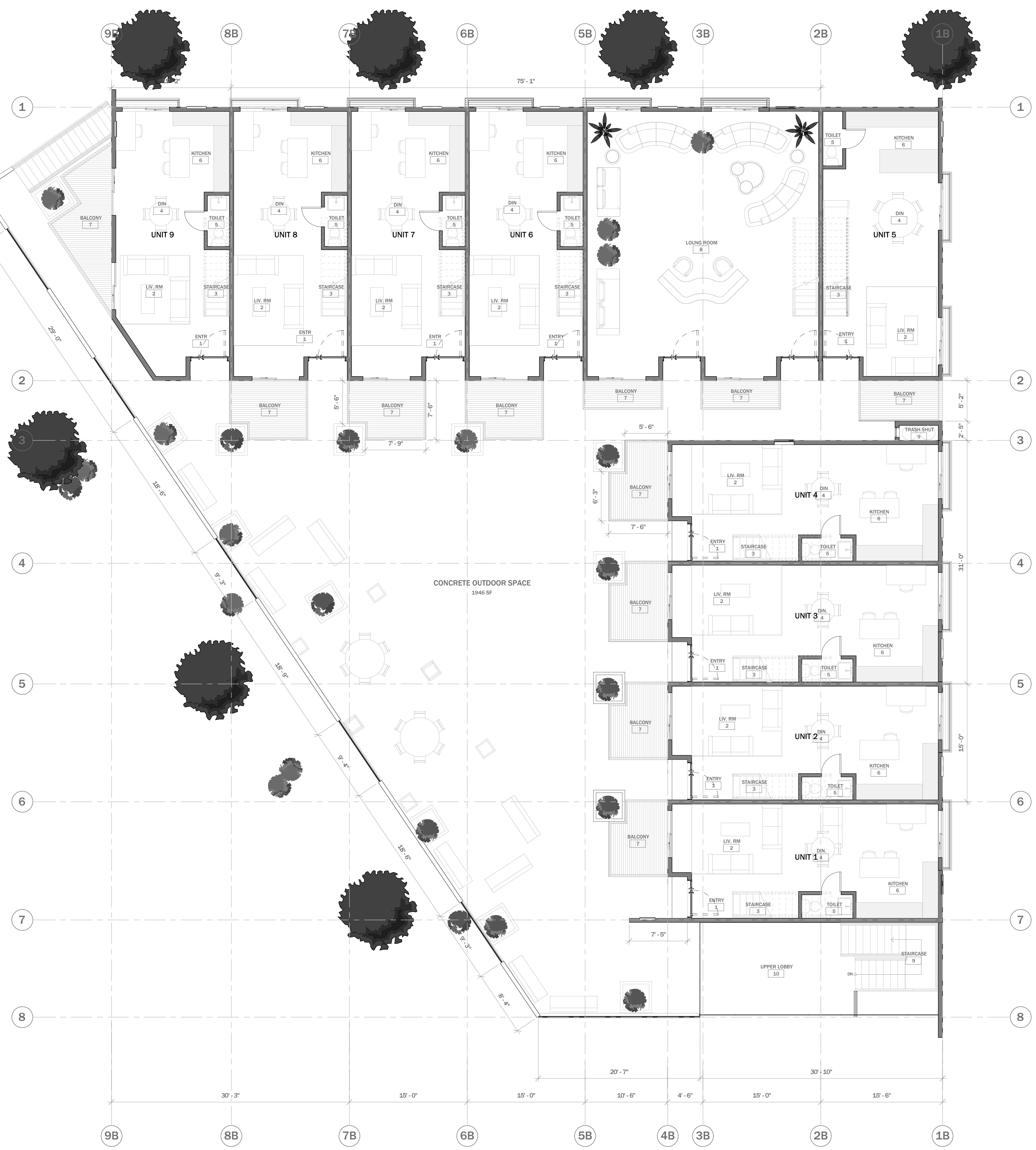
TITLE  
**FIRST FLOOR DIMENSION**

SHEET NUMBER  
**A-301**  
 PRELIMINARY DRAWING



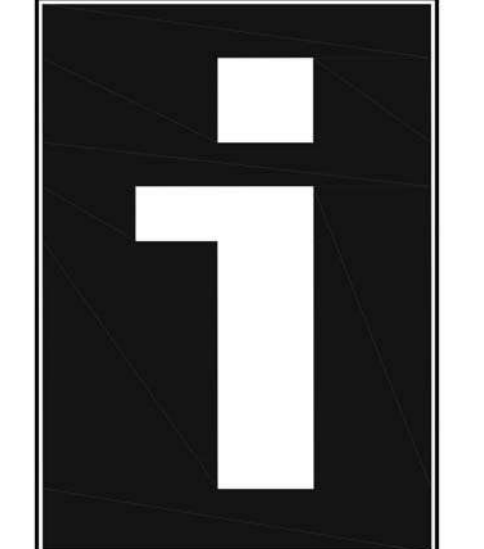
**FIRST FLOOR PLAN** SCALE 3/16" = 1'-0" 1





**WALL SYMBOLS LEGEND**

- 1 1/2" HP FIRE RATED PARTY / UNIT SEPARATION WALL WITH 1-1/2" STUCCO @ 1/2" O.C. STAGGERED @ PLATE. INSTALL WITH MIN R-5 BATT INSULATION AND MIN 1/2" TYPE "X" GYPSUM WALL 1 SIDE AND MIN 1/2" RESILIENT CHANNEL AND 5/8" TYPE "X" GYPSUM WALL AT OPPOSITE SIDE.
- 2 3 X 6 EXTERIOR STUD WALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" PORTLAND CEMENT STUCCO AT OVER WIRE MESH OVER TYPE BUILDING WRAP OVER PLYWOOD
- 2" X 6" PLUMBING WALL WITH MIN 5/8" WATERPROOF GYPSUM WALL BOARD AT WET AREA SIDE. INSTALL WITH MIN R-15 BATT INSULATION.
- 2" X 4" STUD WALL @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES.
- EXTERIOR FURRING PER EXTERIOR ELEVATIONS.



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**OWNER / TENANT**  
**AWARD INVESTMENTS, LLC.**  
 11865 PRAIRIE AVE.  
 HARTHORNE, CA 90250

**ONE SIX NINE LEGACY**  
**4025 169TH ST**  
**LAWDALE, CA 90260**

**PROJECT TITLE**  
**PROJECT ADDRESS**

REVISION NO	DATE	DESCRIPTION
07/24/2023		SITE PLAN REVIEW
08/29/2023		S.P.H CORRECTION

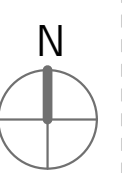
**DRAWN BY:** IM  
**CHECKED BY:** IM  
**PRINTED ON:** AUG. 29TH, 2023  
**PERMIT NO:** SPR-23-65

**TITLE**  
**SECOND FLOOR DIMENSION**

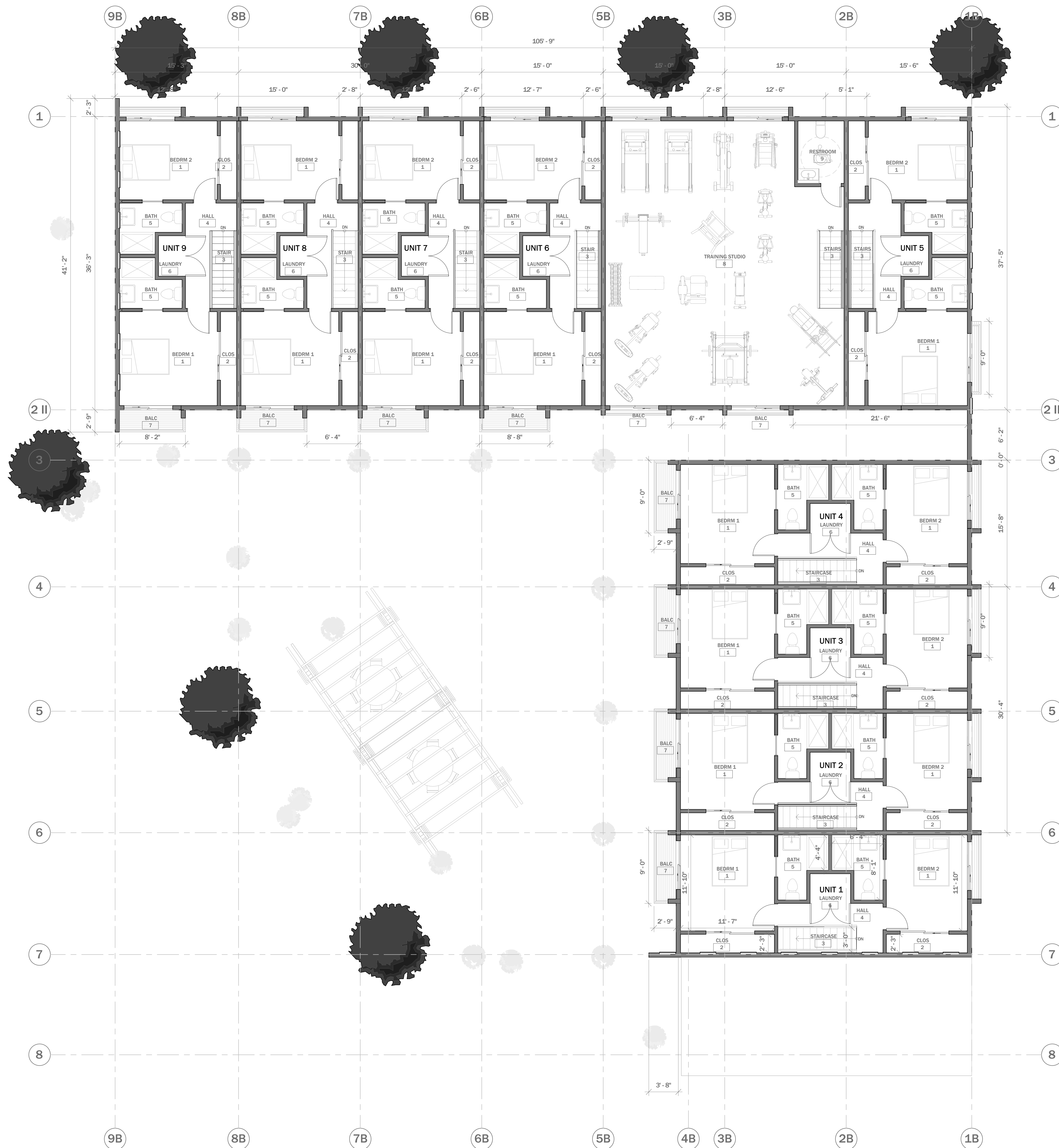
**SHEET NUMBER**  
**A-302**  
 PRELIMINARY DRAWING  
 SPR-23-65

**SECOND FLOOR PLAN**

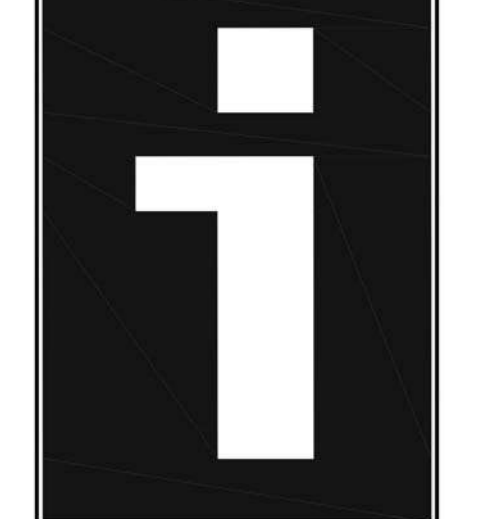
SCALE  
 3/16" = 1'-0"



1



- WALL SYMBOLS LEGEND**
- 1. 1/2" FIRE RATED PARTY / UNIT SEPARATION WALL WITH 1-1/2" STUCCO @ 10' O.C. STAGGERED @ PLATE. INSTALL WITH MIN 5/8" BATT INSULATION AND MIN 1/2" TYPE "X" GYPSUM WALL 1 SIDE AND MIN 1/2" RESILIENT CHANNEL AND 5/8" TYPE "X" GYPSUM WALL AT OPPOSITE SIDE.
  - 2. 3 X 6 EXTERIOR STUD WALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" PORTLAND CEMENT STUCCO AT OVER WIRE MESH OVER TYPE BUILDING WRAP OVER PLYWOOD.
  - 3. 2" X 6" PLUMBING WALL WITH MIN 5/8" WATERPROOF GYPSUM WALL BOARD AT WET AREA SIDE. INSTALL WITH MIN R-15 BATT INSULATION.
  - 4. 2" X 4" STUD WALL @ 16' O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES.
  - 5. EXTERIOR FURRING PER EXTERIOR ELEVATIONS.



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OWNER / TENANT  
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 11965 PRAIRIE AVE.  
 HAWTHORNE, CA 90250

**ONE SIX NINE LEGACY**  
**4025 169TH ST**  
**LAWDALE, CA 90260**

PROJECT TITLE

PROJECT ADDRESS

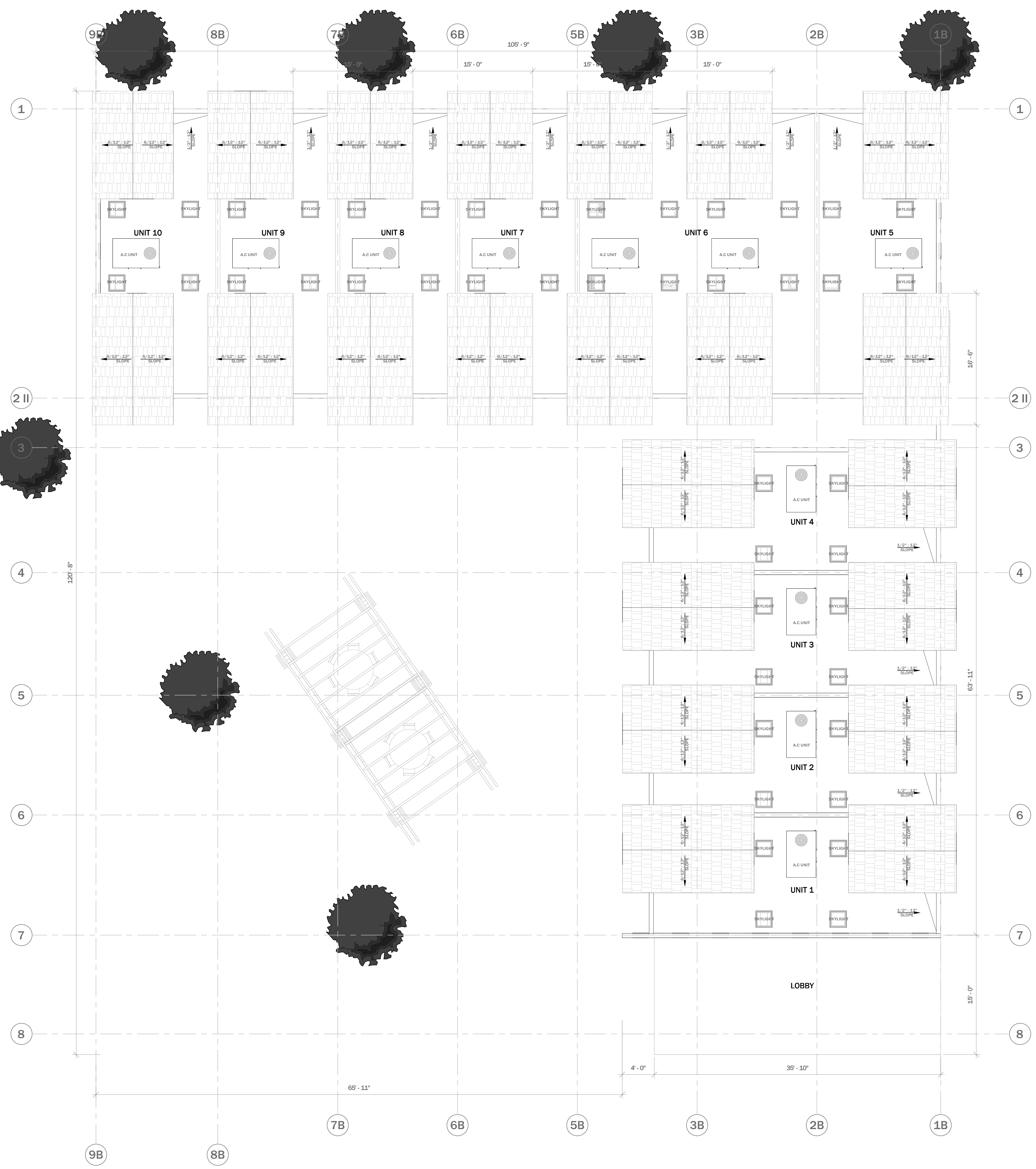
REVISION NO.	DATE	DESCRIPTION
01/24/2023	07/24/2023	SITE PLAN REVIEW
06/29/2023		S.P.R. CORRECTION

DRAWN BY: IM  
 CHECKED BY: IM  
 PRINTED ON: AUG. 29TH, 2023  
 PERMIT NO: SPR-23-65

TITLE  
**THIRD FLOOR DIMENSION**

SHEET NUMBER  
**A-303**  
 PRELIMINARY DRAWING  
 SPR-23-65

THIRD FLOOR PLAN  
 SCALE 3/16" = 1'-0"  
 1



**ROOFING GENERAL INFORMATION**

**ROOF MATERIAL**  
 101. COOL ROOF - OWENS CORNING GARIBIDE LAMINATE ARCHITECTURAL ROOFING SHINGLE, CLASS "B" MIN. 30 YEAR FELT PAPER OVER PLYWOOD SHEATHING OVER 2X WOOD FRAMING. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION. ICC-ES# ESR-3229  
 101A. ASPHALT BUILT-UP ROOFING CLASS "B" MIN. OVER 30 LB FELT PAPER OVER PLYWOOD SHEATHING OVER 2X FRAMING. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION. ICC-ES# ESR-3388  
 MIN. SOLAR ZONE AREA REQUIRED:  
 15% TOTAL ROOF AREA REQUIRED TO BE DEDICATED TO FUTURE SOLAR AREA  
 6.373 SF. ROOF AREA = 15% x 256.95 SF. SOLAR AREA PROVIDED  
 956 SF. SOLAR AREA PROVIDED

**(B) 1505.1 GENERAL**  
 ROOF ASSEMBLIES SHALL BE DIVIDED INTO THE CLASSES DEFINED BELOW. CLASS A, B AND C ROOF ASSEMBLIES AT COVERINGS REQUIRED TO BE LISTED BY THIS SECTION SHALL BE TESTED IN ACCORDANCE WITH ASTM D3168 OR UL-180. ADDITION, FIRE-RETARDANT-TREATED WOOD ROOF COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM D26 MINIMUM ROOF COVERINGS INSTALLED ON BUILDINGS SHALL COMPLY WITH TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING.  
 EXCEPTION: SKYLIGHTS AND SLOPED GLAZING THAT COMPLY WITH CHAPTER 24 OR SECTION 2610.

**TABLE 1505.1A**  
 MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION  
 A B B B B B B B B B B B  
 B B B B B B B B B B B B  
 FOR S: 1 FOOT = 304.8 MM, 1 SQUARE FOOT = 0.0929 M2  
 UNLESS OTHERWISE REQUIRED IN ACCORDANCE WITH CHAPTER 7A.  
 DECK WATERPROOFING - LATH-CRETE HD90-BAN WATERPROOF MEMBRANE ICC ESR-2417

**ROOF PLAN KEY NOTES**

- ROOFING**  
 100. CLASS "B" BUILT-UP COMPOSITION ROOFING OVER TWO LAYERS 30# FELT PAPER.  
 101. CLASS "B" 3 DIMENSIONAL ASPHALT SHINGLE (S) 30# FELT PAPER
- FASCIA**  
 200. 2X FASCIA BOARD INSTALLED WITH MIN 3 HOT DIPPED GALVANIZED 16# NAIL @ EACH JOIST.
- SKYLIGHT / MISC.**  
 300. 2' x 4' SELF FLASHING SKYLIGHT (CLEAR BY VELUX OR EQ, INSTALLED PER MANUF. SPEC.  
 301. 14' x 20' SELF FLASHING SKYLIGHT (CLEAR BY VELUX OR EQ, INSTALLED PER MANUF. SPEC.  
 302. 10' x 18' SELF FLASHING SKYLIGHT (CLEAR BY VELUX OR EQ, INSTALLED PER MANUF. SPEC.  
 303. ROOF MOUNTED A.C. UNIT - PROVIDE GAS VALVE AND LIGHT SWITCH, 110-220V RECEPTACLE, MINIMUM 30" W/ PLYWOOD WORKING PLATFORM AND PASSAGEWAY PER 2019 C.M.C.  
 304. ROOF ACCESS WITH LADDER  
 305. PARAPET WALL WITH 22 GAUGE METAL CAP  
 306. DOWN SPOUT & LADDER  
 307. 12" SQ. DORMER ATTIC VENT INSTALLED PER MANUF. SPEC.  
 308. VAULTED ROOF - LINEAR ROOF VENT INSTAL PER MANUF. SPEC.  
 309. SOLAR PANEL ZONE

**ROOF PLAN GEN. NOTES**

- REFER TO ALL SPECIFICATIONS AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
- FOR TYPICAL ROOFING DETAILS, REFER TO SHEET AD-4.0. FINAL ROOFING DETAILS REQUIRES REVIEW AND APPROVAL OF THE ROOFING MANUFACTURER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL ROOF OPENINGS AND EQUIPMENT PLATFORMS REQUIRED. OPENING SIZES SHALL BE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR.
- REFER TO MECHANICAL DRAWINGS FOR ALL ROOF TOP EQUIPMENT AND RELATED INFORMATION.
- REFER TO PLUMBING DRAWINGS FOR ALL VENTS AND PIPES THROUGH ROOF WHICH MAY NOT BE SHOWN ON ROOF PLAN.
- PROVIDE ROOF TRAFFIC PAD/PATHWAYS FROM THE ROOF ACCESS TO ALL ROOF TOP UNITS, ALL ROOF DRAINS, ROOF EQUIPMENT. CONSTRUCTED WITH SAME ROOFING MATERIAL AS PER ROOFING MANUFACTURER.

**SOLAR ZONE / PHOTOVOLTAIC NOTES**

A SOLAR ZONE AREA IS DESIGNATED WITH NO PENETRATIONS, OBSTRUCTIONS OR SIGNIFICANT SHADE. THE SOLAR ZONE MUST COMPLY WITH THE ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS IN TITLE 24 PART 9.

THE SOLAR ZONE CAN BE LOCATED AT ANY OF THE FOLLOWING LOCATIONS:  
 • ROOF OF BUILDING  
 • COVERINGS OF THE BUILDING  
 • COVERED PARKING INSTALLED WITH THE BUILDING PROJECT.  
 • ROOF OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET (76 METERS) OF THE PRIMARY BUILDING.  
 • COVERING OF ANOTHER STRUCTURE WITHIN 250 FEET (76 METERS) OF THE PRIMARY BUILDING.

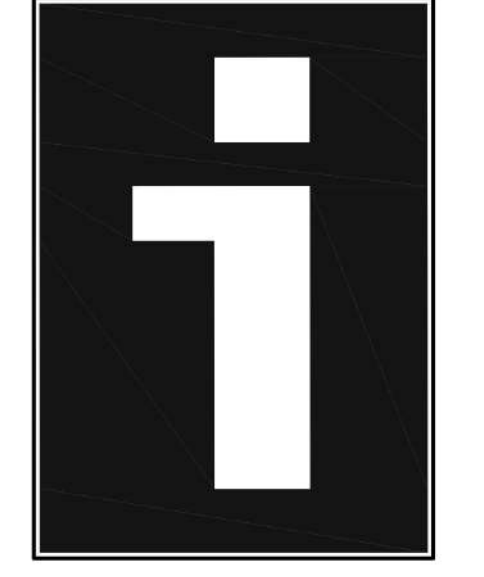
SOLAR ZONE MINIMUM AREA AND EXCEPTIONS  
 TOTAL AREA:  
 THE SOLAR ZONE MUST HAVE A TOTAL AREA OF AT LEAST 15% OF THE TOTAL ROOF AREA, AFTER SUBTRACTING ANY SKYLIGHTS.

MULTIPLE AREAS: THE SOLAR ZONE MAY BE COMPOSED OF MULTIPLE SUB-AREAS IF THEY MEET THE FOLLOWING MINIMUM SIZE SPECIFICATIONS:  
 1. EACH SUB-AREA DIMENSION MUST BE AT LEAST FIVE FEET.  
 2. IF THE TOTAL ROOF AREA IS EQUAL TO OR LESS THAN 10,000 SQUARE FEET, EACH SUB-AREA MUST BE AT LEAST 60 SQUARE FEET.  
 3. IF THE TOTAL ROOF AREA IS GREATER THAN 10,000 SQUARE FEET, EACH SUB-AREA MUST BE AT LEAST 160 SQUARE FEET.

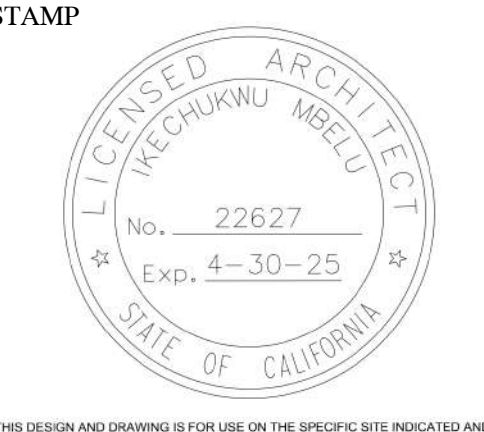
9.4.3 SOLAR ZONE STRUCTURAL DESIGN LOADS  
 THE STRUCTURAL DESIGN LOAD REQUIREMENTS APPLY IF ANY PORTION OF THE SOLAR ZONE IS LOCATED ON THE ROOF OF THE BUILDING. FOR THE AREA OF THE ROOF DESIGNATED AS THE SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS. THIS IS REQUIRED SO THAT THE STRUCTURAL LOADS ARE KNOWN IF A SOLAR ENERGY SYSTEM IS INSTALLED IN THE FUTURE. THE ENERGY STANDARDS DO NOT REQUIRE ESTIMATING THE LOADS OF POSSIBLE FUTURE SOLAR EQUIPMENT.

9.5 INTERCONNECTION PATHWAYS  
 9.5.1 GENERAL  
 ALL BUILDINGS THAT INCLUDE A SOLAR ZONE MUST ALSO INCLUDE A PLAN FOR CONNECTING A PV OR SWH SYSTEM TO THE ELECTRICAL OR PLUMBING SYSTEM OF THE BUILDING. THE CONSTRUCTION DOCUMENTS MUST INDICATE:  
 1. A LOCATION FOR INVERTERS AND METERING EQUIPMENT FOR FUTURE SOLAR ELECTRIC SYSTEMS. THE ALLOCATED SPACE BE APPROPRIATELY SIZED FOR A PV SYSTEM THAT COULD COVER THE ENTIRE SOLAR ZONE.  
 2. A PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE. THE DESIGN DRAWINGS MUST SHOW WHERE THE CONDUIT WOULD BE INSTALLED IF A SYSTEM WERE INSTALLED AT A FUTURE DATE. THERE IS NO REQUIREMENT TO INSTALL CONDUIT.  
 3. A PATHWAY FOR ROUTING PLUMBING FROM THE SOLAR ZONE TO THE WATER HEATING SYSTEM CONNECTION. THE DESIGN DRAWINGS MUST SHOW WHERE THE PLUMBING WOULD BE INSTALLED IF A SWH SYSTEM WERE INSTALLED AT A FUTURE DATE. THERE IS NO REQUIREMENT TO INSTALL PIPING. THIS REQUIREMENT IS NOT APPLICABLE IF COMPLIANCE IS ACHIEVED BY USING EXCEPTIONS 1, 2, 4 AND 5 IN LIEU OF A DESIGNATED SOLAR ZONE.

9.6 DOCUMENTATION FOR THE BUILDING OCCUPANT  
 A COPY OF THE CONSTRUCTION DOCUMENTS THAT SHOW THE SOLAR ZONE, THE STRUCTURAL DESIGN LOADS, AND THE INTERCONNECTION PATHWAYS MUST BE PROVIDED TO THE BUILDING OCCUPANT. THE BUILDING OCCUPANT MUST ALSO RECEIVE A COPY OF COMPLIANCE DOCUMENT MESSAGES. THE DOCUMENT COPIES ARE REQUIRED SO THAT THE SOLAR READY INFORMATION IS AVAILABLE IF THE OCCUPANT DECIDES TO INSTALL A SOLAR ENERGY SYSTEM IN THE FUTURE. THIS PAGE 9-14 SOLAR READY - ADDITION/2020 NON-RESIDENTIAL COMPLIANCE MANUAL JANUARY 2019 REQUIREMENT IS NOT APPLICABLE IF COMPLIANCE IS ACHIEVED BY USING EXCEPTIONS 1, 2, 4 AND 5 IN LIEU OF A DESIGNATED SOLAR ZONE.



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 HAWTHORNE, CA 90250

**ONE SIX NINE LEGACY**  
**4025 169TH ST**  
**LAWDALE, CA 90260**

PROJECT TITLE  
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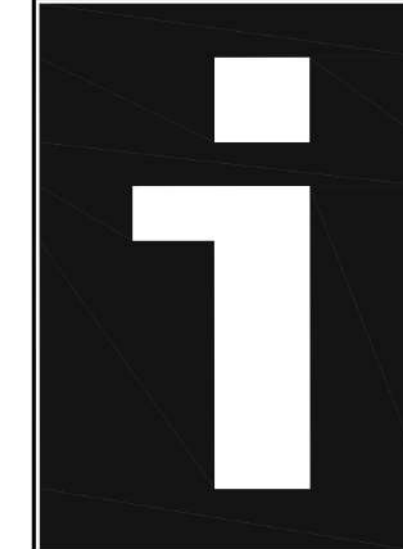
REVISION NO	DATE	DESCRIPTION
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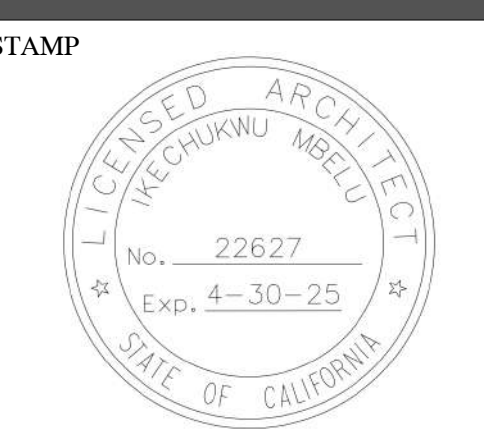
TITLE  
**ROOF DIMENSION**

SHEET NUMBER  
**A-601**  
 PRELIMINARY DRAWING  
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**ROOF PLAN**  
 SCALE 3/16" = 1'-0"  
 1



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TITLE  
**NORTH / EAST ELEVATION**

SHEET NUMBER  
**A-801**  
 PRELIMINARY DRAWING

SPR-23-65

**ELEVATION NOTES**

- SYMBOL DESCRIPTION**
- ROOFING**
- 101 COOL ROOF - OWENS CORNING DAKRIDE LAMINATE ARCHITECTURAL ROOFING SHINGLE, CLASS "B" MIN. 1/2" FELT PAPER OVER PLYWOOD SHEATHING OVER 2" WOOD FRAMING, REFER TO STRUCTURAL DRAWINGS FOR INFORMATION. ICC-ES ESR-3229
  - 102 LIGHT-WEIGHT EAGLE-LITE S-SHAPED CONCRETE ROOF TILE 0/ 30# FELT PAPER INSTALLED PER MANUF.
  - 103 22 GAUGE CORRUGATED METAL PAN ROOFING 0/ TYVEK 0/ PLYWOOD
- FASCIA**
- 200 2X FASCIA BOARD INSTALLED WITH MIN 3 HOT DIPPED GALVANIZED 16d NAILS @ EACH JOIST.
  - 201 1" X HARDBOARD FASCIA
- FINISHES**
- 303 EXTERIOR WALL FINISH - THREE COAT STUCCO CEMENT 7/8" MIN THICK WITH 20/50 FINISH. INSTALLED OVER WIRE MESH OVER TYVEK WEATHERPROOF BUILDING WRAP OVER PLYWOOD SHEETING PER STRUCTURAL PLANS. STUCCO COLOR COAT TO BE SEL. AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
  - 305 EXTERIOR WALL FINISH - 8" X 3/8" HARDBOARD SHEET LAF FIBER CEMENT SIDING INSTALLED OVER TYVEK POLY BOND BUILDING PAPER OVER PLYWOOD SHEETING PER STRUCTURAL DRAWINGS.
  - 306 EXTERIOR WALL FINISH - 72" X 3/8" EQUITONE (MATERIAL) 0/ BROWN SCRATCH STUCCO FINISH-INSTALLED / MANUF. SPEC.
  - 307 DECORATIVE WALL TREATMENT - 24" X 48" PORCELAIN TILE 0/ BROWN SCRATCH STUCCO FINISH-INSTALLED / MANUF. SPEC.
  - 308 EXTERIOR WALL FINISH - THIN BRICK VENEER OVER CEMENT STUCCO SCRATCH COAT OVER TYVEK WEATHERPROOF BUILDING PAPER OVER PLYWOOD SHEETING.
  - 309 EXTERIOR WALL FINISH - MOUNTAIN BLEND STACKED STONE BY EL DORADO OVER CEMENT STUCCO SCRATCH COAT OVER TYVEK WEATHERPROOF BUILDING PAPER OVER PLYWOOD SHEETING.
  - 310 STUCCO OR PANEL WEED SCREEN @ 4" MIN ABOVE FINISH GRADE.
  - 311 22 GAUGE CORRUGATED METAL PAN 0/ TYVEK 0/ PLYWOOD
  - 312 4" X 4" DRYER VENT SCREEN
- DOOR / WINDOW SYSTEMS**
- 500 WINDOW PER WINDOW SCHEDULE. REFER TO DETAIL SHEETS FOR ADDITIONAL INFORMATION
  - 501 DOOR PER DOOR SCHEDULE. REFER TO DETAIL SHEETS FOR ADDITIONAL INFORMATION
  - 902 2' X 4' SELF FLASHING SKYLIGHT (CLEAR) BY VELLUX OR EQ. INSTALLED PER MANUF. SPEC.
  - 903 14" X 36" SELF FLASHING SKYLIGHT (CLEAR) BY VELLUX OR EQ. INSTALLED PER MANUF. SPEC.
- CONCRETE**
- 600 CONCRETE SLAB / FOUNDATION PER STRUCTURAL DRAWINGS. REFER TO FOUNDATION PLANS NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
  - 601 CONCRETE FOOTING PER FOUNDATION PLAN. REFER FOUNDATION PLAN, NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
- MISCELLANEOUS**
- 900 FLOOR MOUNTED A/C UNIT - PROVIDE GAS VALVE AND LIGHT SWITCH. 110-220V RECEPTACLE.
  - 901 WALL MOUNT ROOF ACCESS LADDER
  - 902 PARAPET WALL WITH 22 GAUGE METAL CAP
  - 903 2 X REDWOOD TRELLIS @ 12" O.C. (PAINT FINISH)
  - 904 12" SQ. DOME ATTIC VENT INSTALLED PER MANUF. SPEC.
  - 905 VAULTED ROOF - LINEAR ROOF VENT INSTALL PER MANUF. SPEC.
  - 906 EXTERIOR LIGHTING - ARCHITECTURAL / DECORATIVE STYLE WALL PACK EXTERIOR LIGHTING. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
  - 907 GUARDRAIL - WROUGHT IRON METAL GUARDRAIL INSTALLED AT 42" HIGH MAX W/ STAINLESS STEEL, TYPE 304 1" X 1" SQUARE MESH INTERIOR WEAVE BY MANUFACTURE.
  - 908 GUARDRAIL - SOLID LOW WALL - 42" HIGH SOLID GUARDRAIL W/ SMOOTH STUCCO FINISH
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  - 910 ARCHITECTURAL TREATMENT - ARCHITECTURAL PROJECTIONS - SEE FLR & ELEV. PLAN
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**EXTERIOR ELEVATION NOTES**

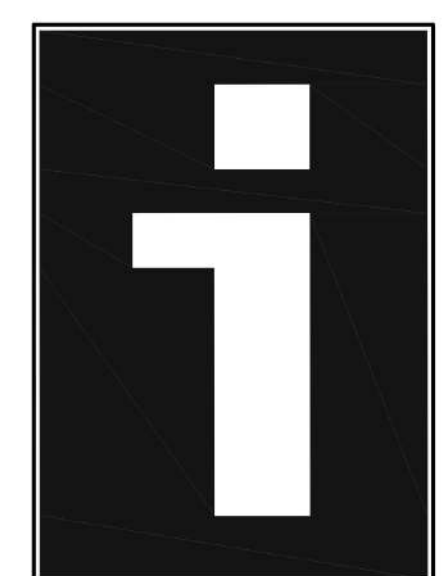
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**NORTH ELEVATION** SCALE 3/16" = 1'-0" 1

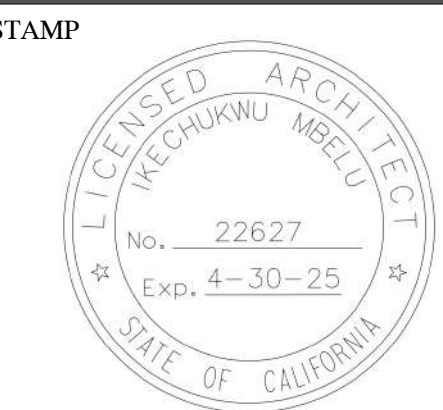


**EAST ELEVATION** SCALE 3/16" = 1'-0" 2





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TITLE  
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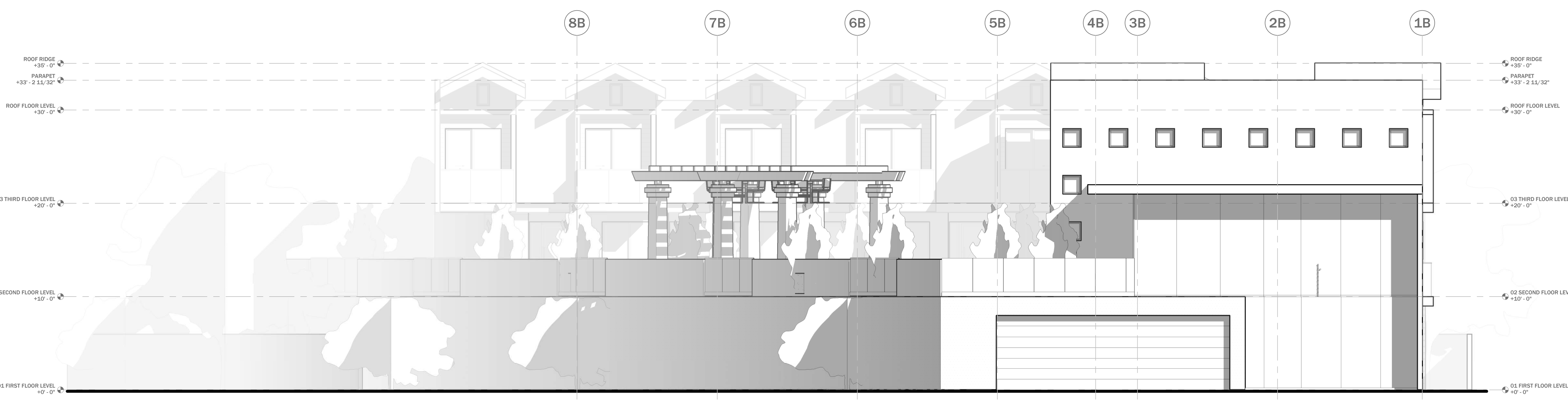
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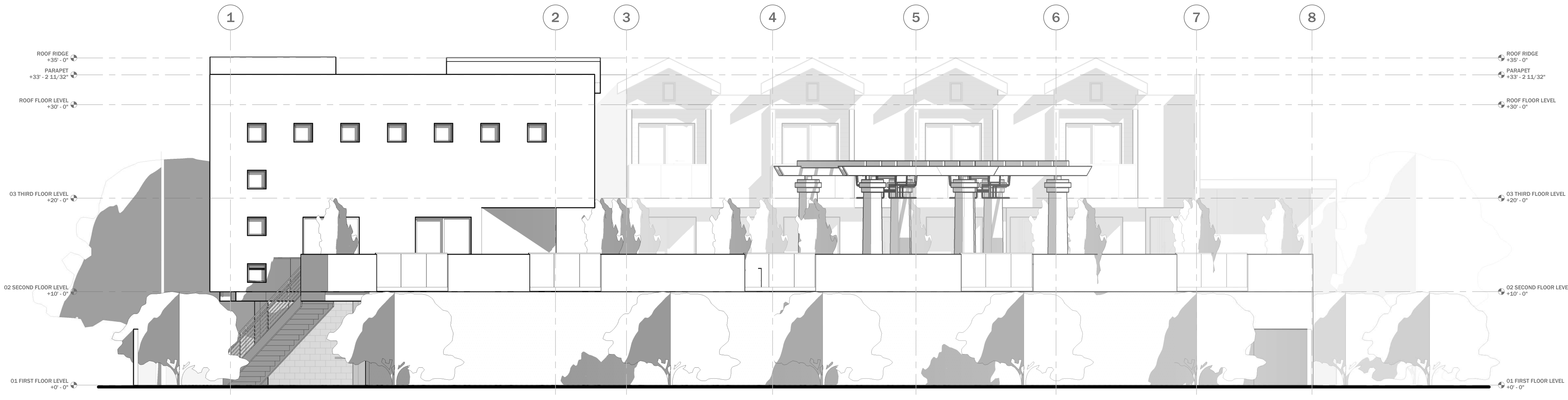
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6. ALL STONEWORK TO HAVE 90 DEGREE CORNERS.
7. PROVIDE A TYPICAL MOCK-UP SECTION OF THE PAINTED PLASTER WALL COLORS FOR THE ARCHITECT/OWNER TO REVIEW / APPROVE PRIOR TO PAINTING THE ENTIRE BUILDING.

**SOUTH ELEVATION** SCALE 3/16" = 1'-0" 1



**WEST ELEVATION** SCALE 3/16" = 1'-0" 2



SPR-23-65



# **CITY OF LAWDALE PLANNING COMMISSION**

## **STAFF REPORT**

**DATE:** Wednesday, July 24, 2024, 6:30 PM

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

**PREPARED BY:** Jose Hernandez, Associate Planner

**RE:** CASE 24-16: A PROPOSAL FOR TWO 2-STORY SINGLE FAMILY RESIDENCES THAT REQUIRE A SPECIAL USE PERMIT, DESIGN REVIEW AND VESTING TENTATIVE PARCEL MAP FOR THE PROPERTY LOCATED AT 15634 SOMBRA AVENUE

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### **PROJECT DESCRIPTION:**

The Applicant is seeking approval of a Special Use Permit, Design Review, and a Vesting Tentative Parcel Map No. 84458 to construct two (2) 2-story single-family residential units, located on a 5,883 square foot parcel at 15634 Sombra Avenue within the R-2 (Two Family Residence) zone (the "Project").

**APPLICANT:** Michael Badawy  
1111 Prospect Avenue  
Huntington Beach, CA 90254

### **PROPERTY**

**OWNER:** Michael Badawy

**LOCATION:** 15634 Sombra Avenue

**APN:** 4076-016-016

**ZONE:** 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 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 each additional 3,000 square feet of land above the required 5,000 square feet in the R-2 Zone. Hence, 2 units are appropriate on this 5,883 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, due to the Project’s in-fill development of condominiums and division of residential property into 4 or fewer parcels and is in conformance with the General Plan of the City:

- Section 15315 “Minor Land Divisions”
- Section 15332 “In-Fill Development Projects”

**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:            G-C (General Commercial) Zone

**ANALYSIS:**

Existing Site Conditions

The Subject Property is currently developed with a single-family residence, which is approximately 1,079 square feet. The existing property has an existing 500 square foot detached garage. As a part of this project 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 2 detached dwelling units, as a townhome style condominium development, with attached garages that are accessed from Sombra Avenue. The proposed 2 detached dwelling units will be similar to one another. The front unit will have 1,621 square feet and the rear unit will have 1,696 square feet of living area. Parking for each unit will be provided with an attached two-car garage. Each unit is designed to have a living room, dining room, kitchen, and powder room. Each second floor will be comprised of 3 bedrooms, 2 bathrooms, a laundry room and a private deck area. The development will be two stories and have a height of approximately 28-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.

Development Standards	Required	Proposed	Compliance
<b>Density</b>	2,500 sq. ft./ unit	2 units on a 5,883 sq. ft. lot	Yes
	5,000 sq. ft. minimum lot size		
<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	28 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	Not applicable	Yes
<b># of Visitor Spaces</b>	1/2 space per unit	1 space	Yes
<b>Private Open Space</b>			
Front Unit	200 sq. ft. per unit	137.5 sq. ft. first floor 107 second floor	Yes
Rear Unit	200 sq. ft. per unit	276 sq. ft. first floor 91 second floor	No, a condition will be added to meet t
<b>Common Open Space</b>	200 sq. ft. per unit	420 sq. ft.	Yes
<b>Lot Coverage</b>	60%	43%	Yes

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 5,883 sq. ft. in size, which complies with the R-2 zone's minimum lot size for the development of 2 dwelling units on a single parcel. The proposed lot coverage is 43%, 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 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 Sombra Avenue. Additionally, the Applicant is proposing 1 guest parking space which will also be accessed from Sombra Avenue. The Applicant is not proposing a dwelling unit with 4 bedrooms or more and therefore is not required to provide additional off-street parking. 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 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.

**SPECIAL USE PERMIT:**

Per Section 17.28.020 of the LMC the approval of a Special Use Permit is required for a condominium project. Accordingly, the Applicant has filed for consideration of a special use permit.

**VESTING TENTATIVE PARCEL MAP:**

Per the City's subdivision requirements and State law, the Applicant seeks a vesting tentative parcel map for condominium purpose to allow the development and sale of two (2) residential units with access from Sombra Avenue.

**PUBLIC REVIEW:**

Notices of a public hearing were mailed to property owners within a 500 ft. radius of the site. Notices were also posted at City Hall on July 11, 2024, and published in the *Daily Breeze* on July 12, 2024.

**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. Find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 and 15332 of the CEQA Guidelines; and
2. Adopt Resolution No. 24-11 setting forth findings of fact relative to the submitted application which approves the Special Use Permit, Design Review and Vesting Tentative Parcel Map 84458.

**EXHIBITS:**

- a) Vicinity Map
- b) Resolution No. 24-11
- c) Architectural Plans

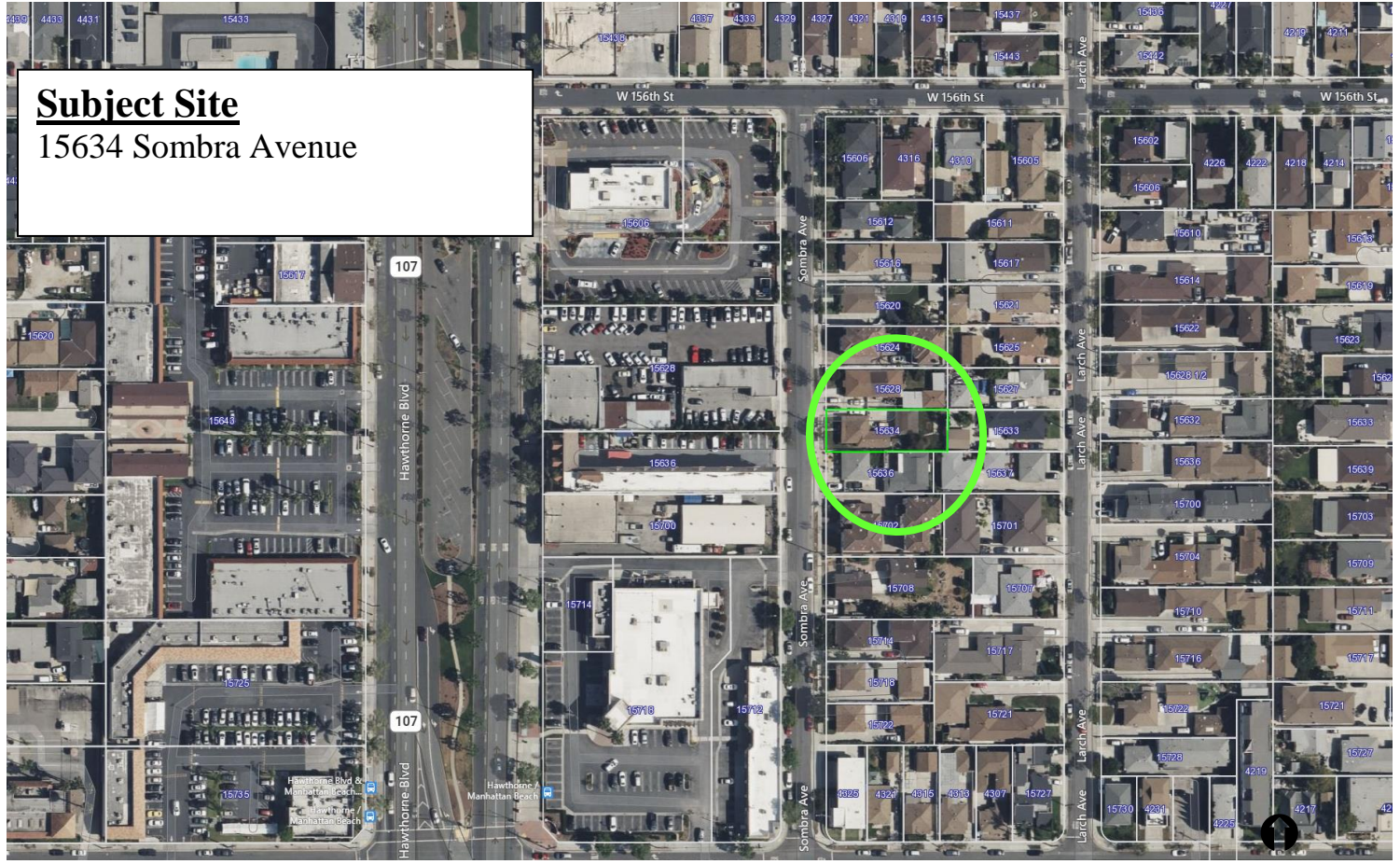
**Attachments**

[A. Vicinity Map.pdf](#)

[B. Resolution 24-11.pdf](#)

[C. Architectural Plans.pdf](#)

# Vicinity Map



North

**City of Lawndale  
Community Development Department**

APPLICATION/CASE NO:	P.C. Case No. 24-16
APPLICANT	Michael Badawy
SITE ADDRESS:	15634 Sombra Avenue
	Lawndale, CA 90260

## RESOLUTION NO 24-11

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS RELATIVE TO CASE NO. 24-16: SPECIAL USE PERMIT, DESIGN REVIEW, AND VESTING TENTATIVE PARCEL MAP NO. 84458 FOR CONDOMINIUM PURPOSES AND APPROVAL OF CEQA CATEGORICAL EXEMPTION

#### CONDITIONALLY APPROVED

**WHEREAS**, an application has been filed by Michael Badawy the property owner, (“Applicant”), for approval of a Special Use Permit, Design Review, and Vesting Tentative Parcel Map No. 84458 (“Vesting Tentative Map”) (Collectively, “Case No. 24-16”) for the construction of two (2) 2-story residential condominium development (“Project”) to be located at 15634 Sombra 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, which is approximately 1,079 square feet and a detached 500 square foot garage, 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**, pursuant to LMC §17.28.020, approval of a Special Use Permit is required for the new construction of a “Condominium” project; and

**WHEREAS**, the Applicant has submitted a Vesting Tentative Map for consideration by the Planning Commission to develop the proposed residential units on the Property to sell each individual residential unit once the Project has been constructed; 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 two (2) 2-story single-family residential condominium units on the Property, which contains 5,883 square feet of net land area; and

**WHEREAS**, Case No. 24-16 was properly noticed and set for public hearing before the Planning Commission on July 24, 2024; 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 two (2) 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 15315 (“Minor Land Divisions”) 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 two (2) 2-story single-family residential condominium 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 5,883 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.
- 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.
- 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 conditions of approval.

**Section 4.** In connection with the minor land divisions Categorical Exemption (CEQA Guidelines §15315), the Planning Commission finds that the Project meets the following conditions:

- A. *The Project involves division of land into four or fewer parcels.* The Project consists of the construction of two (2) 2-story single-family residential condominium units for individual sale on one existing parcel.
- B. *The proposed division of land is in conformance with the General Plan and Title 17 of the LMC.* This development 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 consistent with the General Plan's goal of allowing the development of Residential Multi-Family Medium Density 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.
- C. *No variances or exceptions are required.* The Applicant has not applied for a variance or an exception to the LMC for the Project, nor does the Project require a variance or an exception to the LMC for consideration and approval.
- D. *All services and access to the proposed parcels to local standards are available.* The Project site is located in a highly urbanized area. The Project site is surrounded by local streets that provide sufficient access to the Property. All services to be provided to the Project site and access to the proposed location meet City standards.

- E. *The parcel was not involved in a division of a larger parcel within the previous two (2) years.* The Property has not been involved in any subdivisions of land within the previous 2 years.
- F. *The parcel does not have an average slope greater than 20 percent.* The Property's average slope is less than or equal to 20 percent.

**Section 5.** Pursuant to the special use permit requirements in LMC Section 17.28.014, in conditionally approving this application, the Planning Commission makes the following findings:

- A. *The granting of such special use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.* The Project is consistent with the development standards of the R-2 zoning district. The development of two (2) 2-story single-family condominium development will improve the physical appearance of the site. Therefore, granting this Special Use Permit will not be detrimental to the public health or welfare or injurious to the Property of public improvements in the R-2 Zone.
- B. *The use applied for at the subject location is properly one for which a Special Use Permit is authorized.* LMC requires a Special Use Permit for the development of two (2) 2-story single-family residential condominium units in the R-2 Zone. Therefore, condominiums are authorized upon grant of this Special Use Permit.
- C. *The site is adequate in size and shape to accommodate the Project and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust the Project to the land and uses in the neighborhood.* The Property is comprised of one parcel that has an area of 5,883 square feet and is large enough to accommodate the proposed Project. In addition, the proposed plans are in compliance with all of the development standards of the R-2 zoning district.
- D. *The site abuts a local street adequate in width and pavement type to carry the kind of traffic generated by the Project.* The Property is located on Sombra Avenue, which is a local street approximately 50 feet wide, which provided access to the major arterials of the City's street system, including Hawthorne Boulevard, which is adequate to carry the kind of traffic generated by the Project.
- E. *The granting of a Special Use Permit is consistent with the City's General Plan and its development policies.* This development 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 of allowing the development of Residential Multi-Family Medium Density 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. Moreover, the Property is currently developed with one existing single-family residence

(approximately 1,079) and a two-car garage that will be demolished as part of the Project. The Property will be improved with this Project and will have a beneficial visual impact upon the street.

**Section 6.** 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 one existing single-family residence (1,079 sq. ft) and a detached two-car garage 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 43% of the lot, less than the 60% maximum allowed. Therefore, the Project will improve the community appearance without extreme building bulk.
- 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 (2) 2-story (detached) residential buildings that are approximately 28 feet in height, which is consistent with the type and scale of homes that are within the surrounding neighborhood.

**Section 7.** 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 28 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 43% 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 8.** The Planning Commission finds that approval of the Vesting Tentative Map is appropriate based on the following findings (Gov. Code §66452):

- A. *The design of the proposed subdivision is consistent with the General Plan, and no applicable specific plans exist.* The Project will improve the appearance and condition of the property and increase the housing stock of the City in a manner consistent with the objectives of the General Plan. The Property is currently developed with a single-family home and a detached garage. The Project site will include the construction of two new (2) 2-story single family residential units and landscaping, which will have a beneficial visual impact upon the street. Therefore, the Project is consistent with the City's General Plan and no applicable specific plans exist.
- B. *The site is physically suitable for the type of development.* The Project site is in a residential zone (R-2) and has an existing single-family residence with a detached garage. The new construction will comply with the standards of the R-2 Zone, which allow for construction of a two (2) 2-story single-family residential condominiums development pursuant to LMC Section 17.48.120 based on the size of the lot (5,883 square feet). Therefore, the Property is suitable for the Project.
- C. *The site is physically suitable for the proposed density of development.* The Property is comprised of one parcel that has an area of 5,883 square feet and is located within an R-2 zone. The proposed Project is for the development of two (2) 2-story single-family residential condominium units. All construction will comply with the density standards of the R-2 zone. This density is allowed on a parcel of this size.
- D. *The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage.* The Project will not have any significant adverse impact on the environment. The Project consists of the demolition of an existing single family residence and development of two (2) 2-story single-family condominium residential structures in a highly urbanized area.
- E. *The design of the subdivision or type of improvements will not cause serious public health problems.* The Project is consistent with the development standards of the R-2 zoning district and the scale and type of development in the vicinity. The Project is conditioned to comply with all applicable codes, laws, rules and regulations of the City of

Lawndale, including the California Health and Safety Code and California Building and Codes, and therefore will not cause serious public health problems.

**Section 9.** 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 year of approval of this Project. Failure to comply with this condition shall automatically render the Special Use Permit and 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 Special Use Permit and Design Review approval provided that such application is properly filed with the City at least 30 days prior to the expiration date.
4. All conditions of approval shall be satisfied, and the final map prepared and accepted by the City for recordation within 36 months of the approval of this tentative map. The Applicant may file for an extension of the Tentative Map provided that such application is properly filed with the City at least 30 days prior to the expiration date.
5. The Applicant shall record in the Los Angeles County Recorder's Office a declaration of covenants, conditions and restrictions ("CC&Rs"), provided that prior to recordation the CC&Rs are reviewed and approved by the City Engineer, Community Development Director, and City Attorney, and a homeowners association shall be established for the Property prior to the issuance of a certificate of occupancy for the Project. The CC&Rs shall contain all of the provisions outlined in LMC Section 17.80.050.
6. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.
7. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.
8. Violation of, or noncompliance with, any of these conditions or other applicable provisions of the LMC shall constitute grounds for a code enforcement action.
9. 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.

10. 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.
11. 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.
12. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.
13. 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.
14. 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.
15. 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.
16. The Project shall comply with all Los Angeles County Fire Department conditions of approval.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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:**

22. The Applicant shall pay all applicable plan check fees with Public Works Department prior to issuance of a building permit.
23. 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.
24. This project is subject to the City of Lawndale's Construction Demolition and Debris program. 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.
25. The Applicant shall submit copies of a recent title report (within the last 6 months) and subdivision guarantee to the Building Division prior to issuance of building permits and to the Public Works Department prior to approval of the final map.
26. The Applicant shall pay all applicable parcel map checking fees prior to the issuance of a building permit.
27. 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.
28. 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.

29. 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.
30. 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.
31. 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.
32. 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.
33. 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 of Lawndale harmless from damages should the common sewer and/or water mainline cause any damage for any reason.
34. 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.
35. 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.
36. The Applicant shall pay all applicable sewer connection fees to the County Sanitation Districts prior to final approval from the Public Works Department.
37. 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).

38. All utility service lines shall be fully operational at the time of issuance of certificate of occupancy.
39. The Applicant shall reconstruct the damaged and substandard sidewalk and driveway approach along Sombra Avenue fronting the property addressed as 15634 Sombra Avenue, pursuant to American Public Works Association (APWA) standards.
40. The Applicant shall reconstruct damaged curb and gutter along Sombra Avenue fronting the property addressed as 15634 Sombra Avenue, pursuant to American Public Works Association (APWA) standards.
41. The proposed drive driveway approach shall be realigned away from existing street trees.
42. The proposed driveway shall be realigned so that the top "X" is located one foot inside the property line.
43. 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
44. The Applicant shall not install water or utility pull boxes within the new driveway approach area.
45. The Applicant shall design the Project in a manner that prevents surface water from draining across the sidewalk.
46. All work in the public right-of-way shall be completed per APWA standards.
47. 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.
48. Prior to recording the final map, the Applicant shall provide the Public Works Department with a set of 100 or 200 scale duplicate Mylar copies for the City Engineer's signature. Upon recordation, Applicant shall submit a set of 100 or 200 scale duplicate Mylar copies of the recorded final map to the City Engineer.
49. The Applicant shall obtain approval from all applicable utility purveyors prior to the recordation of the final map.
50. The final map shall be prepared by a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying. The final map must be processed through the City Engineer's office prior to being filed with the County Recorder. The Applicant shall pay all applicable final map processing fees prior to filing with the county recorder.

51. The final map shall be recorded prior to the issuance of a certificate of occupancy. The final map shall be tied to the North American Datum of 1983 (NAD83), California Coordinate System 1983.
52. The Applicant shall ensure that the Homeowners Association is established for the purpose of maintaining all private access and common property with utilities prior to the approval of the final map. The association documents shall be subject to the review and approval of the Community Development Director, City Attorney and City Engineer and shall be recorded concurrently with the final map.
53. Prior to the issuance of the final map approval, the Applicant shall record CC&R's with the Los Angeles County recorder's office providing for ingress and egress access, drainage and utility easements, and maintenance of common drives and landscaping.
54. Prior to the approval of the final map, the Applicant shall construct or guarantee the construction of all required off-site improvements fronting the property. The required street improvements are subject to the review and approval of the City Engineer.
55. The Applicant shall pay all applicable fees for the processing of final map upon submission to the City.
56. The Applicant shall remove the existing tree located on Sombra Avenue fronting the property addressed as 15634 Sombra Avenue.
57. The Applicant shall install one 36" box street tree per APWA standards along Sombra Avenue fronting the project site addressed as 15337 Sombra Avenue; tree species and location shall be determined by the Engineering Division at the time the encroachment permit is issued.
58. The Applicant shall underground all new utilities.
59. The Applicant shall place all Southern California Edison vaults and structures underground.
60. The Applicant shall underground existing utilities subject to review and approval of the Public Works Department.
61. 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.
62. Final sign off and approval from the Public Works department shall not be given until all conditions of approval have been completed.
63. No artificial turf shall be installed within the City's parkway.

64. Any curb drain connected to the street curb and gutter should be a minimum of 4-inch diameter pipe.
65. The parcel map shall indicate building footprints and common areas.

**Additional Conditions:**

66. The Applicant shall provide sufficient decorative outdoor lighting for all units, to the satisfaction of the Community Development Director.
67. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
68. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
69. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
70. All newly planted trees shall require root barriers and be double staked and guy wired.
71. 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.
72. No exterior security bars shall be allowed to be placed along the buildings' facade.
73. 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.
74. 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.
75. 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.
76. A maximum of two (2) single-family condominium dwelling units shall be permitted within the Project. A notation to this effect shall be shown on the Final Map.
77. 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.

78. 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.
79. The site shall be maintained by the property owners, at property owners' or their successors' or assignees in interest's sole cost and expense. This obligation shall be described in the CC&Rs. The City shall have the right to enforce proper maintenance.
80. 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.
81. 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.
82. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
83. 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.
84. 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.
85. 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.
86. 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.
87. The Project shall comply with all development standards set forth in LMC Section 17.80.070(A) pertaining to condominium developments.
88. 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.

- 89. 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.
- 90. All roof top equipment must be fully screened from public view on all sides of the building elevations.
- 91. 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 24<sup>TH</sup> DAY OF JULY 2024.**

---

Ni Kal S. Price, Chairperson  
Lawndale Planning Commission

ATTEST

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

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 24-11** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **24<sup>th</sup> day of July, 2024** by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

---

Jared Chavez,  
Community Development Manager



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

RENDERING - VIEW A



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

RENDERING - VIEW B

# PROPOSED TWO UNIT CONDOMINIUM FOR: MICHAEL BADAWY

15634 SOMBRA AVENUE, LAWNSDALE, CA 90260

## ABBREVIATIONS

A/C	AIR CONDITIONING	MAX.	MAXIMUM
ACOUS.	ACOUSTICAL	MTL.	METAL
A.D.	AREA DRAIN	MFG.	MANUFACTURER
A.F.F.	ABOVE FIN. FLOOR	MIN.	MINIMUM
ALUM.	ALUMINUM	MIR.	MIRROR
@	AT	M.T.	MARBLE TILE
BLDG.	BUILDING	MUL.	MULLION
BED.	BEDROOM	MW.	MICROWAVE
BR.	BRUSHED	N.I.C.	NOT IN CONTRACT
CEM.	CEMENT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.A.	OVER ALL
CL. OPNG	CLEAR OPENING	O.C.	ON CENTER
C.N.	CONSTRUCTION NOTE	PART.	PARTITION
COL.	COLUMN	P.L.	PLASTIC LAMINATE
CONC.	CONCRETE	POL.	POLISHED
CONT.	CONTINUOUS	PR.	PAIR
CONTR.	CONTRACTOR	P.T.	PRESSURE TREATED
C.T.	CERAMIC TILE	Q.T.	QUARRY TILE
DET.	DETAIL	RAD.	RADIUS
D.F.	DRINKING FOUNTAIN	R.F.	REFRIGERATOR/ FREEZER
DIA.	DIAMETER	REF.	REFERENCE
DIM.	DIMENSION	REQ.	REQUIRED
DR.	DOOR	RM.	ROOM
DW.	DISHWASHER	R.R.	RESTROOM
DWG.	DRAWING	R.	RESTROOM
ELEV.	ELEVATION	S.C.	SEPARATE CIRCUIT
ELEC.	ELECTRICAL	SECT.	SECTION
ELEVAT.	ELEVATOR	SHT.	SHEET
EXIST.	EXISTING	SIM.	SIMILAR
F.D.	FLOOR DRAIN	SPECS.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	S/R	STOVE/RANGE
F.H.C.	FIRE HOSE CABINET	S.STL.	STAINLESS STEEL
F.F.	FINISH FACE	STD.	STANDARD
FIN.	FINISH	SUSP.	SUSPENDED
FLR.	FLOOR	T.C.	TRASH COMPACTOR
FLOUR.	FLOURESCENT	TBD.	TO BE DETERMINED
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
F.W.C.	FABRIC WALL COVERING	THK.	THICK
GA.	GAUGE	TYP.	TYPICAL
GAL.	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
GD.	GARBAGE DISPOSAL	VERT.	VERTICAL
GL.	GLASS	V.I.F.	VERIFY IN FIELD
G.T.	GRANITE TILE	VOL.	VOLTS
GYP. BD.	GYP. BOARD	V.C.T.	VINYL COMP. TILE
HDWD.	HARDWOOD	V.S.F.	VINYL SHEET FLOORING
HDWR.	HARDWARE	V.W.C.	VINYL WALL COVERING
H.M.	HOLLOW METAL	W/	WITH
HGT.	HEIGHT	WC.	WALL COVERING
H.V.A.C.	HEAT, VENT., AIR COND.		
LAV.	LAVATORY		

## SHEET INDEX

CS-0: General Project Information  
CS-1: 3D Renders - Conceptual Design

TS: Topographic Survey / Parcel Map

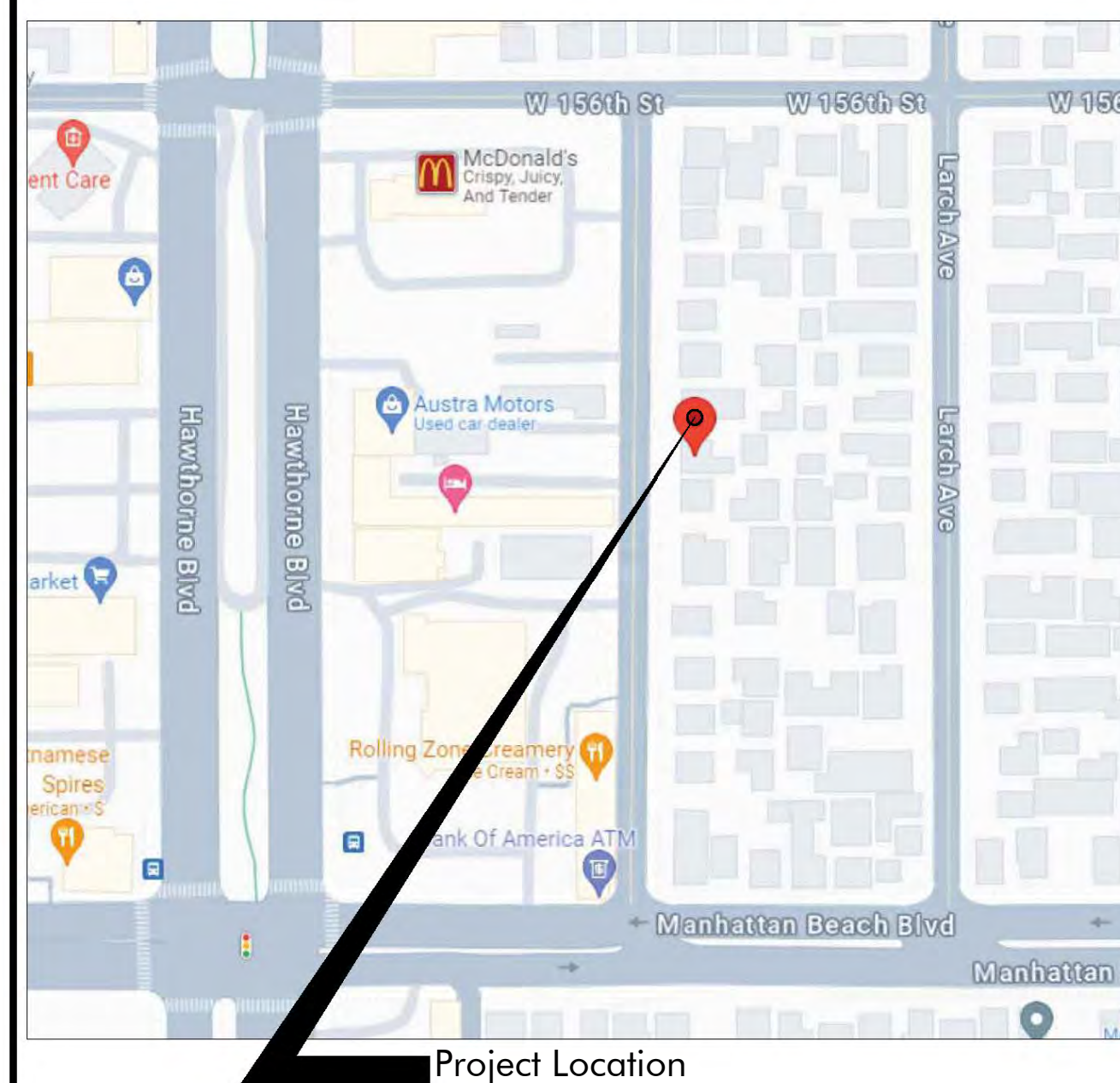
L-1.0 Landscape & Irrigation Plans  
L-1.1 Irrigation Details

A-1.0 Site Plan  
A-2.0 1st Floor Plans  
A-2.1 2nd Floor Plans  
A-3.0 Roof Plans  
A-4.0 Exterior Elevations  
A-4.1 Exterior Elevations

## SCOPE OF WORK

1. Tear down existing house.
2. Provide temporary power pole.
3. Construct new two Condo Units w/ 2-Car Garage for Each S.F.R.
4. Provide new driveway
5. Landscape property.
6. Make public right of way improvements per City Standards.

## Vicinity Map



Project Location

## Project Information:

**Owner:** Michael Badawy  
502 N. Paulina Ave  
Redondo Beach, CA - Phone: (310) 809-9072

## Legal Description

Portions of Lots 5 & 6, Block 71,  
Lawndale Acres M.B. 17-13  
APN: 4076-016-016

## Code Research

**Applicable Codes:** 2019 Edition of CRC, CEC, CMC, CPC, Energy Code, Green Building Standard and City of Lawndale Municipal Code.

**Zoning:** R-2  
**Height Limit:** 30'-0"

**Parking:** 2 Enclosed at Garage Per Unit + 1 Guest

**Type of Construction:** V-B

**Occupancies:** R3 at Living / U at Garage

**Number of Stories:** 2

**Sprinkler System:** Required Under separate Permit and Submittal Per RBMC #2604 - Licensed Installer Shall Submit Plans to RB Fire Department for Approval Prior to Installation.

**Solar System:** Required Under "Code Research" Separate Permit and Submittal

**Lot Area:** 5,883 sq.ft.

## Area Breakdown:

### Unit A:

1st Floor Living : 561 sq. ft.  
2nd Floor Living : 1,060 sq. ft.  
Total Living : 1,621 sq. ft.

**Garage:** 426.00 sq.ft.  
**Deck Areas:**  
Deck @ M.B.: 107.00 sq.ft.  
**Storage Area:** 363.00 cu.ft.

**Private Open Space:** Required: 200.00 sq.ft.  
Provided: 244.50 sq.ft.  
at Side Yard + Deck

### Unit B:

1st Floor Living : 593 sq. ft.  
2nd Floor Living : 1,103 sq. ft.  
Total Living : 1,696 sq. ft.

**Garage:** 445.00 sq.ft.  
**Deck Areas:**  
Deck @ M.B.: 66.50 sq.ft.  
**Storage Area:** 440.00 cu.ft.

**Private Open Space:** Required: 200.00 sq.ft.  
Provided: 276.00 sq.ft.  
at Rear Yard

**Common Open Space:** Required: 200.00 sq.ft. Each Unit  
Provided: 420.00 sq.ft. For Both Units  
at Front Yard

**Lot Coverage:** Required: 60% Max. = (5,883 x 0.6)  
= 3,529.8 Max.  
Provided: 2,558 sq.ft. < 3,529.8 sq.ft.

## Deferred Submittals:

- demolition , grading, block walls, flatwork at driveway and front yard, fences / gates under separate permit.
- sprinkler system & solar panels under separate permit and submittal (an additional plan review fee may be required.)
- PV System must be installed prior to final inspection.

## CONSULTANTS

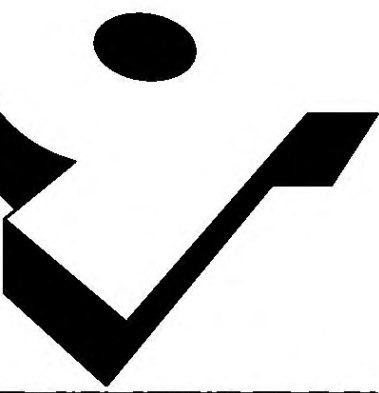
**BUILDING DESIGN:** **BF DESIGN LLC**  
Boris Flores - Principal  
118 S. Catalina Ave.  
Phone: (310) 614-0592  
email: borisflores73@gmail.com

**SURVEYOR:** **DENN ENGINEERS**  
3914 Del Amo Blvd, Suite 921  
Torrance, CA 90503  
Phone: (310) 542-9433

**STRUCTURAL ENGINEER:** TBD

**TITLE 24 CALCULATIONS:** TBD

**SOILS ENGINEER:** TBD



The design, details and ideas contained in this drawing are and shall remain the property of BF DESIGN (Boris Flores). No part thereof shall be copied, reproduced, disclosed to others, or used for any other work or project or for completion of this project without the written consent of BF DESIGN (Boris Flores).

All written dimensions will take preference over scaled dimensions and will be verified on the job site by contractor. All discrepancies will be brought to the attention of the project supervisor prior to the commencement of any work.



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

UNIT B - REAR VIEW A



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

UNIT A - REAR VIEW



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

UNIT A - STREET VIEW A



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

UNIT B - REAR VIEW B



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

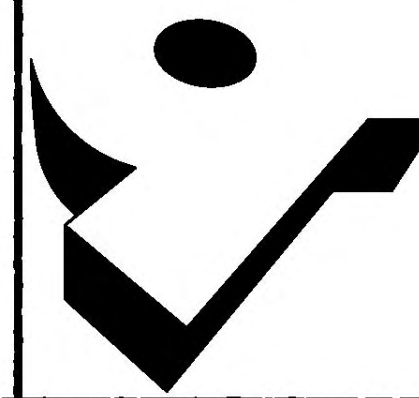
UNIT B - FRONT VIEW



\*NOTE: REFER TO CONSTRUCTION DRAWINGS FOR FINAL DESIGN AND SPECIFICATIONS

UNIT A - STREET VIEW B

bf design  
 PLANNING & DRAFTING  
 118 S. Catalina Ave., Suite E  
 Redondo Beach, CA 90277  
 Tel: (310) 614-0592



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Project Name (Client - Address - City)  
 Proposed 2 Unit Condominium for:  
 Michael Badawy  
 15654 Sombra Avenue  
 Lawndale, CA 90260

Project No.  
 A23117

Date:

Revision  
 Date:

Drawing  
 By: bf

Signature:

Sheet  
 CS-1



DRAWN BY	KW	CHECK BY	TS
DRAWN ON		DATE	DECEMBER 13, 2023
REVISIONS			
REVISIONS			

**LEGEND**

[Symbol]	EXISTING BUILDING	[Symbol]	BRICK
[Symbol]	CONCRETE	[Symbol]	WOOD DECK
[Symbol]	+106.76 EXISTING ELEVATION	[Symbol]	EXISTING FENCE
[Symbol]	EXISTING CONTOUR	[Symbol]	EXISTING CURB RETURN
[Symbol]	BLOCK WALL	[Symbol]	CABLE TV PULL BOX
[Symbol]	CONCRETE	[Symbol]	CONCRETE
[Symbol]	CHIMNEY	[Symbol]	CHIMNEY
[Symbol]	CITY ENGINEERS FIELD BOOK	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	CHAIN LINK FENCE / WROUGHT IRON FENCE	[Symbol]	CHIMNEY
[Symbol]	EASTERN	[Symbol]	CONCRETE
[Symbol]	EDGE OF GUTTER	[Symbol]	CHIMNEY
[Symbol]	ELECTRIC METER	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	FINISH FLOOR	[Symbol]	CHIMNEY
[Symbol]	FRESHWATER	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	FLOW LINE	[Symbol]	CHIMNEY
[Symbol]	GAS METER	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	GUY / GW	[Symbol]	CHIMNEY
[Symbol]	IRON PIPE MONUMENT	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	LEAD AND TACK / TAG MONUMENT	[Symbol]	CHIMNEY
[Symbol]	MANHOLE / SANITARY SEWER / STORM DRAIN	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	NORTHERLY	[Symbol]	CHIMNEY
[Symbol]	NAIL AND TAG / NAIL AND WASHER MONUMENT	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	FULL SLOTTED / TRAFFIC / STREET LIGHT	[Symbol]	CHIMNEY
[Symbol]	TELEPHONE / CABLE TV	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	PROPERTY CORNER / PROP. CORNER	[Symbol]	CHIMNEY
[Symbol]	PROPERTY LINE / PROP. LINE	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	POWER POLE / UTILITY POLE	[Symbol]	CHIMNEY
[Symbol]	PANTRY	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	PUBLIC WORKS FIELD BOOK	[Symbol]	CHIMNEY
[Symbol]	RAIL ROAD	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	ROAD DEPARTMENT FIELD BOOK	[Symbol]	CHIMNEY
[Symbol]	RECORD OF SURVEY	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	SPR / S&W	[Symbol]	CHIMNEY
[Symbol]	SOUTHERLY	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]	CHIMNEY
[Symbol]	STAKE / STAKE AND TAG MONUMENT	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	STREET LIGHT POLE / LIGHT POLE	[Symbol]	CHIMNEY
[Symbol]	TOP OF CURB	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	TOP OF APRON	[Symbol]	CHIMNEY
[Symbol]	WESTERLY	[Symbol]	CITY ENGINEERS FIELD BOOK
[Symbol]	WATER METER	[Symbol]	CHIMNEY

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.  
 DIMENSION MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT (310) 542-9433 M-F 8:00 AM TO 5:00 PM.

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 All written dimensions will take preference over scaled dimensions and will be verified on the job site by contractor. All discrepancies will be brought to the attention of the project supervisor prior to the commencement of any work.

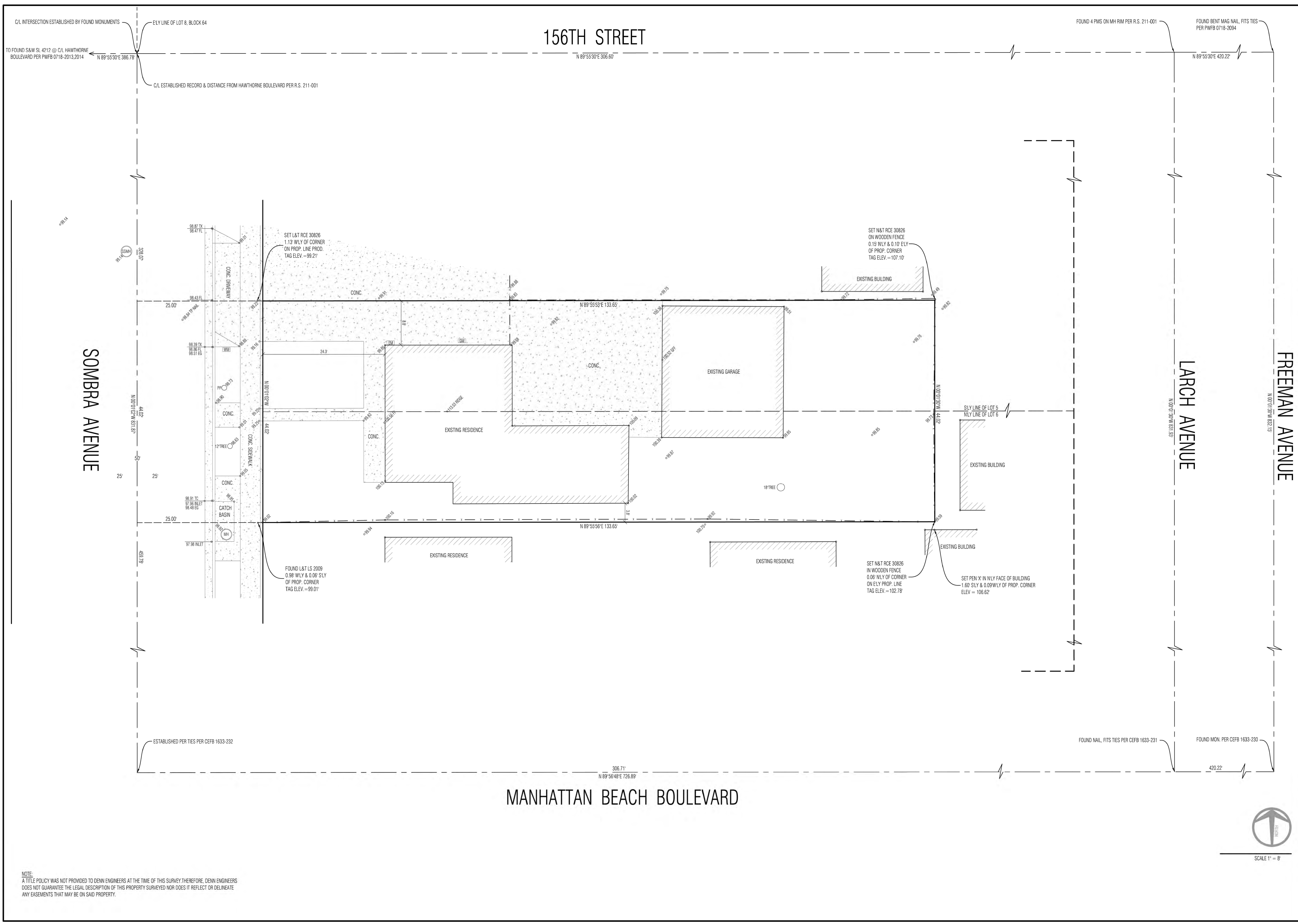
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Project No.  
 A23117

Date:  
 Revision  
 Date:

Drawing  
 By: bf  
 Signature: [Signature]

Sheet  
 TS



NOTE:  
 A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

**den design**  
 PLANNING & DRAFTING  
 118 S Catalina Ave, Suite E  
 Redondo Beach, CA 90277  
 Tel: (310) 614-0792

- IRRIGATION NOTES**
1. THIS IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL COMPONENTS IN PLANTING AREAS WHEREVER POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY. FURNISHING SUCH FITTINGS, ETC AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.
  2. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN ADDRESSED IN THE DESIGN OF THE IRRIGATION SYSTEM.
  3. SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES IN LOCATIONS WITH NO ADJACENT PAVING. COORDINATE FINAL LOCATION WITH OWNER.
  4. CONTROLLER LOCATION IS DIAGRAMMATIC. OBTAIN FINAL LOCATION APPROVAL FROM THE OWNER PRIOR TO INSTALLATION.
  5. PENDING 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION IS NOT A PART OF THE IRRIGATION SYSTEM. COORDINATE POWER REQUIREMENTS WITH GENERAL CONTRACTOR AND/OR OWNER.
  6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, UTILITIES GRADE DIFFERENCES, LOCATION OF WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
  7. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
  8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NEW SYSTEM HAS THE CORRECT PSI IN ORDER FOR ALL THE VALVES TO OPERATE AS PER PLAN.

**LANDSCAPE NOTES:**

1. COMPOST: INCORPORATE COMPOST (4 CUBIC YARDS / 1000 SQ.FT.) TO A DEEP OF 6 INCHES INTO LANDSCAPE AREAS.
2. MULCH: PROVIDE 3 INCHES LAYER ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS OTHER THAN TURF OR CREEPING OR ROOTING GROUNDCOVER.
3. AREA LESS THAN 10 FEET IN ANY DIRECTION SHALL UTILIZE SUB-SURFACE IRRIGATION OR OTHER TECHNOLOGY THAT PREVENT OVERSPRAY OR RUNOFF.

**PLANT LEGEND**

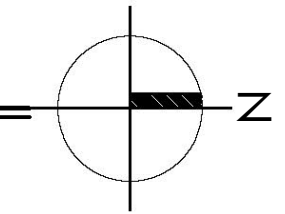
	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	MATURITY SIZE	WATER USAGE
	AGONIS FLEXUOSA	PEPPERMINT WILLOW	15 GAL	3	10'-12' H	MODERATE
	NANDINA DOMESTICA "GULF STREAM"	GULF STREAM HEAVENLY BAMBOO	5 GAL	14	36" H	LOW
	PANDOREA JASMINOIDES VARIEGATA	VARIEGATED BOWER VINE	5 GAL.	11		MODERATE
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL.	7	36" H	LOW
	DURANTA REPENS "SAPHIRE SHOWERS"	SKY FLOWER	5 GAL.	6	5' H	MODERATE
	MISCANTHUS SINENSIS "ASIAGO"	NCN	5 GAL	6	36" H	MODERATE
	DYMONDIA MARGARETAE	DYMONDIA	--	--	FLAT	MODERATE - LOW
	GRAVEL OR DECOMPOSED GRANITE	--	SQ.FT.	106	--	--
	PERMEABLE PAVERS	--	SQ.FT.	80	--	--

**IRRIGATION SPRINKLER LEGEND**

SYMBOL	DESCRIPTION	MODEL	LINE TYPE
	RAINBIRD 1/4 NOZZLE	8QFLT (90 DEGREE)	1/2" PVC
	RAINBIRD 1/2 NOZZLE	SXB180025 - XERI-BUBLEER (180 DEGREE)	1/2" PVC
	RAINBIRD FULL NOZZLE	LXB360025 - XERI-BUBLEER (360 DEGREE)	1/2" PVC
	RAINBIRD SIDE-STRIP	155ST	1/2" PVC
	RAINBIRD END-STRIP	A17EST	1/2" PVC
	PLANTER BUBBLER SYSTEM		1/2" PVC
	NIBCO BALL VALVE : T-FB-600A		
	RAINBIRD REMOTE CONTROL VALVE WITH ATMOSPHERIC BACKFLOW PREVENTOR: 075-ASVF		
	RAINBIRD REMOTE CONTROL ZONE KIT: XACZ-075		
	HUNTER 15 STATION PRO-C-INDOOR IRRIGATION CONTROLLER WITH WIRELESS SOLAR SYNC SENSOR: PC-1500+SOLAR-SYNC-SEN		
	SUBSURFACE DRIP	NETAFIM TECHLINEZ6-18	

**IRRIGATION PLAN**

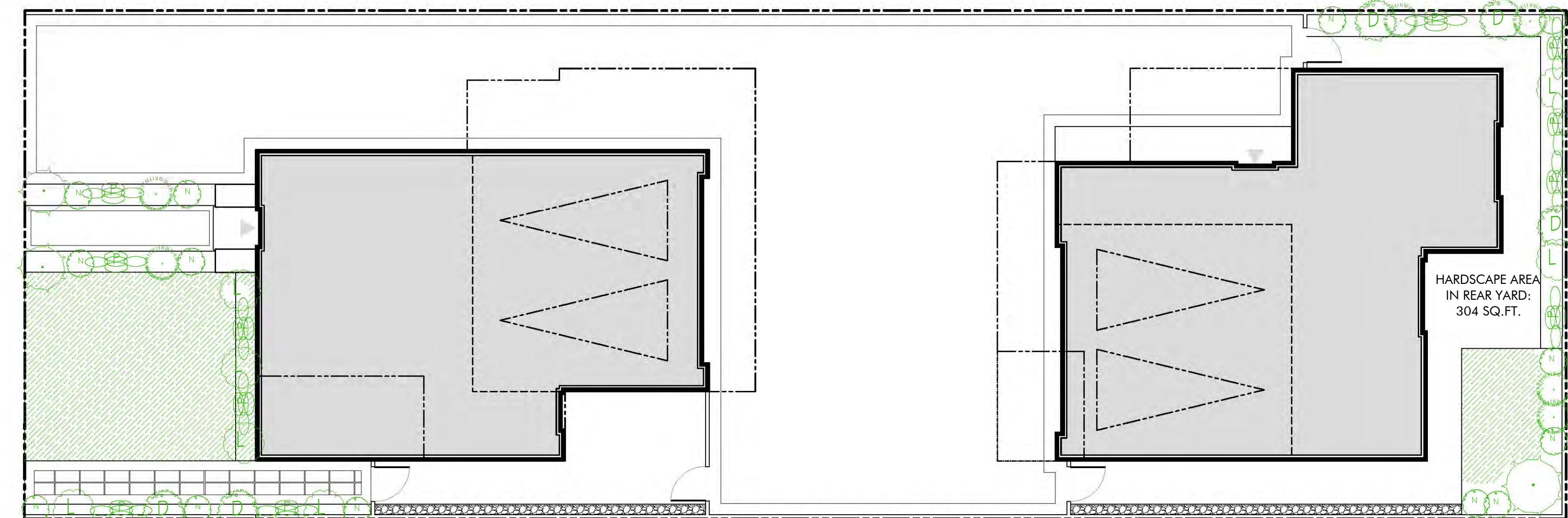
Scale : 1/8"=1'-0"



I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO MWEO

MICHAEL BADAWY

DATE



**50% MIN. FRONT SETBACK LANDSCAPE AREA CALCULATION:**

FRONT SETBACK AREA = 20' x 40.02' = 800.4 SQ.FT.  
50% MIN. LANDSCAPE REQUIRED = 800.4 x 0.5 = 400.2 SQ.FT. MIN.

FRONT SETBACK LANDSCAPE AREA PROVIDED = 439 SQ.FT. = 54.8 % O.K.

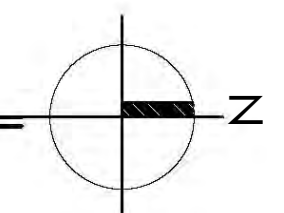
**Area Calculation:**

Lot Square Footage : 5,883 sq.ft.  
Building Footprint: (Unit A) 978 sq.ft. +(Unit B) 1,026 sq. ft.  
2,004 sq.ft. Total Building Footprint

Hardscape Area: 2,914 sq.ft.  
Permeable Landscape Area: 885 sq.ft.  
Permeable Pavers Area: 80.00 sq.ft.

**LANDSCAPE PLAN**

Scale : 1/8"=1'-0"



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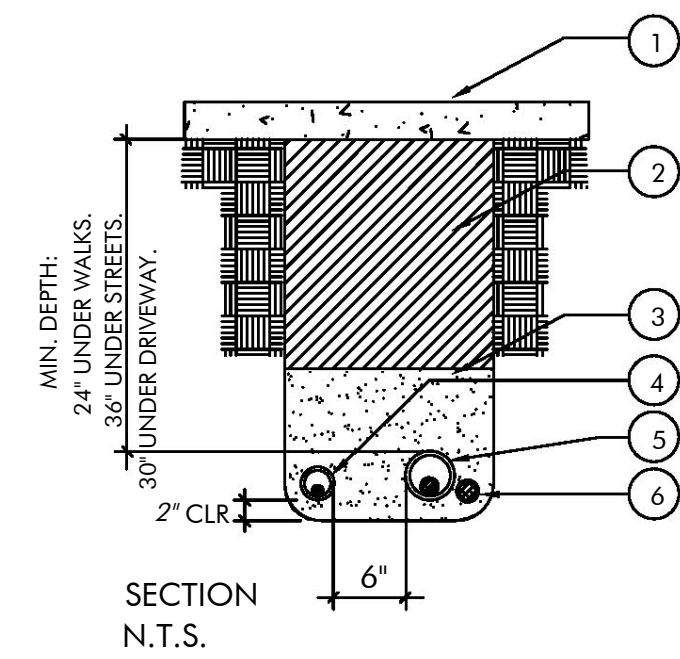
Project No.  
A23117

Date:

Revision  
Date:

Drawing  
By: bf

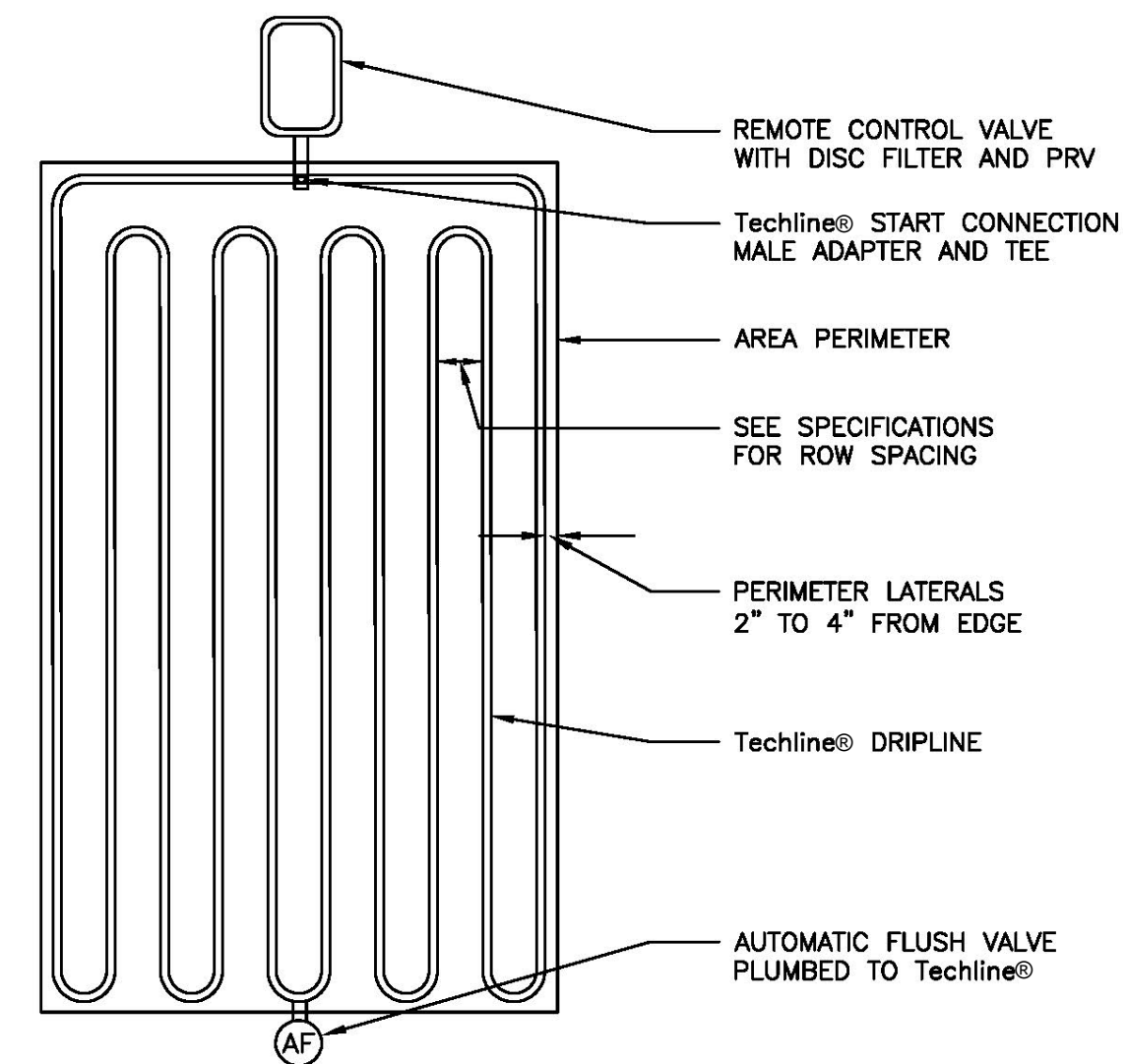
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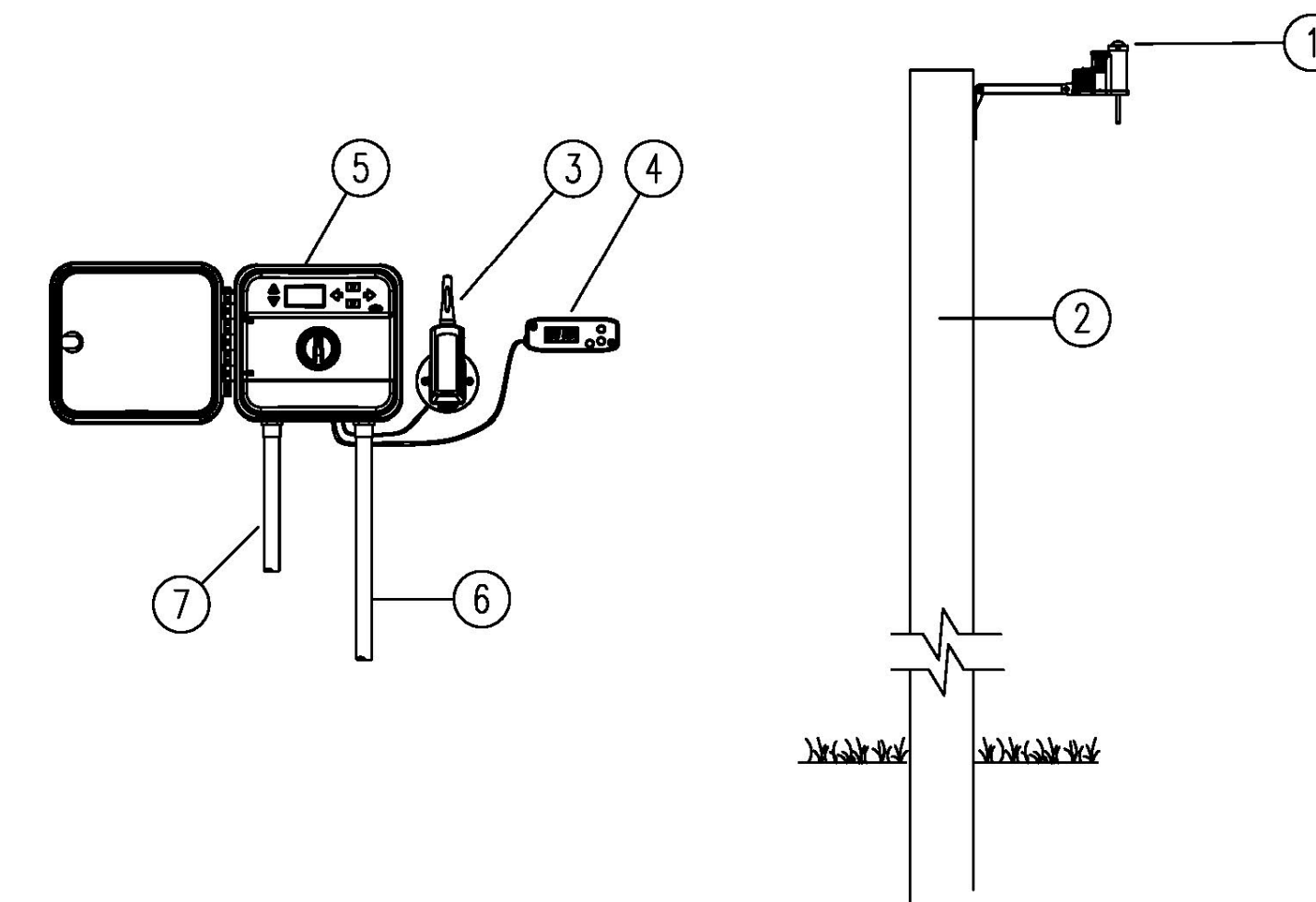
NOTES:  
 ALL SLEEVES TO BE PVC, SCH. 40 AND TWICE THE DIA. OF THE WORKING PIPE.  
 ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.  
 CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

1 SLEEVING DETAIL N.T.S.

- LEGEND
1. HARDSCAPE SURFACE.
  2. CLEAN BACKFILL AS REQUIRED, TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
  3. CLEAN SAND.
  4. LATERAL LINE WITH SLEEVE.
  5. PRESSURE MAIN LINE WITH SLEEVE.
  6. CONTROL WIRES & COMPUTER HARDWARE WIRE SLEEVE.

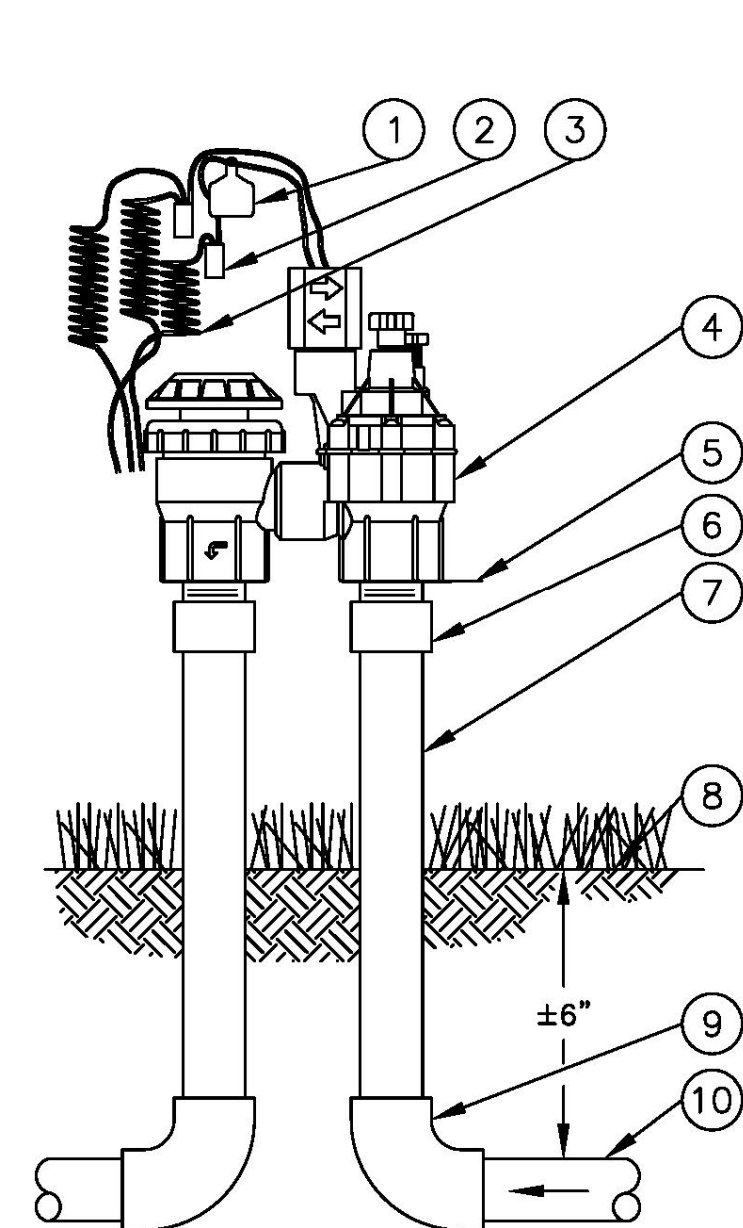


2 Techline® LITE END FEED LAYOUT NOT TO SCALE



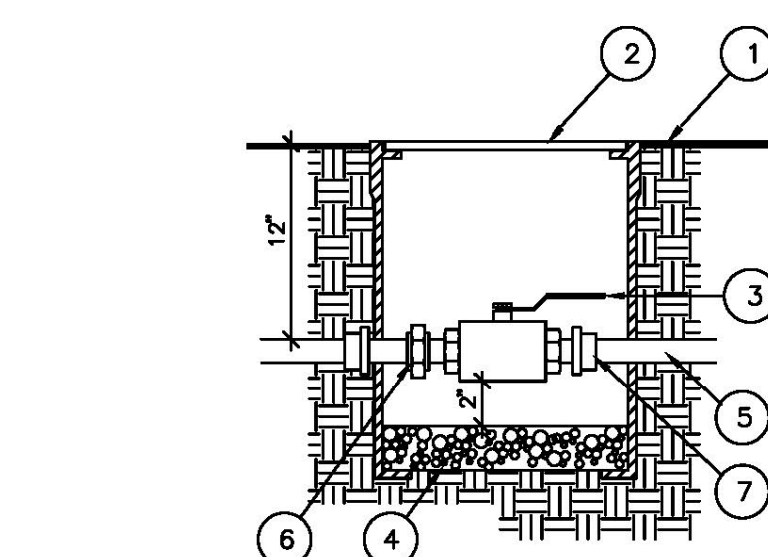
2 PRO-C CONTROLLER W/ WIRELESS SOLAR SYNC SYSTEM N.T.S.

- 1 MODEL: WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER
- 2 SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
- 3 WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
- 4 MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
- 5 HUNTER PRO-C CONTROLLER
- 6 VALVE CONTROL WIRE CONDUIT
- 7 POWER SOURCE



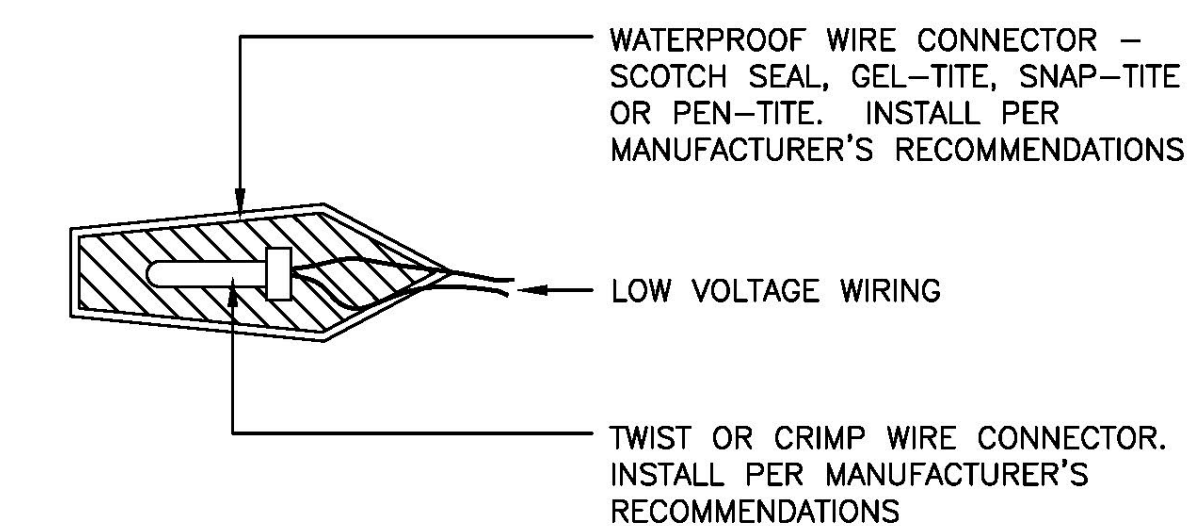
4 ELECTRIC REMOTE CONTROL VALVE N.T.S.

- 1 ID TAG: RAIN BIRD VID SERIES
- 2 WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 REMOTE CONTROL VALVE: RAIN BIRD 100-ASVF
- 5 INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
- 6 UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
- 7 UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
- 8 FINISH GRADE/TOP OF MULCH
- 9 PVC SCH 40 ELL (1 OF 2)
- 10 PVC LATERAL PIPE (1 OF 2)



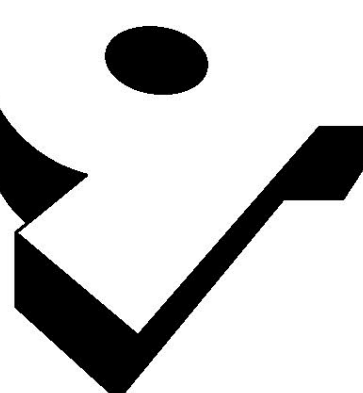
4 BALL VALVE N.T.S.

- LEGEND
1. FINISH GRADE
  2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "B.V."
  3. BALL VALVE
  4. ONE CUBIC FT. OF [ ] CRUSHED ROCK
  5. PVC MAIN LINE
  6. BRASS UNION
  7. PVC MALE ADAPTOR (2 REQUIRED)
- NOTE: 1. INSTALL VALVE BOX SUCH THAT THE TOP OF THE COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND FLUSH WITH CONCRETE AND TURF AREAS



5 WIRE CONNECTIONS N.T.S.

LANDSCAPE IRRIGATION DETAILS



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Project Name (Client-Address-City)  
 Proposed 2 Unit Condominium for:  
 Michael Badawy  
 15634 Sombra Avenue  
 Lawndale, CA 90260

Project No.  
 A23117

Date:

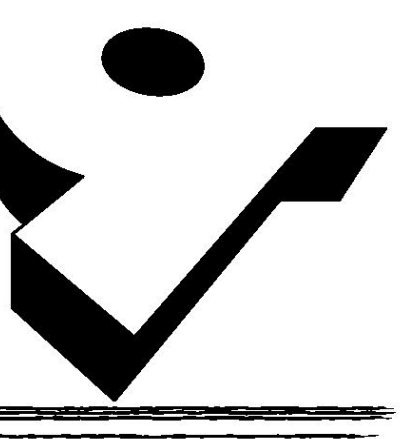
Revision  
 Date:

Drawing  
 By: bf

Signature: *[Signature]*

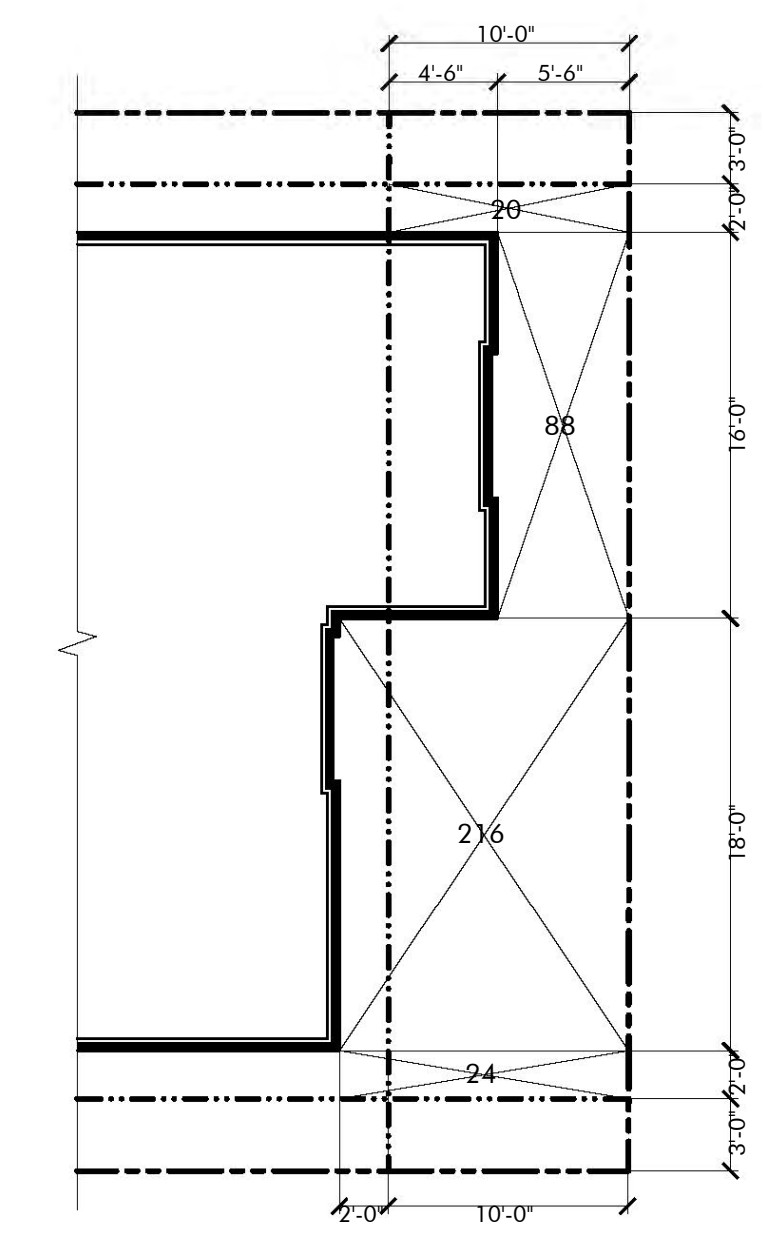
SITE PLAN LEGEND			
	BUILDING FOOTPRINT		LANDSCAPE/ PLANTERS AREA
A.D.	- AREA DRAIN	T.W.	- TOP OF WALL
E.G.	- EXISTING GRADE	T.O.P.	- TOP OF PILASTER
F.S.	- FINISH SURFACE	T.C.	- TOP OF CURB
F.G.	- FINISH GRADE	T.D.	- TRENCH DRAIN
-	- TOP OF FENCE		

bf design  
**PLANNING & DRAFTING**  
 118 S Catalina Ave., Suite E  
 Redondo Beach, CA 90277  
 Tel: (310) 614-0792



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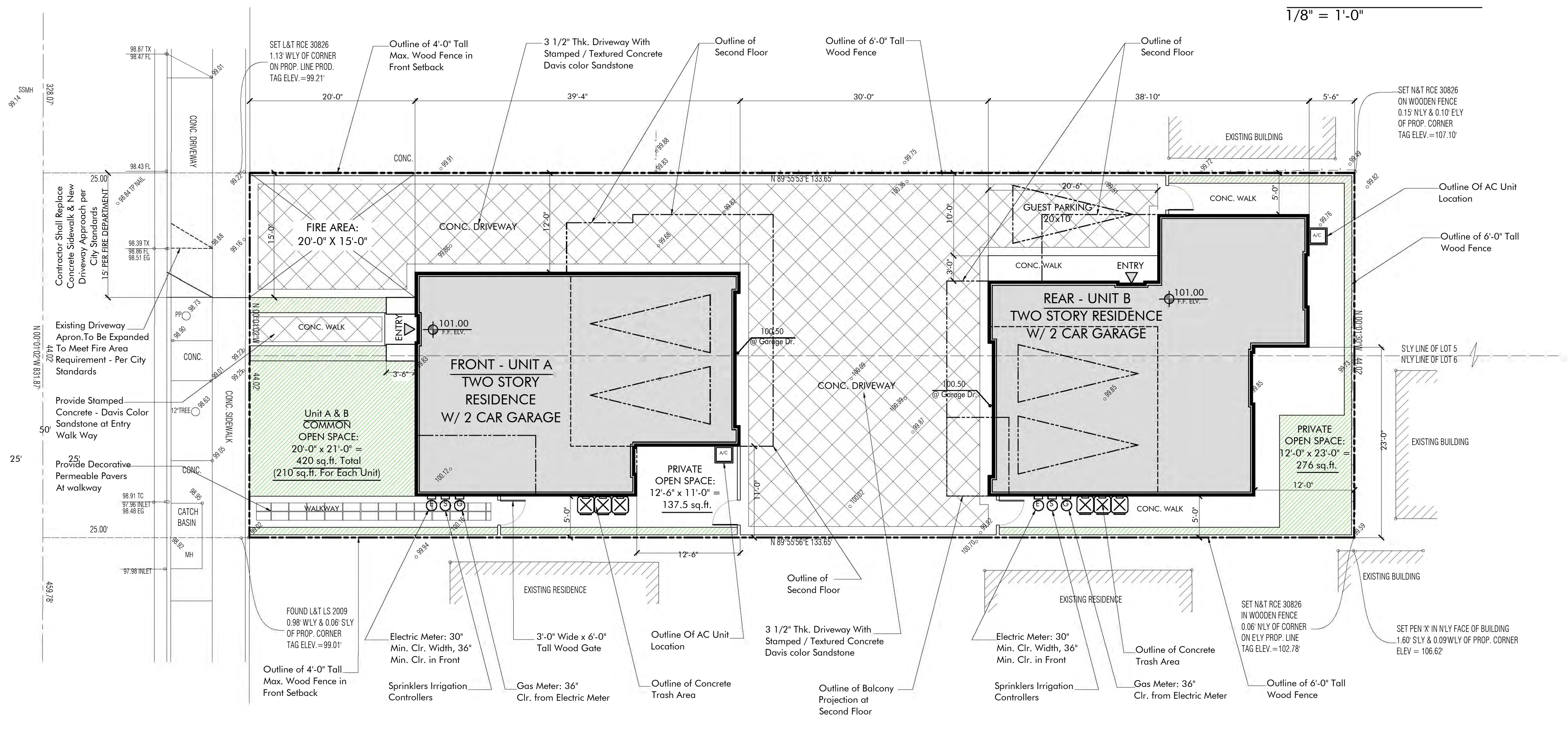
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REQUIRED AVERAGE REAR SETBACK AREA:  
 $(40.02' - 3' - 3') \times 10' = 340.2 \text{ SQ.FT. REQUIRED}$   
 SETBACK PROVIDED = 348 SQ.FT.  
 $348 \text{ SQ.FT.} > 340.2 \text{ SQ.FT.} = \text{OK}$

REAR SETBACK CALC'S  
 1/8" = 1'-0"

SOMBRA AVENUE



Proposed Site Plan  
 Scale : 1/8" = 1'-0"

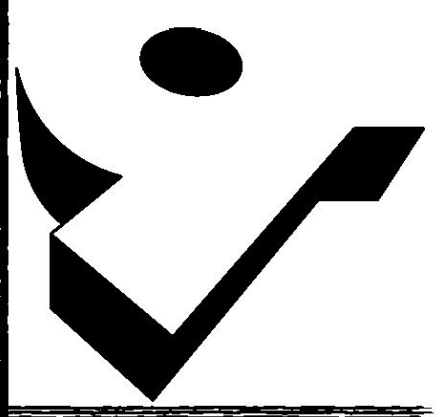
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Sheet  
 A-1.0



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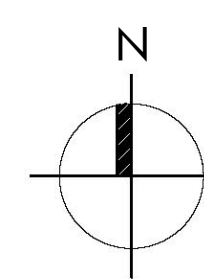
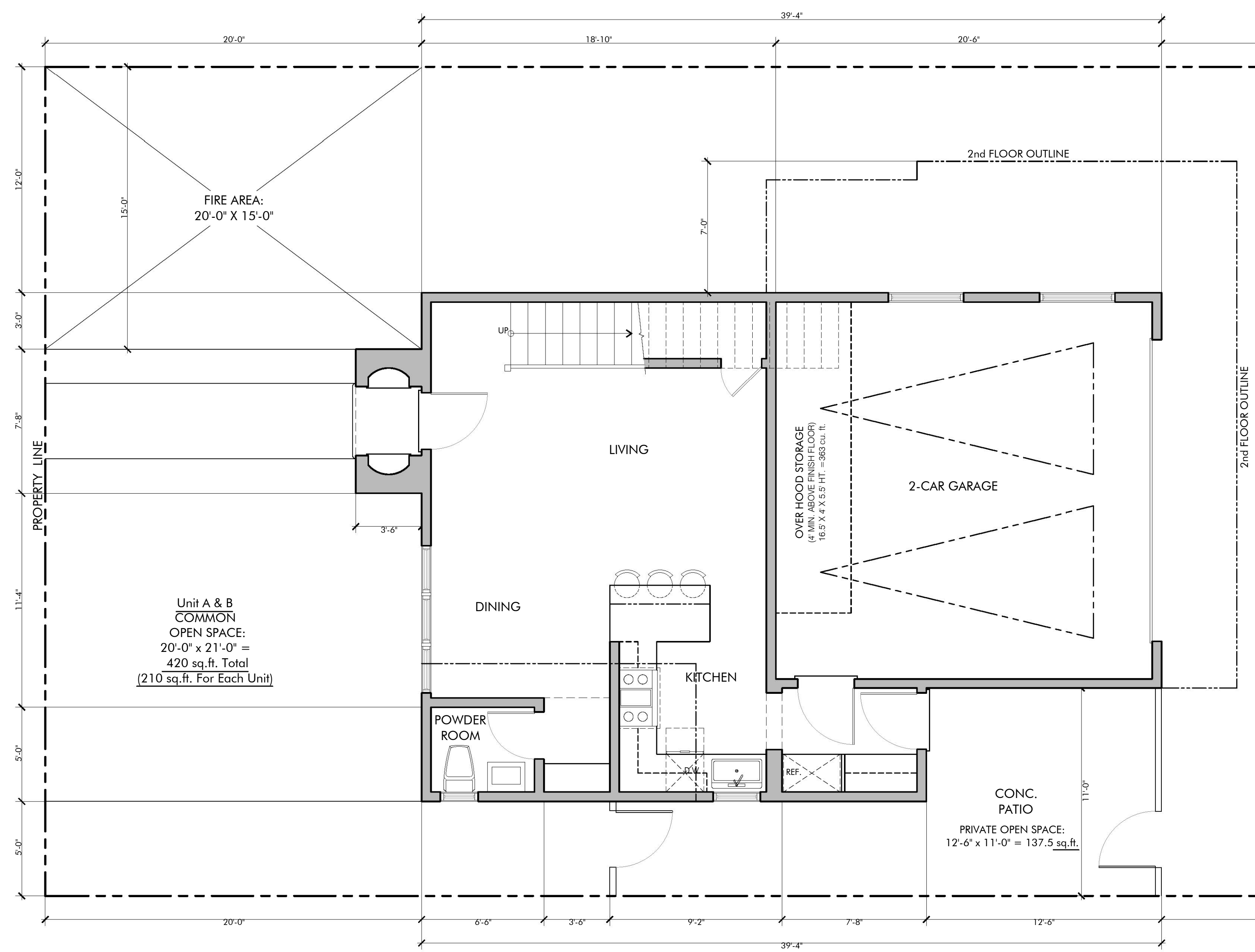
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**A-2.0**



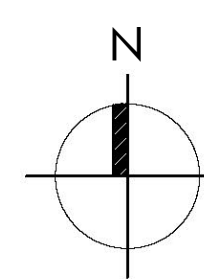
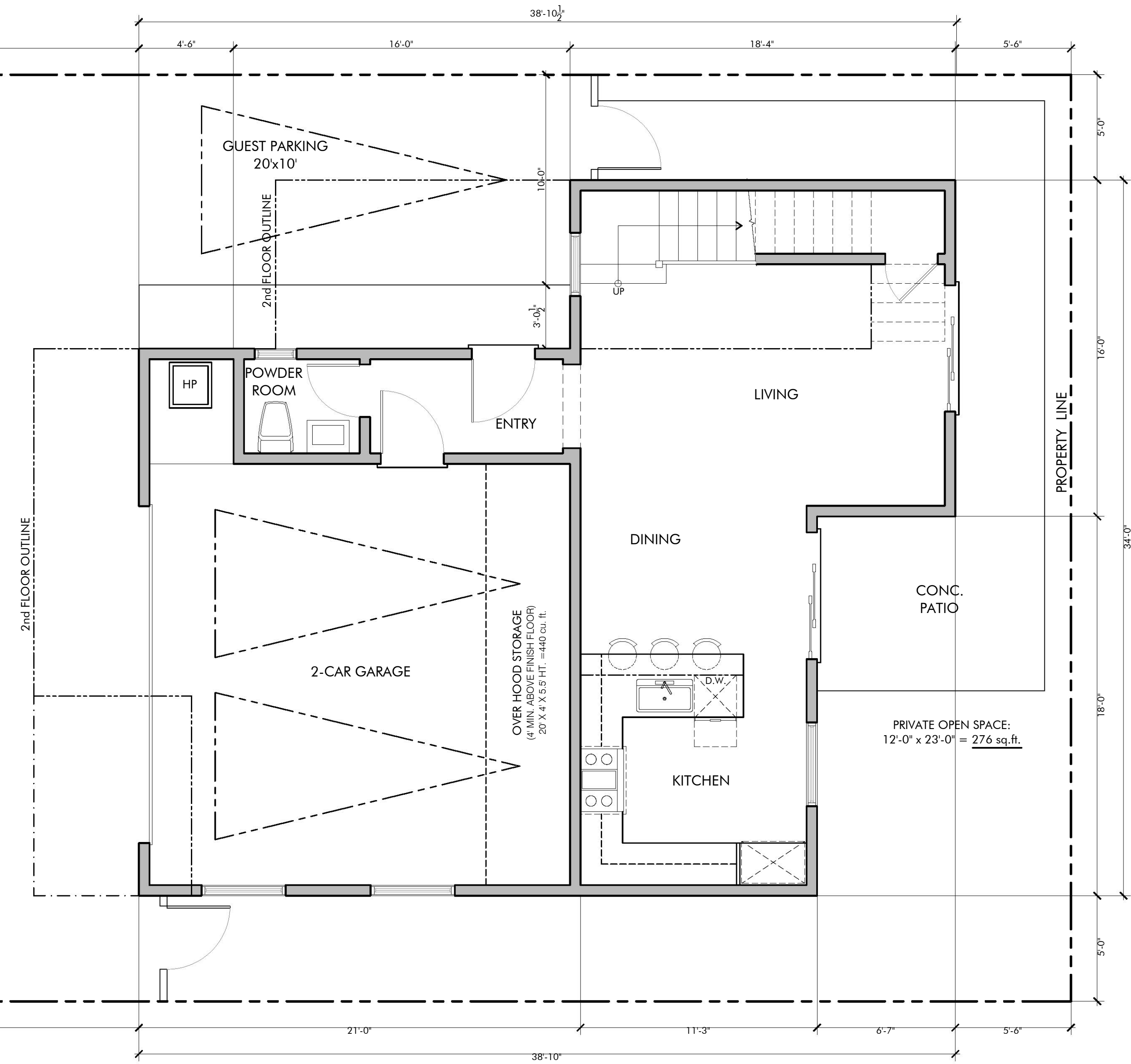
**1st Floor Plan**

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

Unit: A

Living Area: 561 sq.ft.  
 Garage: 426 sq.ft.

Unit: A	
Private Open Space:	
1st Floor:	137.5 sq.ft.
2nd Floor:	107.0 sq.ft.
Total =	244.5 sq.ft.



**1st Floor Plan**

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

Unit: B

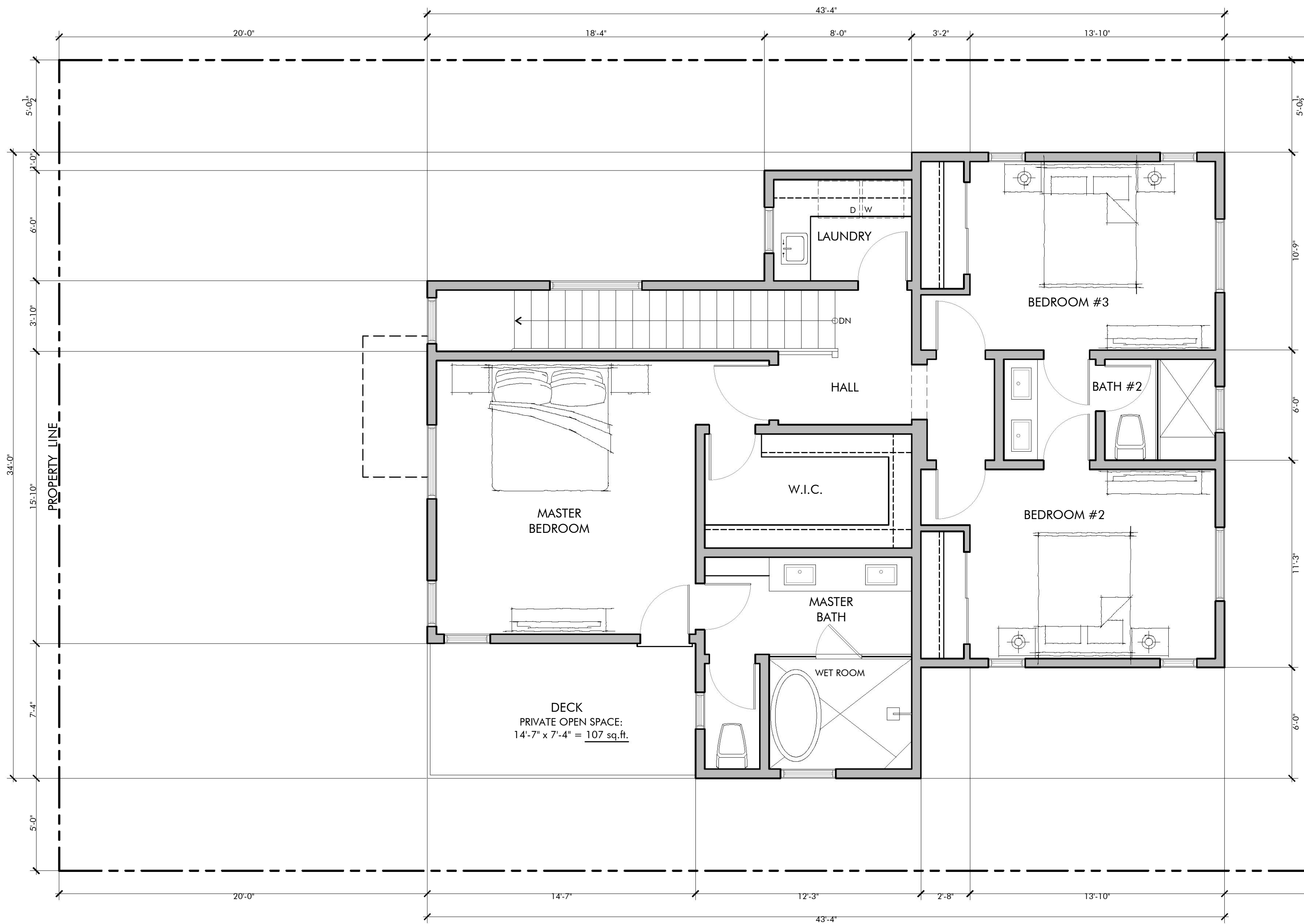
Living Area: 593 sq.ft.  
 Garage: 445 sq.ft.

Unit: B	
Private Open Space:	
1st Floor:	276.0 sq.ft.
2nd Floor:	66.5 sq.ft.
Total =	342.5 sq.ft.

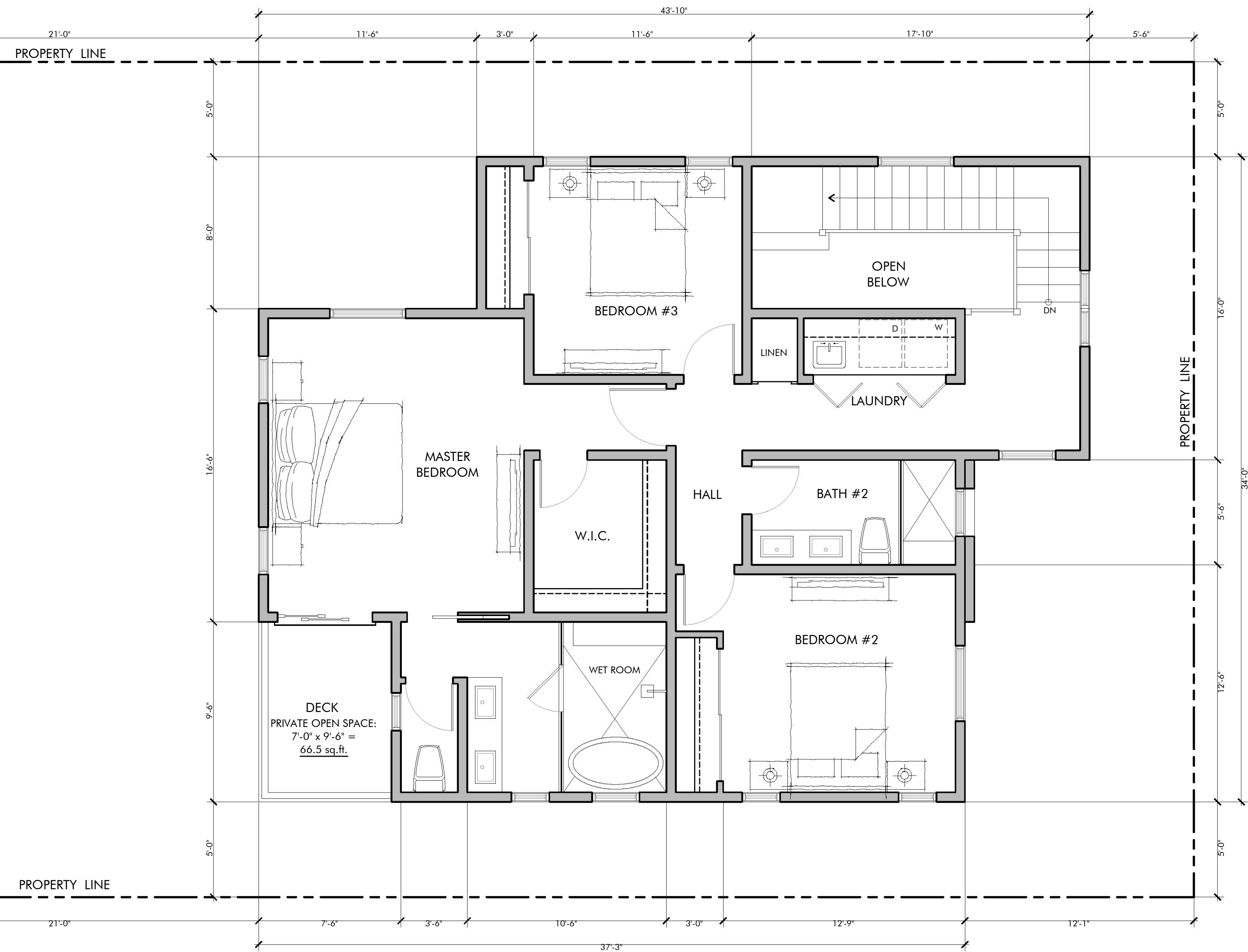
**KEY NOTES**

**GENERAL LEGEND**

2x4 STUDS @ 16" O.C. AT INTERIOR WALLS, 2x6 STUDS AT 16" O.C. AT EXTERIOR WALLS  
 2x6 MIN. @ 16" O.C. AT PLUMBING WALLS AND 2x4 STUDS AT 16" O.C. AT WALLS BETWEEN  
 HOUSE AND GARAGE FOR R-19 INSULATION. U.N.D. - 7/8" SMOOTH TROWEL CEMENT  
 PLASTER OVER 2 LAYERS OF 30# GRADE D BUILDING PAPER OVER SHEATHING AND 5/8"  
 GYPSUM BOARD AT INTERIOR SIDE - SEE T-24 FOR INSULATION REQUIRED



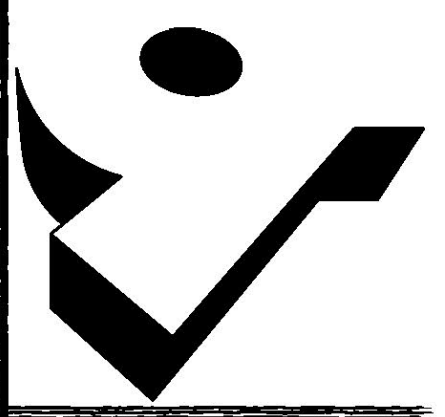
**2nd Floor Plan**  
 Scale : 1/4" = 1'-0"  
 Unit: A  
 Living Area: 1,060 sq.ft.



**2nd Floor Plan**  
 Scale : 1/4" = 1'-0"  
 Unit: B  
 Living Area: 1,103 sq.ft.

KEY NOTES	

GENERAL LEGEND	
	2x4 STUDS @ 16" O.C. AT INTERIOR WALLS, 2x6 STUDS AT 16" O.C. AT EXTERIOR WALLS, 2x6 MIN. @ 16" O.C. AT PLUMBING WALLS AND 2x6 STUDS AT 16" O.C. AT WALLS BETWEEN HOUSE AND GARAGE FOR R-19 INSULATION. U.N.D. - 7/8" SMOOTH TROWEL CEMENT PLASTER OVER 7 LAYERS OF 30# GRADE D BUILDING PAPER OVER SHEATHING AND 5/8" GYPSUM BOARD AT INTERIOR SIDE - SEE T-24 FOR INSULATION REQUIRED

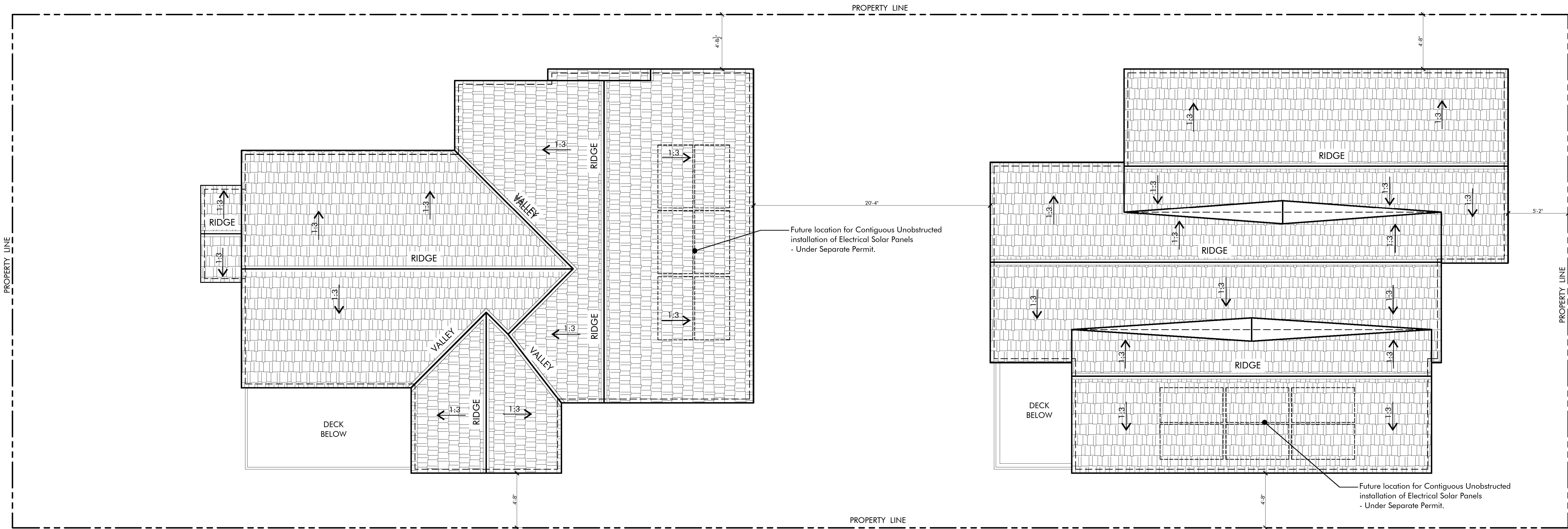


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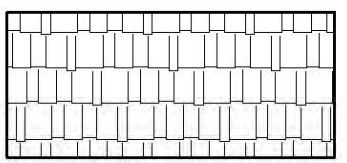
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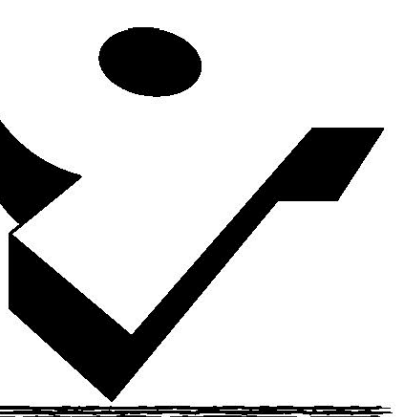
Date:	
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Date:	
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By:	bf
Signature:	




**Proposed Roof Plan**  
 Scale : 1/8" = 1'-0"  
 Unit: A



**Proposed Roof Plan**  
 Scale : 1/8" = 1'-0"  
 Unit: B

KEY NOTES	ROOF LEGEND
	 <p>Minimum class "B" roof material: "Composition Shingle Roof Finish " 229 Lbs. per Sq.Ft.; ICC-ES-ESR-3537 UL Certified to Meet ASTM D3462 ;UL Certified to Meet ASTM D3018 Type I CSA Sid A123.5. All roof coverings shall be Class "A" as specified in Building Code 1505.2.- Over minimum 2 layers of 15# felt laid with 19" overlap</p>



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**Date:**  
**Revision**  
**Date:**  
**Drawing**  
**Dy:** bf  
**Signature:** 

FINISH SURFACES	
1	MINIMUM CLASS "A" ROOF MATERIAL: "COMPOSITION SHINGLE ROOF FINISH" 229 LBS. PER SQ. FT.; ICC-ES ESR-3537 UL CERTIFIED TO MEET ASTM D3462; UL CERTIFIED TO MEET ASTM D3018 TYPE I CSA STD A123.5. OVER MINIMUM 2 LAYERS OF 15# FELT LAID WITH 1" OVERLAP
2	EAVES AND RAKE PER ARCHITECTURAL DETAILS -
3	7/8" CEMENT PLASTER - 20/30 SAND FINISH - WHITE COLOR
4	5" SQUARE METAL/PAINTED GUTTER - BLACK COLOR
5	PRE-PRIMED (WHITE COLOR) 2X3 BATTS @ 12" O.C. OVER HARDIE PLANKING ESR-2290
6	DARK COLOR 2X3 BATTS @ 12" O.C. OVER DARK COLOR HARDIE PLANKING ESR-2290
7	6" WOOD TRIM AT GARAGE DOOR
8	16'-0" WIDE SECTIONAL ROLL-UP GARAGE DOORS W/ REMOTE OPENER AND GLASS AT TOP AS SHOWN/PAINTED
9	WOOD OR METAL DECK GUARDRAIL 42" ABOVE DECK - PER DEVELOPER APPROVAL
10	ROLLING DECORATIVE SHUTTERS WITH TRIM ABOVE.
11	HORIZONTAL WOOD TRIM
12	EXTERIOR LIGHT FIXTURE LOCATION - PER OWNER SELECTION
13	4x WOOD TRUSS PAINTED OR STAINED - PER DEVELOPER SELECTION
14	10x10 COLUMN PAINTED OR STAINED - PER OWNER SELECTION



**Proposed East Elevation**

Scale : 1/4" = 1'-0" Unit: A



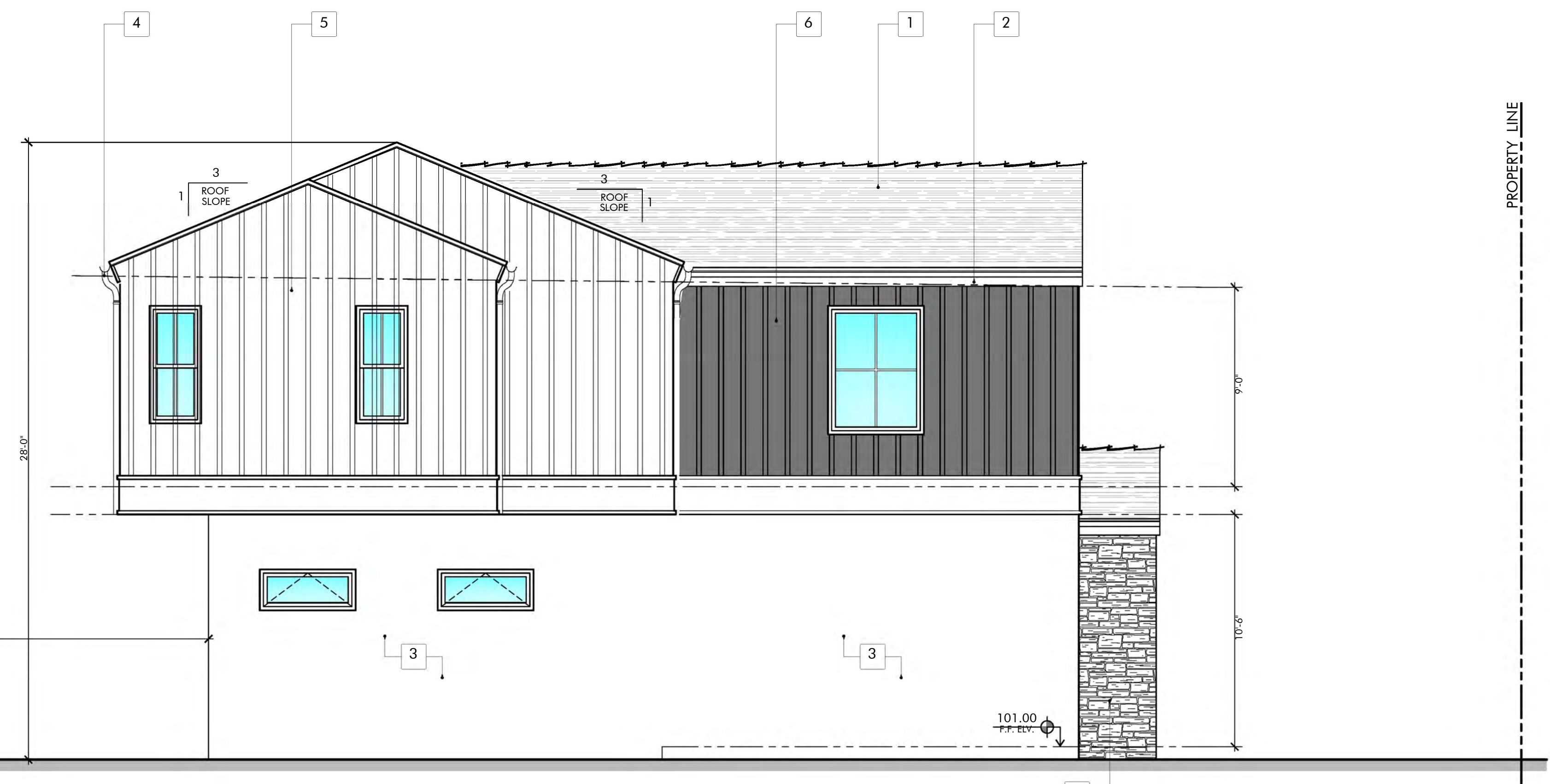
**Proposed West Elevation**

Scale : 1/4" = 1'-0" Unit: A



**Proposed North Elevation**

Scale : 1/4" = 1'-0" Unit: B



**Proposed North Elevation**

Scale : 1/4" = 1'-0" Unit: A

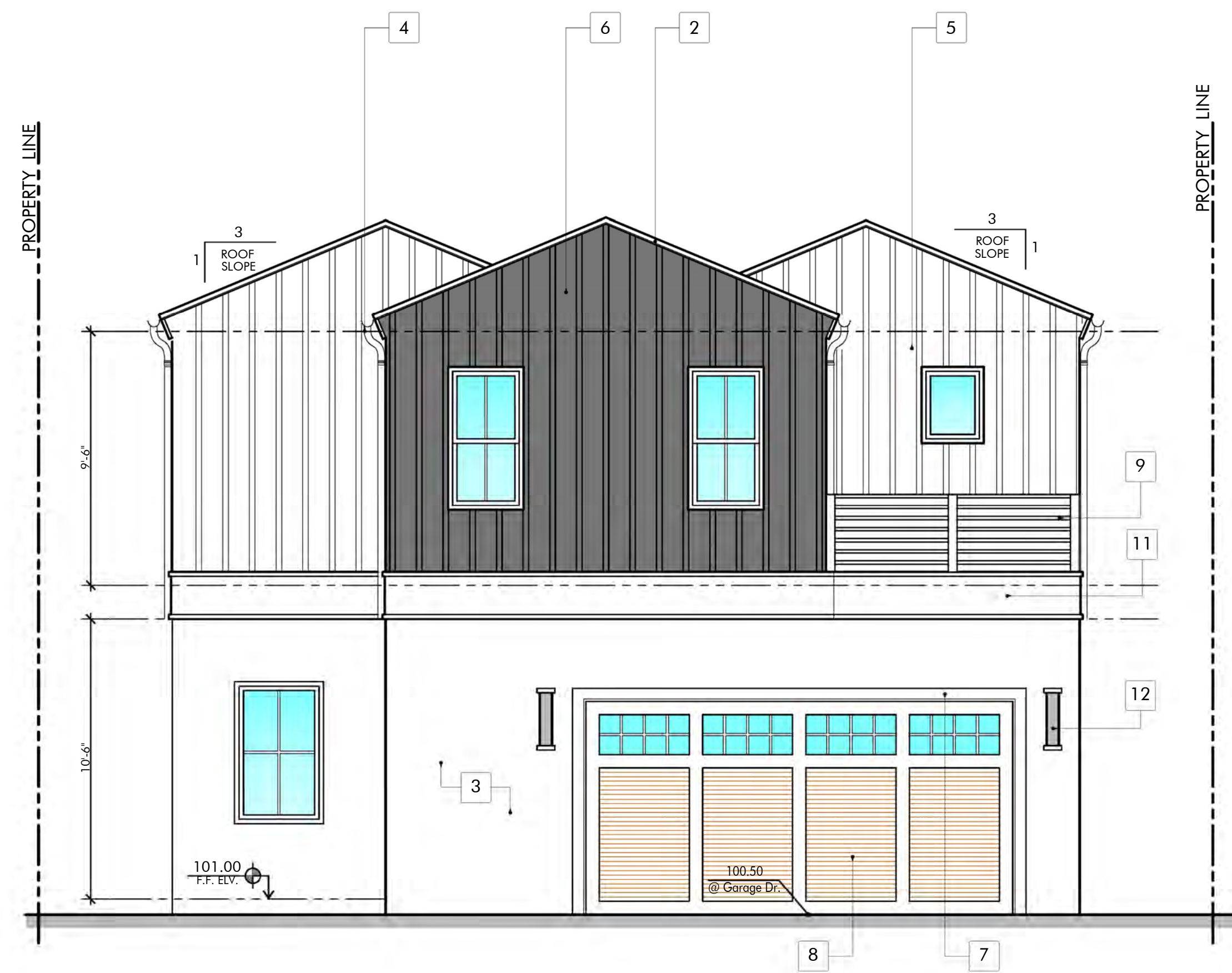
**bf design**  
**PLANNING & DRAFTING**  
 118 S. Catalina Ave., Suite E  
 Redondo Beach, CA 90277  
 Tel: (310) 614-0592

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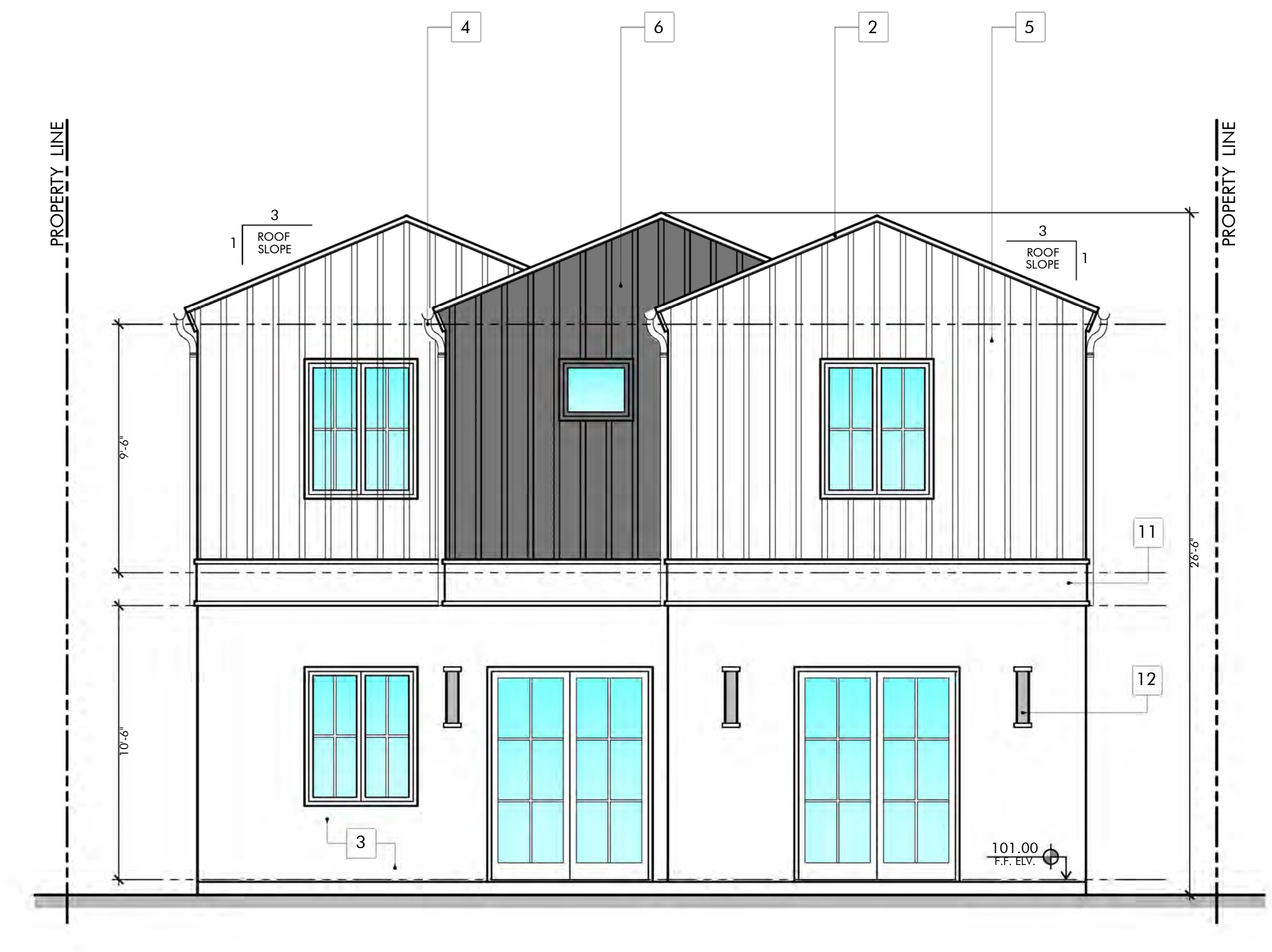
FINISH SURFACES	
1	MINIMUM CLASS "A" ROOF MATERIAL: "COMPOSITION SHINGLE ROOF FINISH" 229 LBS. PER SQ. FT.; ICC-ES ESR-3537 UL CERTIFIED TO MEET ASTM D3462; UL CERTIFIED TO MEET ASTM D3018 TYPE I CSA STD A123.5. OVER MINIMUM 2 LAYERS OF 15# FELT LAID WITH 19' OVERLAP
2	EAVES AND RAKE PER ARCHITECTURAL DETAILS -
3	7/8" CEMENT PLASTER - 20/30 SAND FINISH - WHITE COLOR
4	5" SQUARE METAL/PAINTED GUTTER - BLACK COLOR
5	PRE-PRIMED (WHITE COLOR) 2X3 BATTS @ 12" O.C. OVER HARDIE PLANKING ESR-2290
6	DARK COLOR 2X3 BATTS @ 12" O.C. OVER DARK COLOR HARDIE PLANKING ESR-2290
7	6" WOOD TRIM AT GARAGE DOOR
8	16'-0" WIDE SECTIONAL ROLL-UP GARAGE DOORS W/ REMOTE OPENER AND GLASS AT TOP AS SHOWN/PAINTED
9	WOOD OR METAL DECK GUARDRAIL 42" ABOVE DECK - PER DEVELOPER APPROVAL
10	ROLLING DECORATIVE SHUTTERS WITH TRIM ABOVE.
11	HORIZONTAL WOOD TRIM
12	EXTERIOR LIGHT FIXTURE LOCATION - PER OWNER SELECTION
13	4x WOOD TRUSS PAINTED OR STAINED - PER DEVELOPER SELECTION
14	10x10 COLUMN PAINTED OR STAINED - PER OWNER SELECTION



**Proposed West Elevation**

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

Unit: B



**Proposed East Elevation**

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

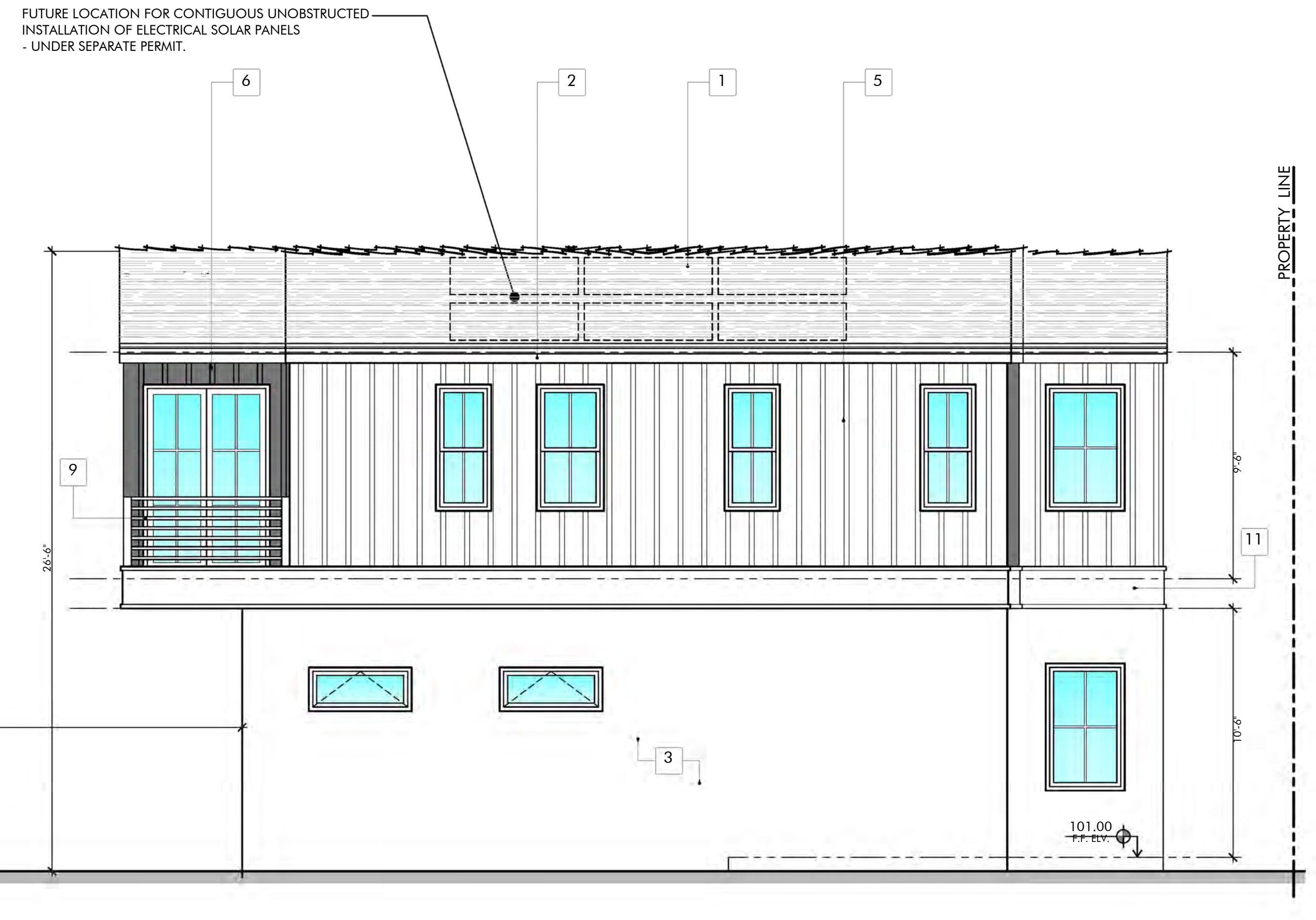
Unit: B



**Proposed South Elevation**

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

Unit: A



**Proposed South Elevation**

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

Unit: B

**bf design**  
**PLANNING & DRAFTING**  
 118 S. Catalina Ave., Suite E  
 Redondo Beach, CA 90277  
 Tel: (310) 614-0592



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 All written dimensions will take preference over scaled dimensions and will be verified on the job site by contractor. All discrepancies will be brought to the attention of the project supervisor prior to the commencement of any work.

Project Name (Client - Address - City)  
 Proposed 2 Unit Condominium for:  
 Michael Badawy  
 15634 Sombra Avenue  
 Lawndale, CA 90260

Project No.  
 A23117

Date:

Revision  
 Date:

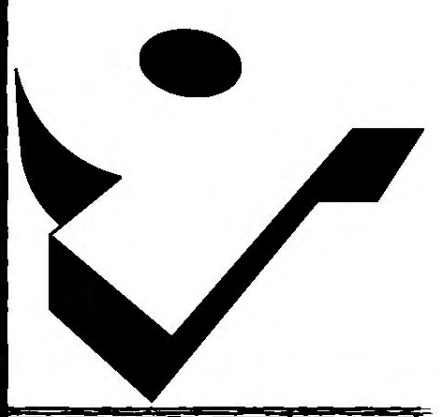
Drawing  
 By: bf

Signature: *[Signature]*

Sheet  
**A-4.1**



**bff design**  
**PLANNING & DRAFTING**  
 118 S. Catalina Ave., Suite E  
 Redondo Beach, CA 90277  
 Tel: (310) 614-0592



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**Project Name (Client - Address - City)**  
 Proposed 2 Unit Condominium for:  
 Michael Badawy  
 15654 Sombra Avenue  
 Lawndale, CA 90260

**Project No.**  
 A23117

**Date:**

**Revision Date:**

**Drawing By:** bff

**Signature:**

**Sheet**  
**CS-1**



BLACK COLOR  
METAL GUTTERS



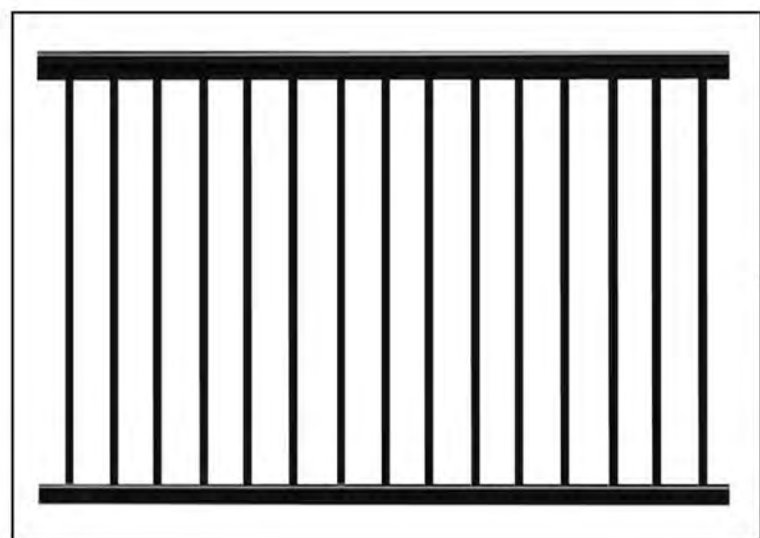
ASPHALT ROOF SHINGLE  
BY : CERTAIN TEED LLC  
MODEL: LANDMARK PRO SOLARIS  
COLOR : BLACK



HARDIE CEMENT FIBER  
BATTEN BOARDS  
BY : JAMES HARDIE  
TEXTURE: SMOOTH GRAIN  
COLOR : ARCTIC WHITE  
SIZE : WIDTHS : 2-1/2"  
LENGTH: 12'  
THICKNESS: 1-1/2"



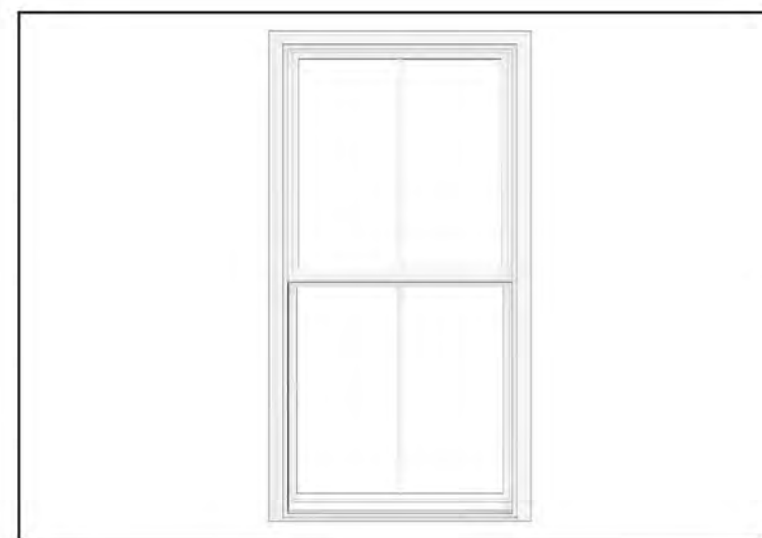
HARDIE CEMENT FIBER  
BATTEN BOARDS  
BY : JAMES HARDIE  
TEXTURE: SMOOTH GRAIN  
COLOR : MIDNIGHT BLACK  
SIZE : WIDTHS : 2-1/2"  
LENGTH: 12'  
THICKNESS: 1-1/2"



METAL GUARDRAIL  
42" ABOVE DECK  
COLOR: BLACK - PAINTED



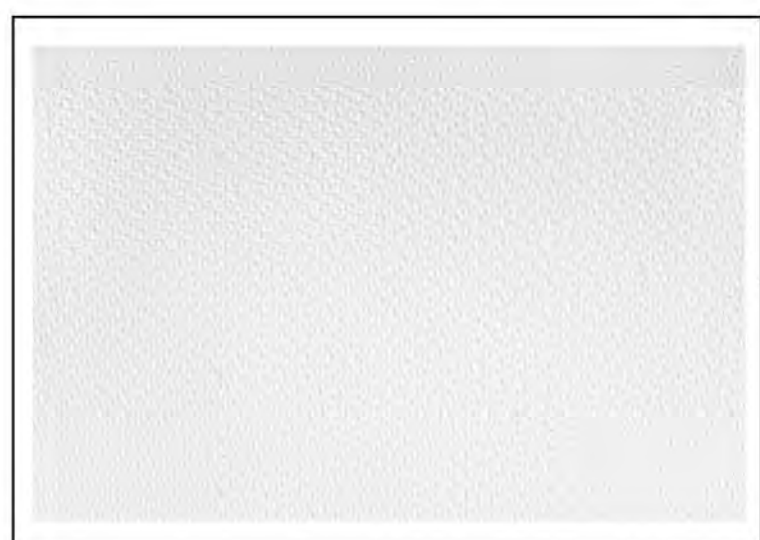
STONE VENEER  
BY : CULTURED STONE  
MODEL: COUNTRY LEDGESTONE  
COLOR : BLACK GUNNISON  
DIMENSIONS (APPROX):  
1.5" - 6.5" H x 4.25" - 22" L x 2.5" THK



VINYL WINDOWS SYSTEM  
BY: MILGARD  
V400 TUSCANY SERIES  
COLOR: WHITE



UNIT - A  
ARCHED ENTRY DOOR  
BY: RUSTICA  
STYLE: LOCUST  
COLOR: STAIN IN GRADE



7/8" CEMENT PLASTER  
BY: LA HABRA  
COLOR: PLATINUM PLUS -  
CRYSTAL WHITE  
PRODUCT#: 50 (79) BASE 100



VINYL PATIO DOORS SYSTEM  
BY: MILGARD  
V400 TUSCANY SERIES  
COLOR: WHITE



UNIT - B  
DUTCH ENTRY DOOR  
BY: RUSTICA  
STYLE: DAIRY X  
COLOR: STAIN IN GRADE  
TEMPERED GLASS

# PROPOSED TWO UNIT CONDOMINIUM MATERIALS COLOR BOARD

15634 SOMBRA AVENUE, LANDALE, CA 90260



bf design  
PLANNING & DRAFTING  
118 S. Catalina Ave. Suite E  
Redondo Beach, CA 90277  
Tel: (310) 614-0592

SCALE: 1" = 10'

VESTING TENTATIVE

SHEET 1 OF 1 SHEET

SUBDIVIDER  
MICHAEL BADAWY  
502 N. PAULINA AVENUE  
REDONDO BEACH, CA 90277  
PHONE (310) 809-9072

JOB ADDRESS  
15634 SOMBRA AVENUE  
LAWNDALE, CA 90260

LEGAL DESCRIPTION  
PORTIONS OF LOTS 5 & 6, BLOCK 71,  
LAWNDALE ACRES,  
M.B. 17-73,  
APN 4076-016-016

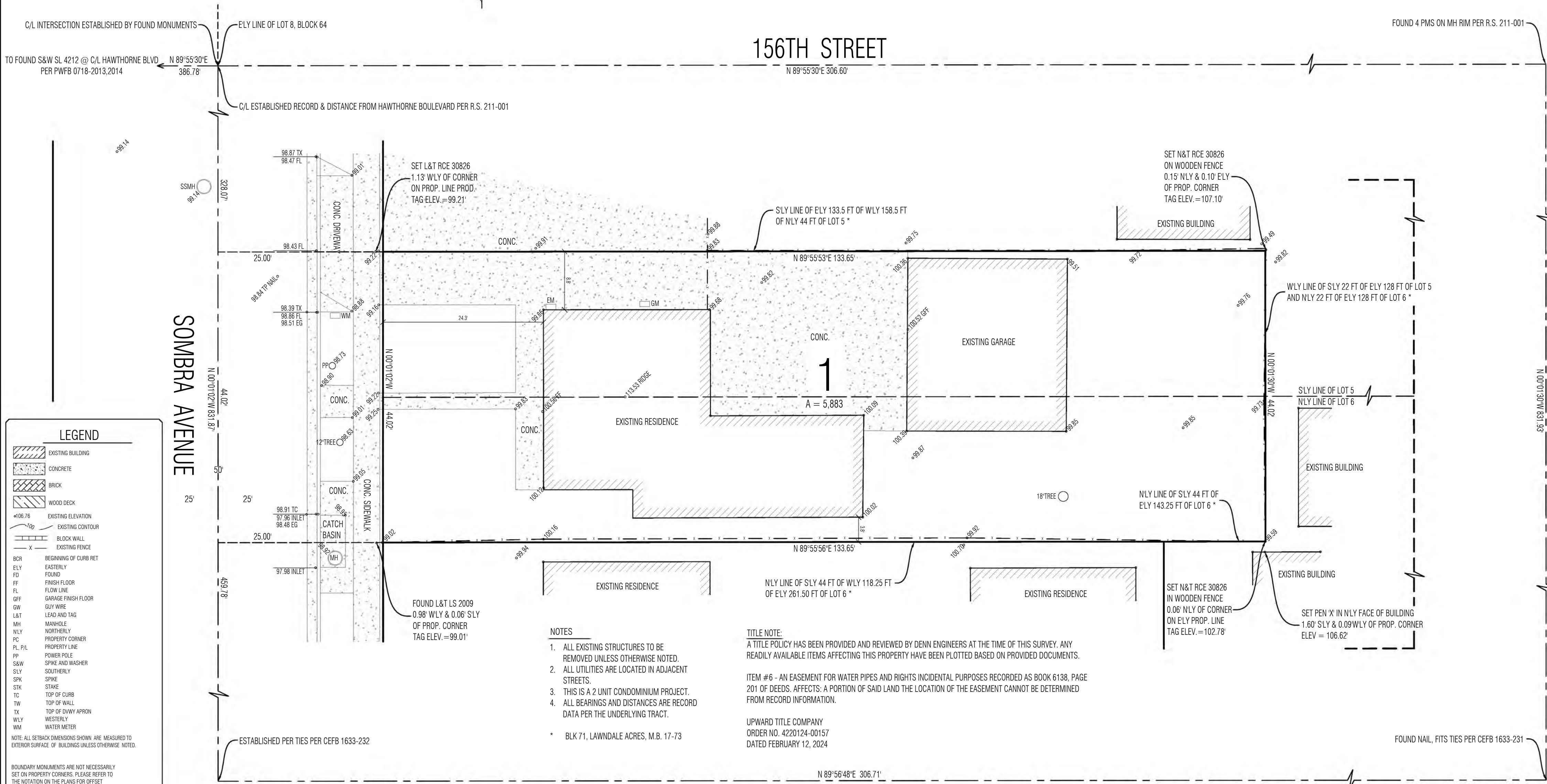
# PARCEL MAP NO.84458

IN THE CITY OF LAWNDALE  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

ENGINEER  
**DENN ENGINEERS**  
3914 DEL AMO BOULEVARD, STE. 921  
TORRANCE, CA 90503  
310-542-9433

DATE 3/5/2024  
MICHAEL GUZMAN-WALLE P.L.S. 9822



**LEGEND**

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RET
- ELY EASTERLY FOUND
- FF FINISH FLOOR
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY PROPERTY CORNER
- PL, P/L PROPERTY LINE
- PP POWER POLE
- S&W SPIKE AND WASHER
- SLY SOUTHERLY
- SPK SPIKE
- STK STAKE
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DWY APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

- NOTES**
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
  - ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
  - THIS IS A 2 UNIT CONDOMINIUM PROJECT.
  - ALL BEARINGS AND DISTANCES ARE RECORD DATA PER THE UNDERLYING TRACT.
- \* BLK 71, LAWNDALE ACRES, M.B. 17-73

**TITLE NOTE:**  
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

ITEM #6 - AN EASEMENT FOR WATER PIPES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 6138, PAGE 201 OF DEEDS. AFFECTS: A PORTION OF SAID LAND THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

UPWARD TITLE COMPANY  
ORDER NO. 4220124-00157  
DATED FEBRUARY 12, 2024

23-427

LARCH AVENUE

23-427