



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, February 25, 2026, 6:30 PM
Council Chambers
14717 Burin Ave
Lawndale, CA 90260

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

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

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting - December 10, 2025
— Recommendation: that the Planning Commission approve the minutes.

E. PUBLIC COMMENTS

Members of the audience may address the Commission on matters of public interest, which pertain to the City and are not otherwise listed on the agenda. If you wish to speak, please step forward to the microphone, but not required, state your name and city of residence, and make your presentation. The maximum time for the presentation is 3 minutes.

F. PUBLIC HEARINGS

1. Case No. 26-04: A Proposal to Construct a New Two-Story Single-Family Residential Unit that Requires a Design Review Approval for the Property Located at 4522 W. 156th Street
— Recommendation: that the Planning Commission: 1.) conduct a public hearing; 2.) find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303(a) of the CEQA Guidelines; and 3.) adopt Resolution No. 26-01 setting forth findings of fact relative to the submitted application which approves a Design Review.

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

I. ITEMS FROM THE PLANNING COMMISSION

J. ADJOURNMENT

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, March 11, 2026, in the City of Lawndale Council Chamber, 14717 Burin Avenue, Lawndale, CA 90260.

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

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

/s/ Adrian Gutierrez

Adrian Gutierrez,
Administrative Assistant II

Date Posted: February 21, 2026



**CITY OF LAWDALE
PLANNING COMMISSION**

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

DATE: February 25, 2026
TO: Honorable Chairperson and Members of the Planning Commission
FROM: Peter Kann, Community Development Director
PREPARED BY: Adrian Gutierrez, Administrative Assistant II
SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - December 10, 2025**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Meeting - 12/10/2025.pdf](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 12/10/2025



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
DECEMBER 10, 2025**

A. CALL TO ORDER

Chairperson Urrutia called the regular meeting to order at 6:36 p.m. at the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

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

Commissioners Absent: Commissioner Ignatius Lin

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

C. PLEDGE OF ALLEGIANCE

Chairperson Urrutia led the flag salute.

D. CONSENT CALENDAR

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

A motion was carried by Commissioner Price and seconded by Chairperson Urrutia to approve the minutes. The motion passed 3-0 with Commissioner Lin absent and Vice Chairperson Sitka abstaining.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 25-21: A Proposal to Construct a New Single-Family Residential Unit That Requires a Lot Size Exception and Design Review Approval for the Property Located at 15433 Freeman Avenue in the R-2 Zone.

Director Kann noted a correction to the agenda and clarified that there will be three public hearing items being presented to the Commission.

Director Kann introduced the item while Associate Planner Hernandez gave a presentation about the item.

Staff responded to Vice Chairperson Sitka's inquiries about tandem parking and turning radius for the proposed project.

Chairperson Urrutia inquired if the proposed four car garage would be converted into an accessory dwelling unit (“ADU”).

Chairperson Urrutia opened the public hearing at 6:46 p.m. and closed it at 6:47 p.m. with no comments from the public.

A motion was carried by Commissioner Price and seconded by Commissioner Martinez to approve Resolution 25-12, setting forth findings of fact and determinations relative to Case No. 25-22, and find the project is categorically exempt under section 15332 of the California Environmental Quality Act (“CEQA”) Guidelines. The motion passed 4-0 with Commissioner Lin absent.

2. Case No. 25-23: A Request for the Approval of a Tentative Parcel Map and Special Use Permit for Three Condos (2-Story Single-Family Residences) Located at 14806 Eastwood Avenue and Within the R-2 Zone

Director Kann introduced and presented the item.

Chairperson Urrutia opened the public hearing at 6:53 p.m.

Applicant Stacy Straus thanked staff and the Commission for considering the project. She provided background details on the property and clarified that the units will be for individual ownership.

Commissioner Martinez asked how the ADU will tie in with the sale of the units. Applicant Straus responded that the ADU is under ownership of the third unit and that the ADU is not eligible under its own ownership.

Chairperson Urrutia closed the public hearing at 6:58 p.m.

A motion was carried by Vice Chairperson Sitka and seconded by Chairperson Urrutia to approve Resolution 25-13, setting forth findings of fact and determinations relative to Case No. 25-23, and find the project is categorically exempt under section 15303 of the California Environmental Quality Act (“CEQA”) Guidelines. The motion passed 4-0 with Commissioner Lin absent.

3. Case 19-45: Modification/Waiver of Project's Conditions of Approval

Director Kann introduced and presented the item.

Commissioner Martinez asked why the number of low-income units went from the previously approved two units down to one. Director Kann noted that per Density Bonus Laws and the City’s Density Bonus regulations, the property is in compliance by providing at least one low-income unit.

Vice Chairperson Sitka asked how this project is related to the forty-one-unit apartments located next door. Director Kann responded that both properties are owned by the same developer and that the properties share a common driveway access.

Chairperson Urrutia opened the public hearing at 7:08 p.m. and closed it at 7:09 p.m. with no comments from the public.

A motion was carried by Commissioner Martinez and seconded by Vice Chairperson Sitka to approve the modification/waiver to the project’s conditions of approval for Resolution 20-01, and find the project is categorically exempt under section 15303 of the California Environmental Quality Act (“CEQA”) Guidelines. The motion passed 4-0 with Commissioner Lin absent.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann spoke about the complexities of Density Bonus regulations and how it strips local control from cities. He also wished everyone a happy holiday.

I. ITEMS FROM THE COMMISSION

The Commission wished everyone a happy holiday.

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 7:13 p.m. to the next regularly scheduled meeting to be held on Wednesday, December 25, 2025, at 6:30 p.m. in the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Dr. Daniel Urrutia, Chairperson

ATTEST:

Peter Kann, Community Development Director



CITY OF LAWNDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: February 25, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Jose Hernandez, Associate Planner

SUBJECT: **Case No. 26-04: A Proposal to Construct a New Two-Story Single-Family Residential Unit that Requires a Design Review Approval for the Property Located at 4522 W. 156th Street**

PROJECT DESCRIPTION

The Applicant is seeking approval of a Design Review application construct a two-story single-family residential unit, located on a 6,000 square foot parcel at 4522 W 156th Street within the R-2 (Two Family Residence) zone (the “Project”).

APPLICANT: Farbod Sadeg
4522 W. 156th Street
Lawndale, CA 90260

PROPERTY OWNER: Farbod Sadeg

LOCATION: 4522 W. 156th Street

APN: 4079-029-028

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 unit may be constructed per each additional 3,000 square feet of land above the required 5,000 square feet in the R-2 Zone. Hence, 2 units are appropriate on this 5,600 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 15303 "New Construction or Conversion of Small Structures"

SURROUNDING LAND USES AND ZONING

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

ANALYSIS

Existing Site Conditions

The Subject Property is an existing corner lot that is currently developed with a single-family residence, which is approximately 1,232 square feet. The existing property has an existing 444 square foot detached garage. As a part of this project's scope of work, the existing single-family residence will remain, and the existing garage will be demolished. The proposed two-story single-family residence is proposed to be constructed at the rear of the property.

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 a new two-story single family residential unit, with an attached garage that are accessible from Mansel Avenue. The front unit will remain the same at 1,232 square feet. The proposed second residential unit will have 1,276 square feet of living area. Parking for both residential units will be provided on the ground floor of the proposed two-story single-family residence. The proposed single family unit is designed to have a living room, dining room, kitchen, and bathrooms. The rear unit will be located on the second floor and encompass three bedrooms and two bathrooms. The development will be two stories and have a maximum height of 23'-11".

Compliance with Development Standards

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

Development Standards	Required	Proposed	Compliance
Density	2,500 sq. ft./ unit 5,000 sq. ft. minimum lot size	2 units on a 6,000 sq. ft. lot	Yes
Front Yard Setback	20 feet	20'-5"	Yes
Side Yard Setback	3 feet	5 ft. East & 20ft. West	Yes
Rear Yard Setback	Setback Average (270 sq. ft.) and min 5ft setback	280 sq. ft. and 5 ft setback	Yes
Height	30 feet maximum	23'-11"	Yes
# of Parking Spaces	2 per unit within a garage	2 car garage for each unit	Yes
Additional Parking for 4 th bedroom	1 additional parking for 4 th bedroom	Not applicable	Yes
# of Visitor Spaces	1/2 space per unit	1 space	Yes
Private Open Space - Front Unit			
Front Unit	200 sq. ft. per unit	200 sq. ft. first floor	Yes
Rear Unit	200 sq. ft. per unit	200 sq. ft. first floor	Yes
Common Open Space	200 sq. ft. per unit	400 sq. ft.	Yes
Lot Coverage	60%	40%	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 6,000 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 40%, 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 spaces must be provided for each unit.

The subject site has vehicle accessibility from Mansel Avenue. The applicant is proposing two-car garages for each dwelling unit with access to said garages from Mansel Avenue. Additionally, the Applicant is proposing 1 guest parking space which will also be accessible from Mansel 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 design features, including a building facade with components of modern contemporary architectural style typical in Southern California. The building design has an overall consistency with the surrounding neighborhood. The Project is designed to have 100% of the front yard landscaped with live vegetation, including a variation of plants, shrubs and trees. Additionally, the proposed driveway will be paved with decorative material such as stamped/colored concrete or inlaid pavers.

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

PUBLIC REVIEW

Notices of a public hearing were mailed to property owners within a 500 ft. radius of the site on February 13, 2025. Notices were also posted at City Hall on February 13, 2025, and published in the *Daily Breeze* on February 13, 2025.

LEGAL REVIEW

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

RECOMMENDATION

It is recommended that the Planning Commission:

1. Conduct a public hearing;
2. Find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 of the CEQA Guidelines; and
3. Adopt Resolution No. 26-01 setting forth findings of fact relative to the submitted application which approves the Design Review application.

Attachments

[Exhibit A - PC Resolution No 26-01.pdf](#)

[Exhibit B - Architectural Plans.pdf](#)

[Exhibit C - Vicinity Map.pdf](#)

[Exhibit D - Notice of Exemption.pdf](#)

EXHIBIT A
PC Resolution 26-01

RESOLUTION NO 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS RELATIVE TO CASE NO. 26-04 APPROVING A DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND APPROVAL OF CEQA CATEGORICAL EXEMPTION

CONDITIONALLY APPROVED

WHEREAS, an application has been filed by the property owner Farbod Sadeg, (“Applicant”), for approval of a Design Review application for the construction of a new 2-story residential unit (“Project”) to be located at 4522 W. 156th Street in the City of Lawndale (“Property”); and

WHEREAS, per Article 11, section 7 of the California Constitution, the City of Lawndale (“City”) has the authority under its police power to enact regulations for the public, peace, morals and welfare of the City;

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

WHEREAS, the Project would consist of the construction of a new 2-story single-family residential unit on the Property that is 6,000 square feet of net land area; 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 1,232 square feet and a detached 448 square foot garage, all of which are proposed to remain; 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, Case No. 26-04 was properly noticed on the local paper, Daily Breeze, and set for public hearing before the Planning Commission scheduled on February 25, 2026; 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 a new 2-story single-family residential unit in a residential zone and has no potential to substantially impact the environment, such that a Categorical Exemption is hereby approved for the Project in accordance with Section 15303(a) (“New Construction or Conversion of Small Structures”) Staff is hereby directed to prepare and file a Notice of Exemption.**Section 3.** Pursuant to the design review requirements in LMC Section 17.30.030, 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 (1,292 sq. feet) and a detached two-car garage (471 square feet) 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 40% of the lot, less than the 60% maximum allowed. Therefore, the Project will improve the community’s appearance without extreme building bulk. In addition, the proposed second floor of the front unit is consistent with the City’s development standards where the second floor will be setback to eliminate the bulky/massing appearance.
- C. *The site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces.* The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation on the Property. The structures’ design allows for air circulation throughout the site and natural illumination, and the front yard will be landscaped, demonstrating proper consideration to both functional aspects and visual effects as seen from public spaces. The proposed development is designed to provide accessibility via the side yard (Mansel Avenue) public right of way.

- 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 a new 2-story residential building that is 23'-11" feet in height, which is consistent with the type and scale of homes that are within the surrounding neighborhood.

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

- A. *The building height, bulk and other design features shall be proportionate to the site and the surrounding area.* The Project complies with all development standards for the R-2 zoning district and is proportionate with the surrounding area. The proposed dwelling unit has a proposed height of 23'-11" 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 40% of the lot, less than the 60% maximum allowed. The proposed development is proportionate to other residential dwellings within the surrounding neighborhood.
- B. *The site layout, orientation, and location of structures, and their relationship to one another and to open spaces, parking areas, pedestrian walks, illumination and landscaping should be interrelated and arranged to achieve a safe, efficient and harmonious development.* The site plan and design of the dwelling units, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces. The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation.
- C. *The grading and development of sites should respect the qualities of the natural terrain and landscape—mature trees and other natural features.* The surrounding area is highly urbanized, relatively flat, and mostly devoid of "natural" features. The Applicant will be required to submit a Grading and Drainage Plan to be reviewed and approved by the Building Division prior to issuance of building permits. Additionally, the Applicant is conditioned to provide a landscape plan that demonstrates how vegetation will be planted throughout the site.
- D. *Building sites should be developed to achieve a harmonious relationship with existing and proposed adjoining developments.* The proposed residential dwelling units will be designed to complement each other in architectural style, and the Project will be consistent with the residential character of the neighborhood. The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area. The Project is also consistent with the development standards of the R-2 zoning district and the scale and type of development in the vicinity.

- E. *Each building shall reflect due consideration of a total site design program that reflects quality contemporary design practices.* The proposed architectural style and design is consistent with the City's residential guidelines and includes quality contemporary design practices that will be utilized throughout the development. The building design will be an aesthetic improvement to the existing site and will complement the architectural styles found within the existing neighborhood.
- F. *The proposed project shall substantially comply with the design elements set forth in the city's adopted design guidelines.* The Project substantially conforms to the City's adopted residential design guidelines; the conditions imposed will result in the buildings exhibiting quality modern minimalist architectural style, by having varying façade material types and incorporating projections along the front façade, and by developing a prominent entrance with decorative elements along the entry corridors of the façade 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 5. The Planning Commission hereby approves this Project, subject to the execution and/or fulfillment of the following conditions:

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

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

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

17. All property drainage shall be directed to the street in a manner acceptable to the Building Official. The Applicant shall not block existing drainage from adjacent properties and must show sufficient elevations outside of the Property and contour lines to allow the Building Official to ascertain that existing drainage from adjacent properties is not blocked and adequate retaining systems are installed.
18. The Applicant shall contact Golden State Water Company for review of the existing water main once Los Angeles County Fire Department has issued its fire protection requirements for this Project.
19. The Applicant shall request a cost estimate for water system modifications and project review prior to the start of construction from Golden State Water Company.

Public Works/City Engineer Conditions:

20. The Applicant shall pay all applicable plan check fees with Public Works Department prior to issuance of a building permit.
21. 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.
22. 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.
23. 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.
24. The Applicant shall pay all applicable parcel map checking fees prior to the issuance of a building 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. 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.
26. 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.

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 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.
29. 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.
30. 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.
31. The Applicant shall construct on-site waterlines with a separate water meter and sewer lateral for each unit unless special maintenance mechanisms for these systems are approved by the City Engineer, in which case provisions are to be made in the CC&Rs for sewer lateral and potable water mainline maintenance. The CC&Rs shall also contain a maintenance agreement holding the City harmless from damages should the common sewer and/or water mainline cause any damage for any reason.
32. 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.
33. 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.
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. 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).

36. All utility service lines shall be fully operational at the time of issuance of certificate of occupancy.
37. The Applicant shall reconstruct the damaged and substandard sidewalk (if any) and driveway approach along 156th Street and Mansel Avenue fronting the Property and/or alley located at the rear of the subject site, pursuant to American Public Works Association (APWA) standards.
38. The Applicant shall reconstruct damaged curb and gutter along 156th Street and Mansel Avenue fronting the Property, pursuant to American Public Works Association (APWA) standards.
39. The proposed driveway approach shall be realigned away from existing street trees.
40. The proposed driveway shall be realigned so that the top "X" is located one foot inside the property line.
41. 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.
42. The Applicant shall not install water or utility pull boxes within the new driveway approach area.
43. The Applicant shall design the Project in a manner that prevents surface water from draining across the sidewalk.
44. All work in the public right-of-way shall be completed per APWA standards.
45. 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.
46. The Applicant shall install one 36" box street tree per APWA standards along Mansel Avenue fronting the Property; tree species and location shall be determined by the Engineering Division at the time the encroachment permit is issued.
47. The Applicant shall place underground all new utilities.
48. The Applicant shall place all Southern California Edison vaults and structures underground.
49. The Applicant shall place underground existing utilities subject to review and approval of the Public Works Department.

50. 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.
51. Final signoff and approval from the Public Works department shall not be given until all conditions of approval have been completed.
52. No artificial turf shall be installed within the City's parkway.
53. Any curb drain connected to the street curb and gutter should be a minimum of 4-inch diameter pipe.
54. The parcel map shall indicate building footprints and common areas.

Additional Conditions:

55. The Applicant shall provide sufficient decorative outdoor lighting for the new single-family residential unit, to the satisfaction of the Community Development Director.
56. The Electrical Panel (Box) may not encroach into any required driveway, parking area or be visible from the public right of way.
57. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
58. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
59. All newly planted trees shall require root barriers and be double staked and guy wired.
60. All new 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.
61. No exterior security bars shall be allowed to be placed along the building's facade.
62. 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.
63. The location of all (any) 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.
64. 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.

65. 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.
66. 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.
67. 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.
68. 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.
69. All landscaping and irrigation systems shall be continuously maintained in good repair by the property owners. Irrigation systems shall not produce overspray. All landscaping shall be maintained in a healthy condition and dying and dead landscaping shall be promptly replaced with similar plant materials and of a size similar to the plant being replaced.
70. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
71. 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.
72. 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.
73. 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.
74. 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.
75. 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.

76. All roof top equipment (if any) must be fully screened from public view on all sides of the building elevations.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF FEBRUARY 2026.

Dr. Daniel Urrutia Chairperson
Lawndale Planning Commission

ATTEST

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

I, Jose Hernandez, Associate Planner for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 26-01** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **25th day of February 2025** by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Peter Kann, Community Development Director

EXHIBIT B
Architectural Plans

NEW S.F.D. #2

4522 W. 156TH ST.
LAWNDALE, CA 90260

SCOPE OF WORK :

- NEW SECOND S.F.D. #2 - 2-STORY
 - 1ST FLOOR (ENTRY/LOBBY) 153 SQ.FT.
 - 2ND FLOOR 1,123 SQ.FT.
 - TOTAL S.F.D. #2 = 1,276 SQ.FT.
- NEW TWO 2-CAR GARAGES
 - S.F.D. #1 2-CAR GARAGE 471 SQ.FT.
 - S.F.D. #2 2-CAR GARAGE 471 SQ.FT.
- DEMOLISH (E) 2-CAR GARAGE 444 SQ.FT.

THIS PROJECT SHALL COMPLY THE FOLLOWING CODES AND STANDARDS:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
- 2022 TITLE 24 CALIFORNIA ENERGY CODE & CITY OF LAWDALE MUNICIPAL CODE

DESIGN BY:

GAZZONI DESIGN
2210 N. MAIN ST., SUITE #A
SANTA ANA, CA 92706
PH: 714-609-4321
EMAIL: gazzonidesign@gmail.com

DRAWING INDEX:

- A1- COVER SHEET
- SITE PLAN
- PROJECT DATA
- NOTES
- A0.1- GENERAL NOTES
- A1.0- NEW FIRST FLOOR PLAN
- A2.0- NEW SECOND FLOOR PLAN
- A3.0- NEW ROOF PLAN
- A4.0- (N) ELEVATIONS 1
- A5.0- (N) ELEVATIONS 2
- A6.0- SECTION & DETAILS
- A7.0- RCP PLAN

PROJECT ADDRESS		
4522 W. 156TH ST.	CA	90260
LAWDALE		

OWNER INFORMATION		
FARBOD SADEGH		
	CA	

LEGAL DESCRIPTION		
LAWDALE ACRES W 50 FT OF N 120 FT OF LOT 8 BLK 69		
APN	4079-029-028	
ZONE	TWO-FAMILY RESIDENTIAL R-2	

CONSTRUCTION TYPE		
TYPE	V-B (WOOD)	

UNIT INFORMATION		
(E) S.F.D. #1		
	EXISTING	PROPOSED
NUMBER OF BEDROOMS	3	-
NUMBER OF BATHROOMS	1	-
NUMBER OF PARKING	2-CAR GARAGE	2-CAR GARAGE
NUMBER OF STORIES	1	-
FIRE SPRINKLER SYSTEM	NO	-

UNIT INFORMATION		
(N) S.F.D. #2		
	EXISTING	PROPOSED
NUMBER OF BEDROOMS	-	3
NUMBER OF BATHROOMS	-	2
NUMBER OF PARKING	-	2-CAR GARAGE
NUMBER OF STORIES	-	2
FIRE SPRINKLER SYSTEM	-	NO

NOTES FOR BUILDER:

- NO BOUNDARY SURVEY AT TIME OF DESIGN.
- SET-BACKS SHALL BE VERIFIED BY A CALIFORNIA STATE LICENSED SURVEYOR PRIOR TO ANY WORK.
- ALL WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE.
- DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, AND ENGINEER PRIOR COMMENCEMENT OF ANY WORK.
- PROVIDE ELECTRICAL SERVICE AND METERS, LOCATION TO BE COORDINATED & APPROVED BY SERVICE PROVIDER. NOTE: A NEW OR RELOCATED ELECTRICAL SERVICE SHALL BE PROVIDED W/ A GROUNDING ELECTRODE.
- STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.
- SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, DEMOLITION. (IF APPLICABLE)

UTILITY BURIAL NOTES

A. BUILDING WATER SUPPLY YARD PIPING SHALL HAVE 12" MIN. COVER BELOW FINISH GRADE. (CPC 609.1)

B. BUILDING SEWER PIPING SHALL BE NOT LESS THAN 1 FOOT BLOW THE SURFACE GROUND. (CPC 718.3)

C. UNDERGROUND GAS PIPING SYSTEMS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER. THE MINIMUM COVER SHALL BE INCREASED TO 18" IF THE EXTERNAL DAMAGE TO THE PIPE OR TUBING FROM EXTERNAL FORCES IS LIKELY TO RESULT. WHERE A MINIMUM OF 12" OF COVER CANNOT BE PROVIDED, THE PIPE SHALL BE INSTALLED IN A CONDUIT OR BRIDGED (SHIELDED). (CPC 1210.1)

SCOPE OF WORK	
- NEW SECOND S.F.D. #2 - 2-STORY	
- 1ST FLOOR (ENTRY/LOBBY) 153 SQ.FT.	
- 2ND FLOOR 1,123 SQ.FT.	
- TOTAL S.F.D. #2 = 1,276 SQ.FT.	
- NEW TWO 2-CAR GARAGES	
- S.F.D. #1 2-CAR GARAGE 471 SQ.FT.	
- S.F.D. #2 2-CAR GARAGE 471 SQ.FT.	
- DEMOLISH (E) 2-CAR GARAGE 444 SQ.FT.	

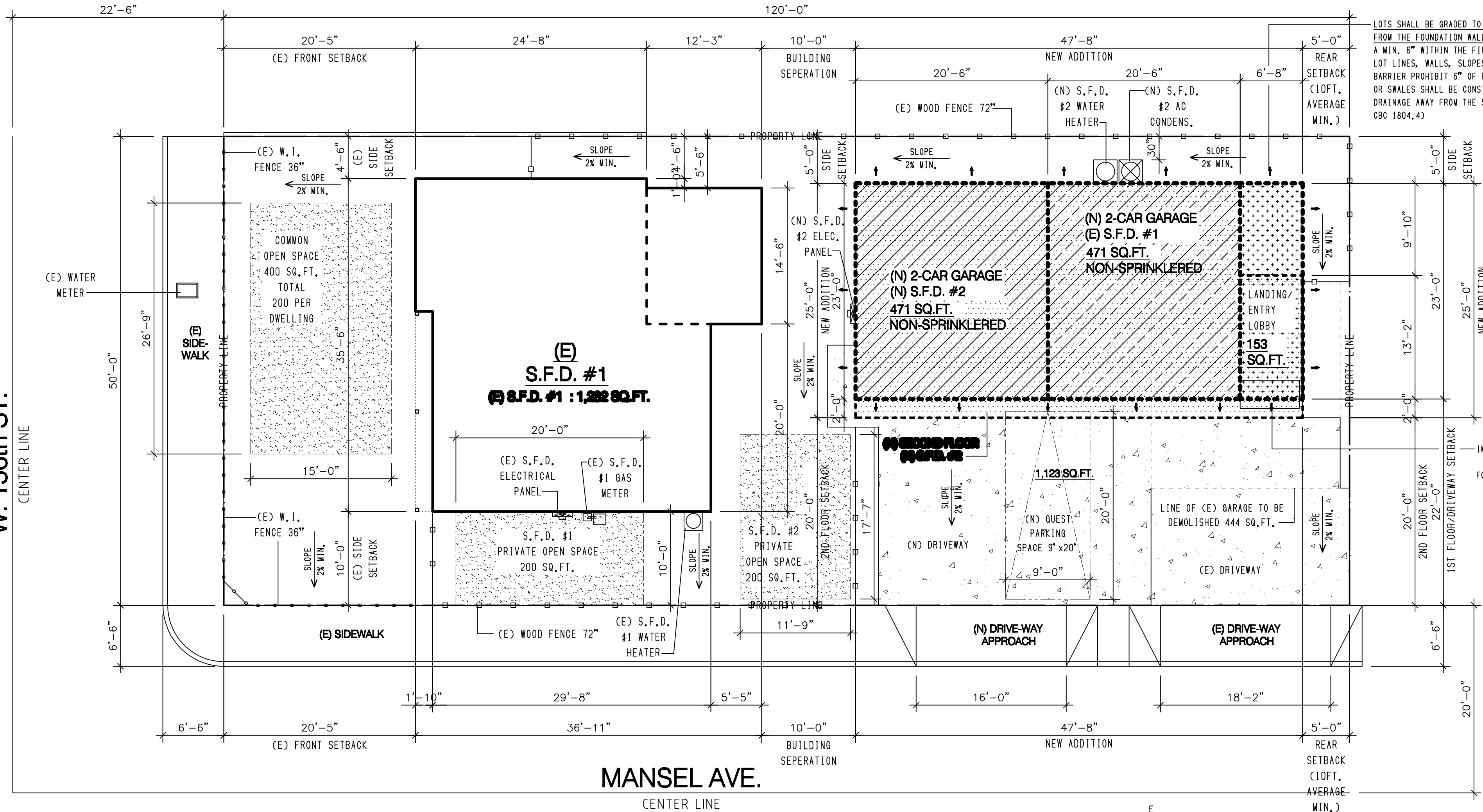
LOT AREA	
DIMENSION	50' x 120'
NET LOT AREA	6,000 S.F.

DEMOLITION CHART	
EXISTING TO BE REMOVED	444 - (E) GARAGE

AREA COUNT			
AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)

	EXISTING	REMOVED	NEW	TOTAL
S.F.D. #1	1,292	-	-	1,292
S.F.D. #1 GARAGE	444	444	471	471
S.F.D. #2 - 1ST FLOOR	-	-	153	408
S.F.D. #2 - 2ND FLOOR	-	-	1,123	408
S.F.D. #2 GARAGE	-	-	471	408

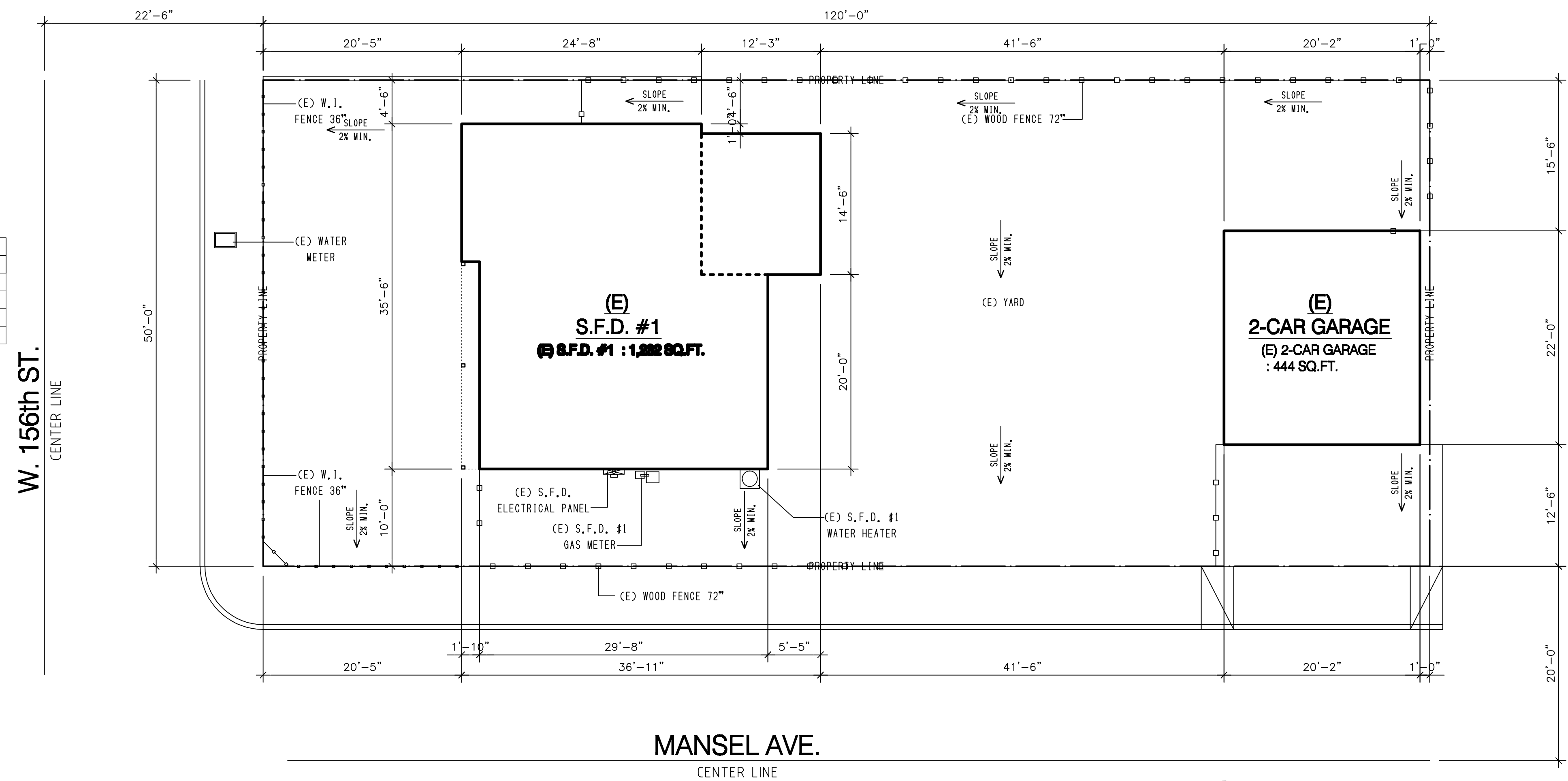
PARCEL LOT COVERAGE		
LOT AREA (SF)	FOOTPRINT (SF)	% (60% MAX)
6,000	(E) 1,634	27.23
	(P) 2,381	39.68



SITE PLAN

4522 W. 156TH ST. LAWDALE, CA 90260

SCALE 1/8" = 1'-0"



SITE PLAN

4522 W. 156TH ST. LAWDALE, CA 90260

SCALE 1/8" = 1'-0"



2210 N. MAIN ST. SUITE A.
SANTA ANA, CA 92706
(714) 609-4321

OWNER INFORMATION :

NAME - FARBOD SADEGH
ADDRESS -
PHONE - 310-663-5421
EMAIL -

- NEW SECOND S.F.D. #2 - 2-STORY
 - 1ST FLOOR (ENTRY/LOBBY) 153 SQ.FT.
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4522 W. 156TH ST. LAWDALE, CA 90260

REVISIONS	

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF GAZZONI DESIGN AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF GAZZONI DESIGN. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

DESIGNER: JORGE GAZZONI

Jorge Gazzoni

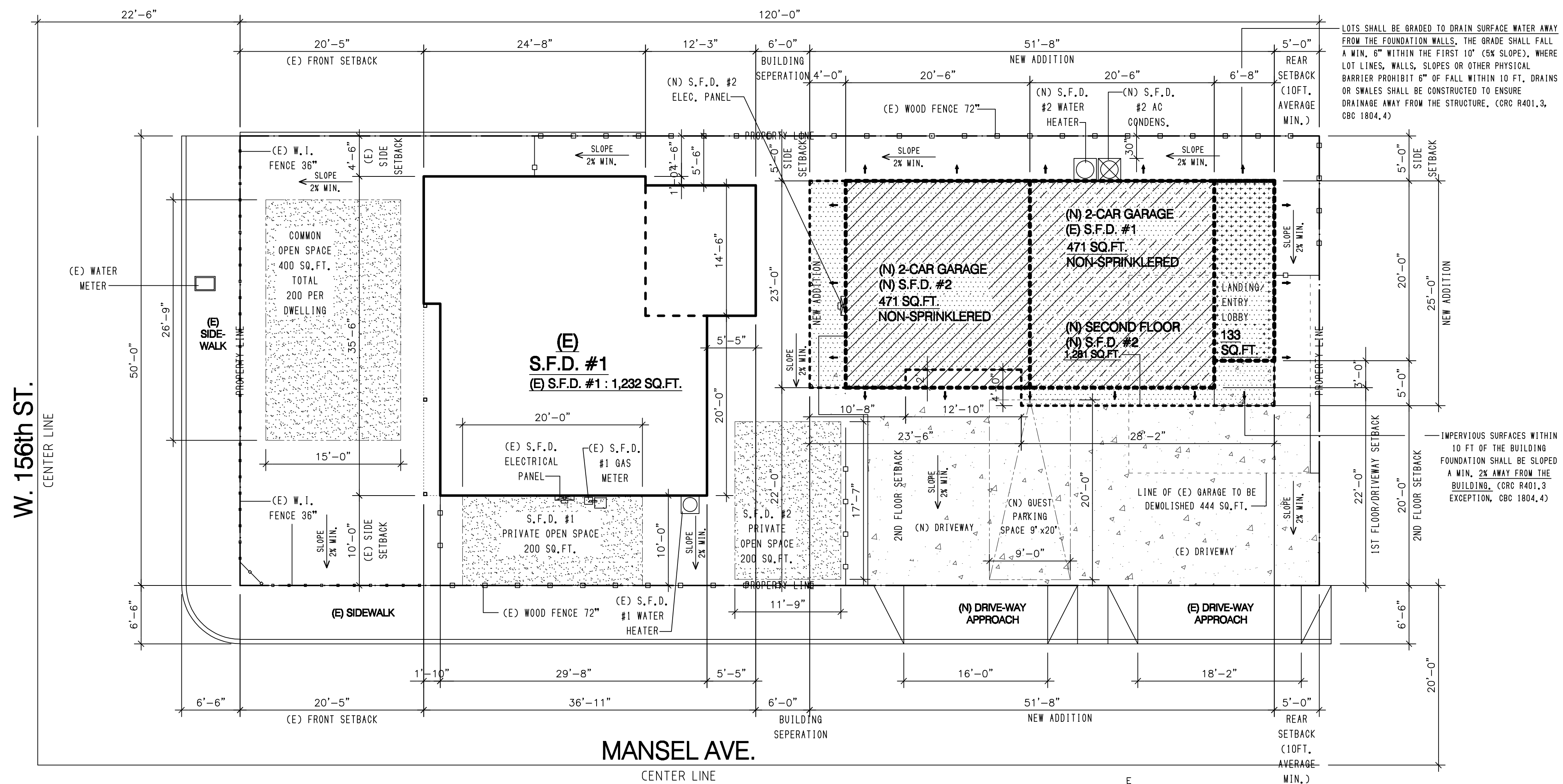
DATE: 11/17/25

SHEET DESCRIPTION

PROJECT
DATA &
SITE PLAN

SHEET NO.

A0.0



LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. 6" WITHIN THE FIRST 10' (5% SLOPE), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3, CBC 1804.4)

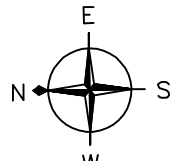
IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. 2% AWAY FROM THE BUILDING. (CRC R401.3 EXCEPTION, CBC 1804.4)

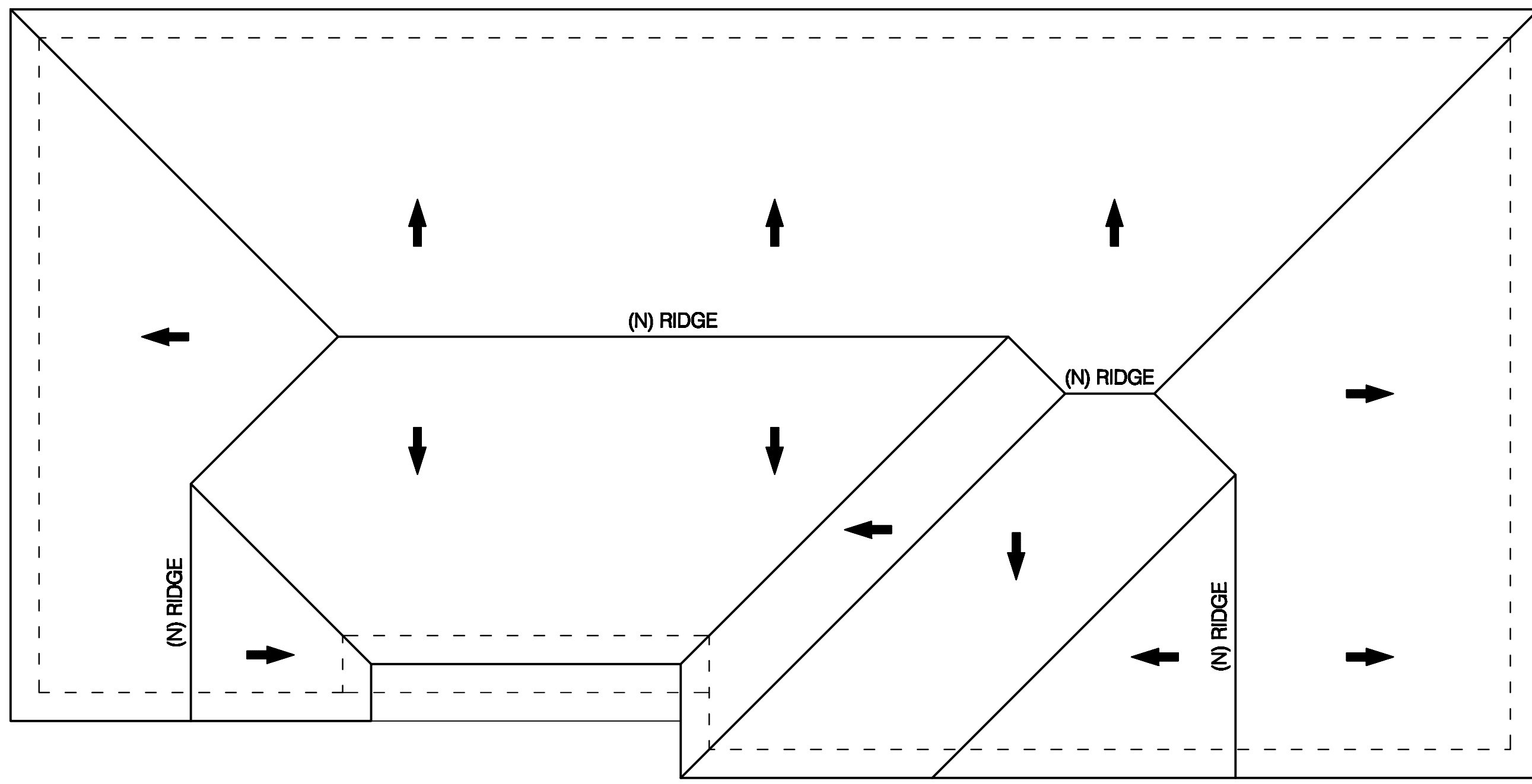
W. 156th ST.
CENTER LINE

MANSEL AVE.
CENTER LINE

SITE PLAN
4522 W. 156TH ST. LAWDALE, CA 90260

SCALE 1/8" = 1'-0"

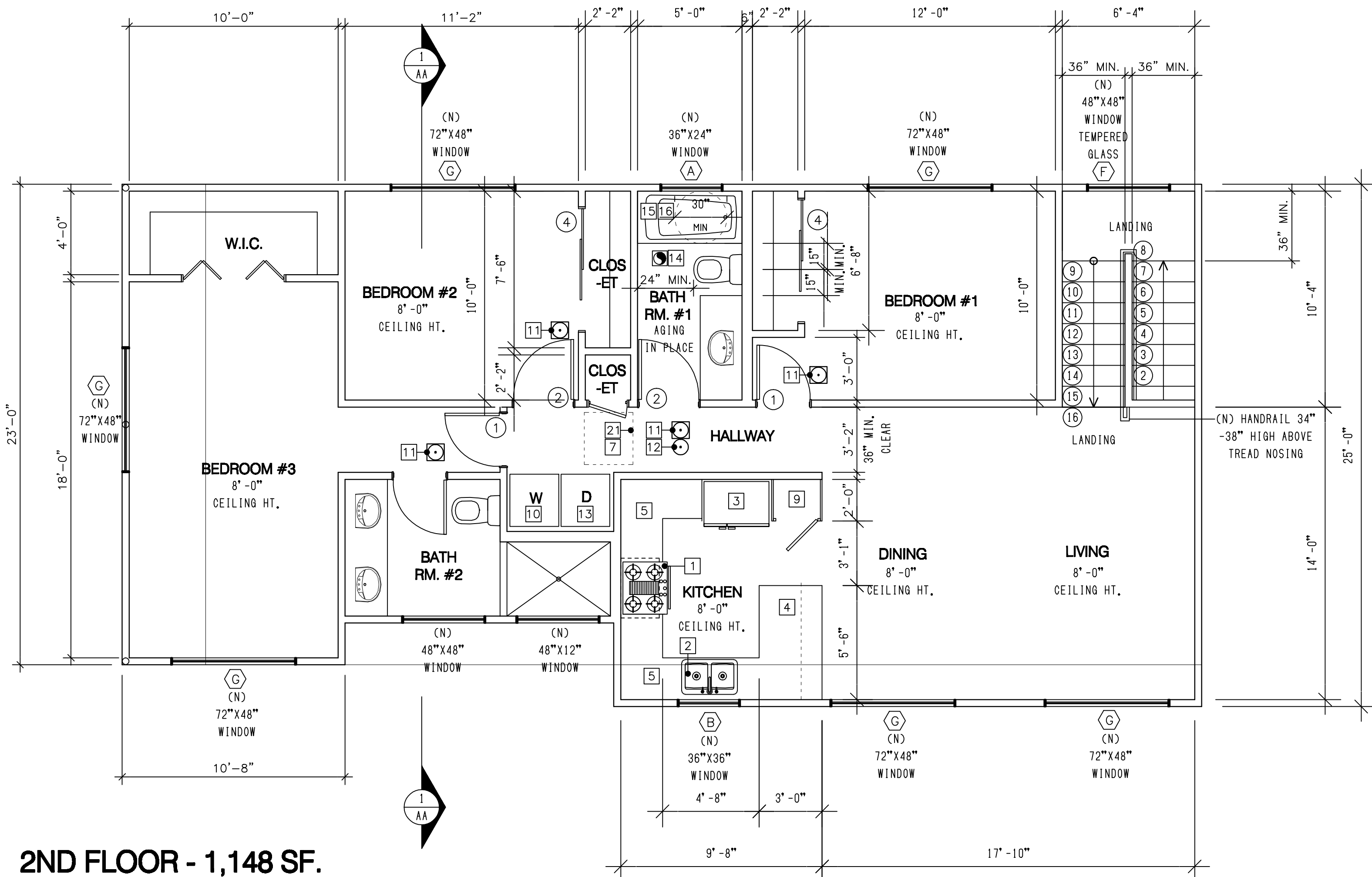
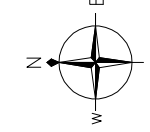




PROPOSED ROOF PLAN

4522 W. 156TH ST. LAWDALE, CA 90260

SCALE 1/4"=1'-0"

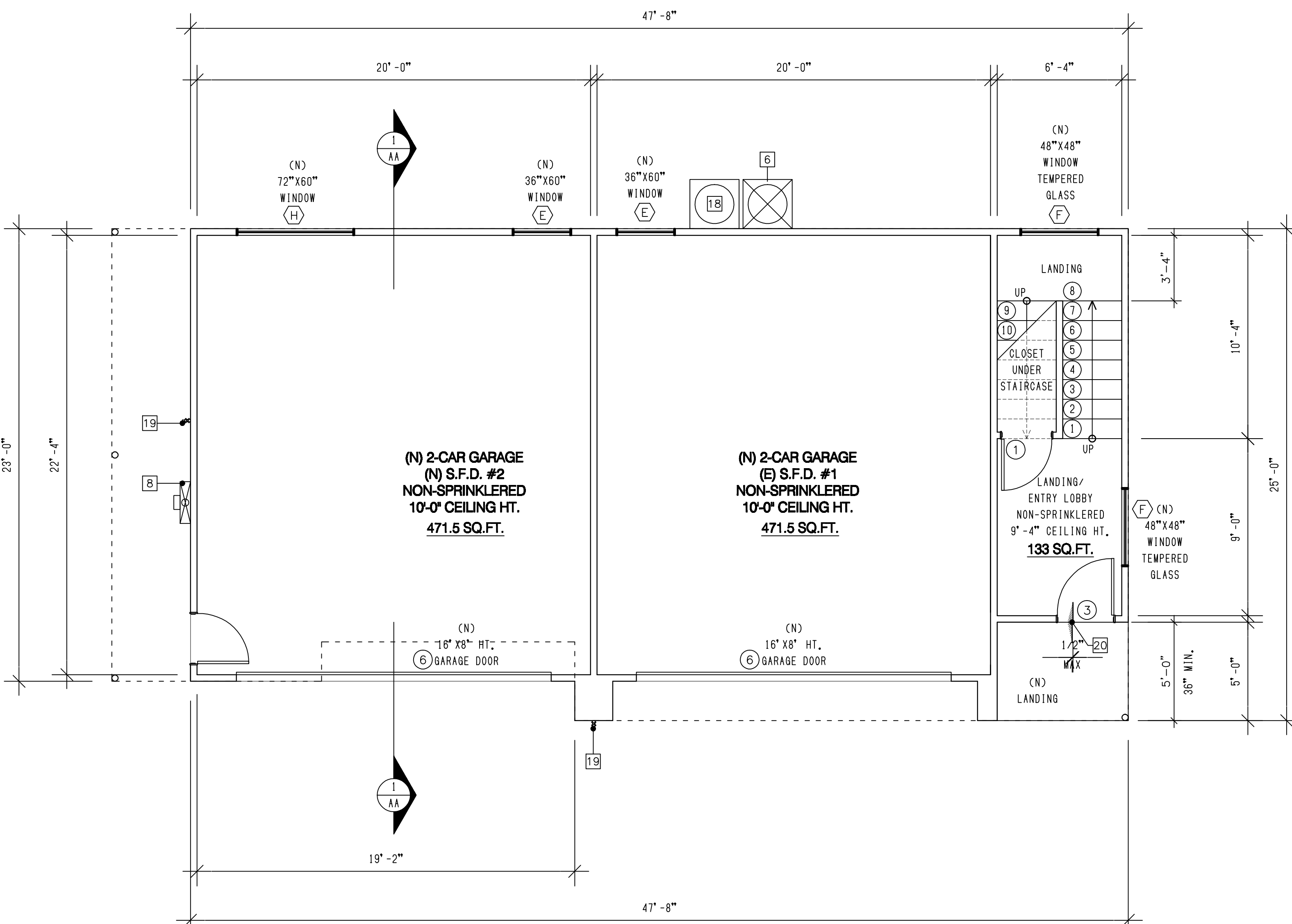
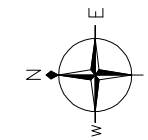


**2ND FLOOR - 1,148 SF.
1ST FLOOR - 133 SF.
TOTAL - 1,281 SF.**

PROPOSED SECOND FLOOR PLAN - REVISED

4522 W. 156TH ST. LAWDALE, CA 90260

SCALE 1/4"=1'-0"

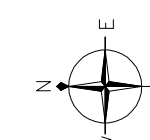


**2ND FLOOR - 1,148 SF.
1ST FLOOR - 133 SF.
TOTAL - 1,281 SF.**

PROPOSED FIRST FLOOR PLAN - REVISED

4522 W. 156TH ST. LAWDALE, CA 90260

SCALE 1/4"=1'-0"

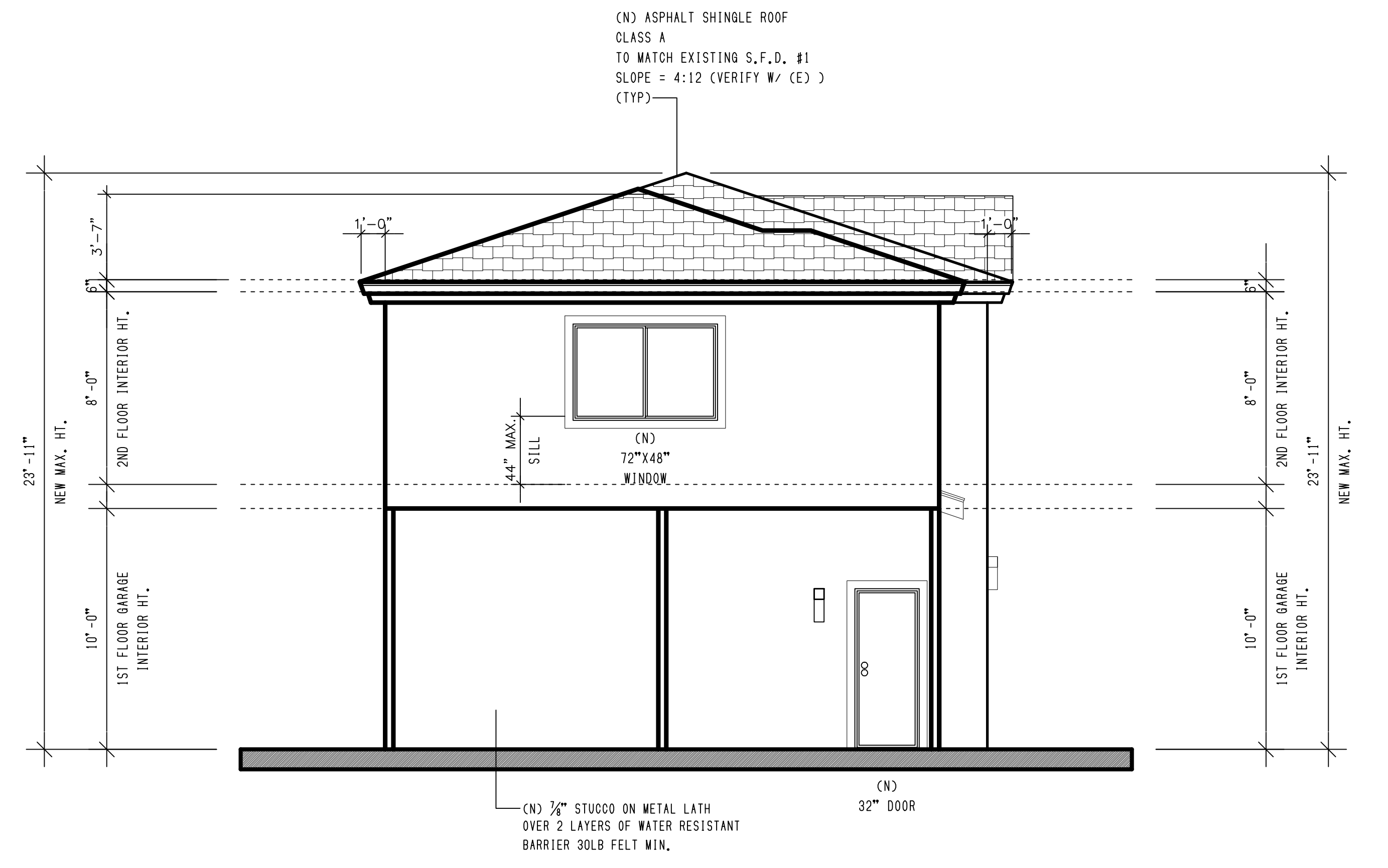
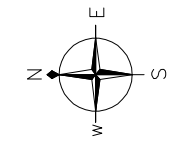




NEW WEST ELEVATION

4522 W. 156TH ST. LAWNSDALE, CA 90260

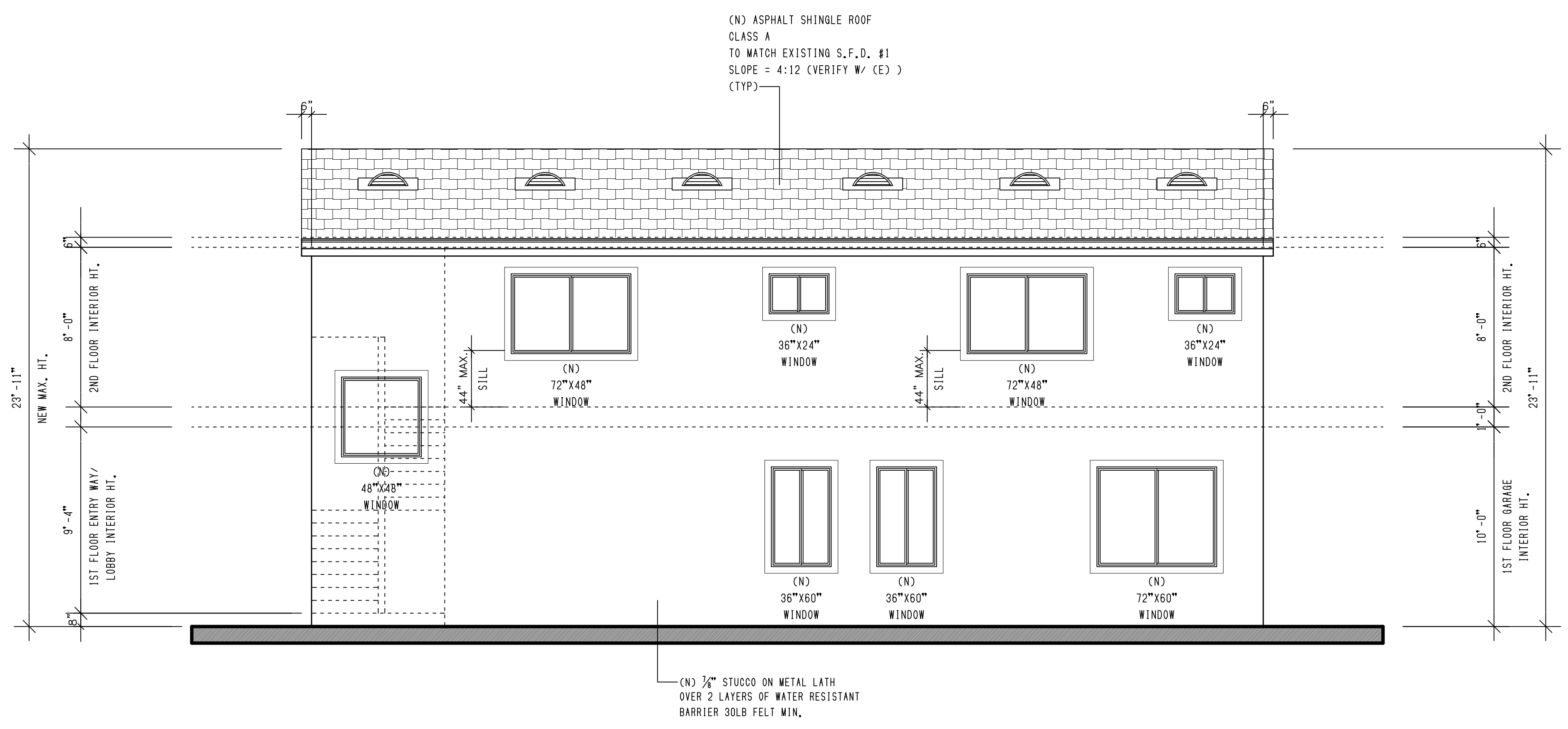
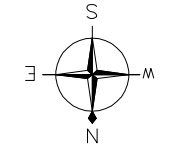
SCALE 1/4"=1'-0"



NEW NORTH ELEVATION

4522 W. 156TH ST. LAWNSDALE, CA 90260

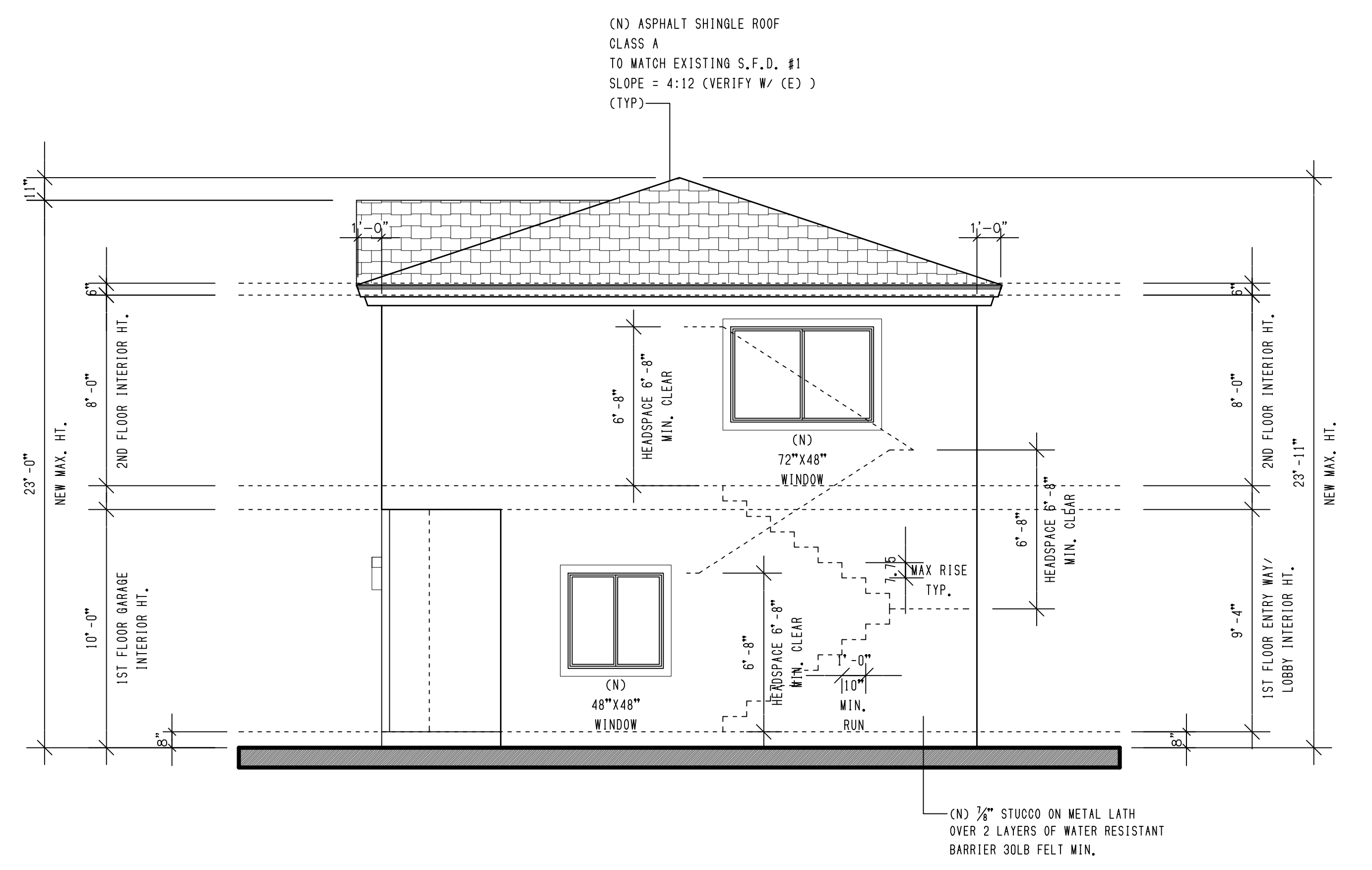
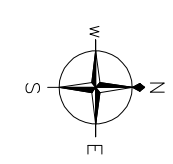
SCALE 1/4"=1'-0"



NEW EAST ELEVATION

4522 W. 156TH ST. LAWNSDALE, CA 90260

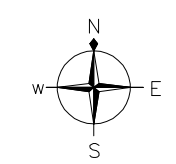
SCALE 1/4"=1'-0"



NEW SOUTH ELEVATION

4522 W. 156TH ST. LAWNSDALE, CA 90260

SCALE 1/4"=1'-0"



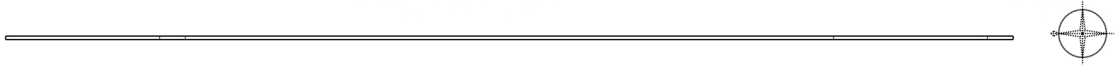
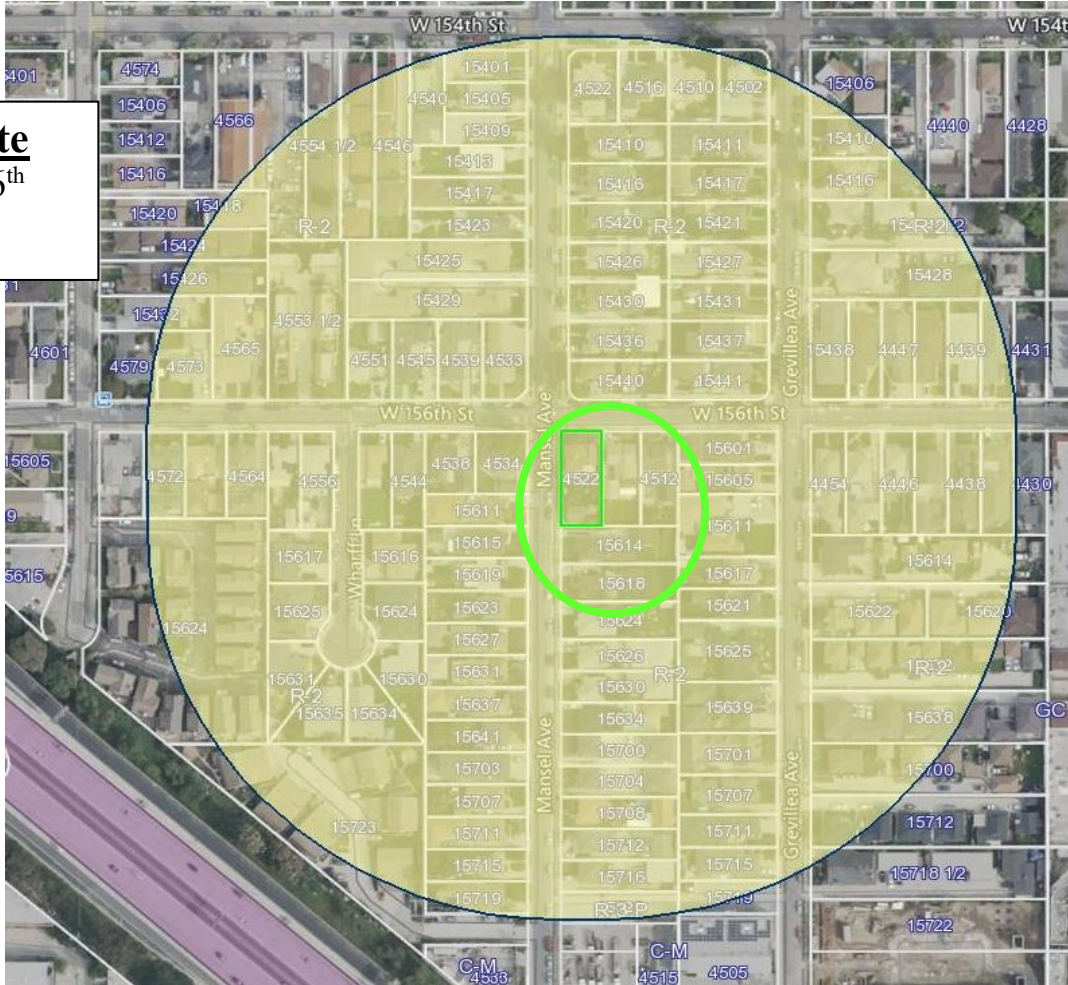


EXHIBIT C
Vicinity Map

Vicinity Map

Subject Site
4522 W. 156th
Street



**City of Lawndale
Community Development Department**

APPLICATION/CASE NO:	Case No. 26-04
APPLICANT	Farbad Sadegh
SITE ADDRESS:	4522 W 156 th Street
	Lawndale, CA 90260

EXHIBIT D
Notice of Exemption



Notice of Exemption

- To: Los Angeles County Clerk's Office
Environmental Filing
12400 E. Imperial Highway, Room 1101
Norwalk, California 90650
- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Project Title: Case No. 26-04 and Resolution 26-03

1. City of Lawndale Community Development Department
2. Project Location – Specific: 4522 W 156th Street
3. (a) Project Location - City: City of Lawndale
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: Case 26-04: A request for approval of a Design Review application to construct a new two story single-family residence that require a design review application approval.
5. Name of Public Agency approving project: City of Lawndale, California
6. Name of Person or Agency carrying out project: Jose Hernandez, Associate Planner
7. Exempt status: (Check one)
 - (a) Ministerial project.
 - (b) Not a project.
 - (c) Emergency Project.
 - (d) Categorical Exemption. State type and class number: 15303 (a)
 - (e) Declared Emergency.
 - (f) Statutory Exemption. State Code section number: _____
 - (g) Other. Explanation: _____
8. Reason why project is exempt: The construction of a second single-family residence is allowed by right under the R-2 zone and The City of Lawndale's General Plan Land Use Element approved under the FEIR (SCH:2022120088) identifies this lot as a Mixed Density Residential land use which permits 9.0-17.4 du/ac.
9. Contact Person: Jose Hernandez, Associate Planner
Telephone: (310) 973-3206
10. **Attach Preliminary Exemption Assessment (Form "A") before filing.**

Date Received for Filing: _____

(Clerk Stamp Here)

Signature (Lead Agency Representative)

Jose Hernandez, Associate Planner
Title