



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, April 22, 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@lawndale.ca.gov. 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 - April 8, 2026
— 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. 26-06: A Planning Commission Recommendation to the City Council to amend the Lawndale Zoning Ordinance Pertaining to Development Standards for Accessory Dwelling Units to Reflect Recent Changes in State Law
— Recommendation: that the Planning Commission: 1.) conduct a public hearing; 2.) find and determine that the draft ordinance is exempt from Sections 15061(b)(3) and 15282(h) of the CEQA Guidelines; and 3.) adopt Resolution No. 26-04, recommending that the City Council adopt the draft ordinance.

2. Case No. 26-02: Lot Size Exception for 4556 W. 164th Street
— Recommendation: that the Planning Commission 1.) conduct a public hearing; 2.) find and determine that the proposed project is exempt from Section 15303 "New Construction or Conversion of Small Structures" of the CEQA guidelines; and; 3.) approve Resolution No. 26-05 setting forth findings of fact and conditions of approval relative to the submitted application.

G. REGULAR AGENDA

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

1. Update on the Hawthorne Boulevard Specific Plan
— Recommendation: that the Planning Commission receive and file this update.

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, May 13, 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: April 17, 2026



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: April 22, 2026
TO: Honorable Chairperson and Members of the Planning Commission
FROM: Peter Kann, Community Development Director
PREPARED BY: Adrián Gutiérrez, Administrative Assistant II
SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - April 8, 2026**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Meeting - 4/8/2026.pdf](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 4/8/2026



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
APRIL 8, 2026**

A. CALL TO ORDER

Chairperson Urrutia called the regular meeting to order at 6:32 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, Commissioner Ignatius Lin

Other Participants: Acting Deputy City Attorney Eileen L. Ollivier, 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 – February 25, 2026

A motion was carried by Vice Chairperson Sitka and seconded by Commissioner Lin to approve the minutes. The motion passed 4-0 with Chairperson Urrutia abstaining.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 26-03: Lot Size Exception for 15224 Condon Avenue

Commissioner Martinez recused himself due to him being within the noticing radius of the subject property.

Associate Planner Hernandez presented the item.

Commissioner Lin and Associate Planner Hernandez discussed the intent of the public hearing. Associate Planner Hernandez confirmed that the property has a code case and expired building permits. The purpose of the hearing is to legalize unpermitted improvements on an undersized lot, which is normally done ministerially for regularly sized lots

Chairperson Urrutia opened the public hearing at 6:43 p.m.

Property owner, Renard Blom, thanked the Commission for their time and consideration for their project.

Chairperson Urrutia closed the public hearing at 6:44 p.m.

A motion was carried by Chairperson Urrutia and seconded by Vice Chairperson Sitka to approve Resolution 26-02, setting forth findings of fact and determinations relative to Case No. 26-03, 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 Martinez recused from the vote.

G. REGULAR AGENDA

1. Annual Reorganization of the Planning Commission

Commissioner Sitka nominated Commissioner Urrutia to be Chairperson. Commissioner Martinez nominated Commissioner Sitka to be Vice Chairperson.

A motion was carried by Commission Sitka and seconded by Commission Lin to nominate Commissioner Urrutia as Chairperson and Commissioner Sitka as Vice Chairperson. The vote motion passed 5-0.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann mentioned that staff will be bringing the updated Hawthorne Boulevard Specific Plan (“HBSP”) forward to the Commission for their consideration and asked if the Commission would like to review the HBSP again. He also mentioned that the city is interviewing for a new Associate Planner. Lastly, Director Kann brought up that numerous entitlement applications are being processed for the Commission’s consideration.

I. ITEMS FROM THE COMMISSION

Chairperson Urrutia requested an update on the former Leo’s Restaurant. Associate Planner Hernandez responded that plans were approved by Building & Safety and that the applicant needs to clear other agency approvals before finalizing the building permits.

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 6:52 p.m. to the next regularly scheduled meeting to be held on Wednesday, April 22, 2026, 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

DRAFT



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: April 22, 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. 26-06: A Planning Commission Recommendation to the City Council to amend the Lawndale Zoning Ordinance Pertaining to Development Standards for Accessory Dwelling Units to Reflect Recent Changes in State Law**

BACKGROUND

Lawndale Municipal Code Chapter 17.48.056 (Accessory Dwelling Units) and 17.48.057 (Junior Accessory Dwelling Units) establishing regulations on ADUs and JADUs were implemented via a City Ordinance No. 1205-24. The proposed Zoning Ordinance Amendments for the Planning Commission's consideration reflect the recent changes made in State Law.

Pursuant to State Law, to initiate a Zoning Code Amendment, the Planning Commission is required to make a recommendation to the City Council prior to the introduction of the Zoning Ordinance Amendment.

Summary of updates to the ADU/JADU ordinances.

1. ADUs/JADUs sections merged.

Because an increasing number of the provisions that apply to ADUs also apply to JADUs, repeal of section 17.48.057 is recommended, and the JADU provisions are proposed to be absorbed by section 17.48.056. Standards specific only to JADUs are now in subsection I, Additional Requirements for JADUs.

2. Definitions. Section 17.48.056(A).

Definitions have been added to reflect the definitions in the State law. The Definitions section in the Municipal Code (LMC § 17.08.020) is being amended to avoid duplication. (Note also that the definition of “person” is combined with the definition of “passageway” in section 17.08.020, we are recommending moving the definition of “Person” as its own entry.)

3. Permit processing timelines have been added. Section 17.48.056(B), (D)-(F).

New timelines have been added by state law, and these apply to both ADUs and JADUs.

- a. Permit applications must be reviewed for completeness within 15 business days;
- b. Applications must be approved or denied within 60 days of completeness.
- c. If the deadlines are missed, applications are deemed complete or approved, as applicable.
- d. Appeals must also be provided for findings of incompleteness and for denials, requiring a final decision within 60 business days of the appeal, regardless of how many legislative bodies must review the appeal. The recommendation is to only have the Commission review such appeals to minimize administrative burdens. There is no language in the statute that penalizes the City for missing the 60 day deadline, but given the overall direction of the amendments to the ADU/JADU laws, we should take this deadline seriously.
- e. We have added provisions to address preapproved ADU plans – these must be approved or denied within 30 days, not 60, and this program is mandated by the state law.

5. Measuring the size of ADUs/JADUs.

The new laws have clarified that the size of ADUs/JADUs is measured on the basis of the square footage of the “interior livable space,” and this edit has been made throughout the code.

5. Impact fees and connection capacity charges. Section 17.48.056(G).

This subsection has been revised for clarity and updated to include reference to ADUs built without permits prior to January 1, 2020.

7. Development standards.

- a. The provisions have been revised to refer to interior livable space rather than unit size.
- b. Height limitations have been updated, as follows: ADUs have a maximum height of 16 feet. Detached ADUs located on a property within a certain distance of public transit can rise to 18 feet plus 2 extra feet of roof pitch. ADUs on lots with proposed or existing multifamily dwelling have a maximum height of 18 feet. Attached ADUs can reach 25 feet, depending on the height of the primary dwelling and the maximum height allowable in the zone where they are located.

8. Parking.

Parking replacement limitations have been updated to provide that no parking is required for an ADU for which an application is submitted in conjunction with a proposed single-family or multifamily dwelling.

8. Other updates

- a. We added a provision that requires demolition permits for a garage conversion to be issued at the same time as the ADU permit.
- b. Additional provisions relating to JADUs were moved from section 17.48.057 to subsection I.
- c. The provisions for Section 66323 ADUs/JADUs (formerly known as “state exempt” ADUs), found in subsection J, have been updated to reflect recent changes to the State law, namely that any ADU/JADU, or any combination thereof, that meets the standards is only subject to a building permit. This increases the allowable number of 66323 that may locate on a residential lot.
- d. We removed the deed requirement for ADUs, this is not required by the State law, but kept the restriction on the sale of the ADU separately from the primary dwelling and the prohibition

against renting the ADU for less than 30 days. This reflects the City's current practices.

ENVIRONMENTAL ASSESSMENT

The proposed action is exempt from environmental review pursuant to the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the adoption of an ordinance to implement the provisions of Government Code 66310 et seq., relating to accessory dwelling units and junior accessory dwelling units, is statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h).

LEGAL REVIEW

The City Attorney Office has reviewed the Resolution and proposed Ordinance.

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

- Conduct a public hearing;
- Determine the proposed action is exempt from CEQA as referenced above; and
- Adopt the Planning Commission Resolution No. 26-04 recommending that the City Council adopt the proposed amendments to City's Zoning Ordinance relating to ADUs and JADUs to ensure compliance with State Law.

Attachments

[Attachment A - PC Resolution 26-04.pdf](#)

[Attachment B - Redline Changes of ADU and JADU Regulations.pdf](#)

ATTACHMENT A
PC Resolution 26-04

RESOLUTION NO. PC 26-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS TO TITLE 17 (ZONING) RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS TO ENSURE COMPLIANCE WITH STATE LAW; AND FINDING THIS ACTION EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND CEQA GUIDELINES SECTION 15282(h)

WHEREAS, the City of Lawndale (the “City”) is a municipal corporation, duly organized under the constitution and laws of the State of California.

WHEREAS, by virtue of the police powers delegated to it by the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens.

WHEREAS, California Government Code section 65800 et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan.

WHEREAS, since 2019, the California State Legislature has adopted a number of bills to make the construction of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) easier and more streamlined. Among other requirements, the Legislature has mandated that local ordinances regulating ADUs and JADUs must be consistent with State Law.

WHEREAS, because the Legislature has adopted new State laws every year since, public agencies have been required to update their ordinances periodically to ensure compliance with the State law.

WHEREAS, the proposed revisions to sections 17.48.056, 17.48.057, and 17.08.020 are intended to bring the City of Lawndale’s ADU/JADU ordinances up to date with the more most recent updates to State law.

WHEREAS, on April 22, 2026, the Planning Commission of the City of Lawndale (“Planning Commission”) held a duly noticed public hearing on this Resolution, considered written and oral comments, and facts and evidence presented by City staff, and other interested parties.

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Lawndale does hereby determine, find, and resolve as follows:

Section 1. Incorporation of Recitals. The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. Consistency with General Plan. The Planning Commission further finds and determines that the changes to the City’s Zoning Code proposed by this Ordinance are consistent with the General Plan of the City of Lawndale. Additionally, the proposed updates to the Lawndale Municipal Code would bring the City’s Code into compliance with the State Laws

pertaining to accessory dwelling units and junior accessory dwelling units, as shown in Attachment 1.

Section 3. Planning Commission Recommendation. Based on the entire record, including all written and oral evidence presented to the Planning Commission, and the findings made and evidence discussed in the staff report and this Resolution, the Planning Commission hereby recommends that the City Council adopt an ordinance approving the proposed amendments to Lawndale Municipal Code sections 17.48.056, 17.48.057, and 17.08.020, as set forth in Exhibit A to this Resolution.

Section 4. CEQA. The proposed action is exempt from environmental review pursuant to the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the adoption of an ordinance of an ordinance to implement the provisions of Government Code 66310 et seq., relating to accessory dwelling units and junior accessory dwelling units, is statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h).

PASSED, APPROVED, AND ADOPTED THIS 22nd DAY OF APRIL 2026

Dr. Daniel Urrutia, Chair
Lawndale Planning Commission

ATTEST

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

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 26-04** was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **22nd day of April 2026** by the following roll call vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAINED:

Peter Kann, Community Development Director

ATTACHMENT 1

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, REPEALING AND REPLACING SECTION 17.48.056 (ACCESSORY DWELLING UNITS), REPEALING SECTION 17.48.057 (JUNIOR ACCESSORY DWELLING UNITS), AND AMENDING SECTION 17.08.020 (DEFINITIONS) OF TITLE 17 (ZONING) OF THE LAWNDALE MUNICIPAL CODE, RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

WHEREAS, the City of Lawndale (the "City") is a municipal corporation, duly organized under the constitution and laws of the State of California.

WHEREAS, by virtue of the police powers delegated to it by the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens.

WHEREAS, California Government Code section 65800 et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan.

WHEREAS, since 2019, the California State Legislature has adopted a number of bills to make the construction of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) easier and more streamlined. Among other requirements, the Legislature has mandated that local ordinances regulating ADUs and JADUs must be consistent with State Law.

WHEREAS, because the Legislature has adopted new State laws every year since, public agencies have been required to update their ordinances periodically to ensure compliance with the State law.

WHEREAS, the proposed revisions to sections 17.48.056, 17.48.057, and 17.08.020 are intended to bring the City of Lawndale's ADU/JADU ordinances up to date with the more most recent updates to State law.

WHEREAS, on April 22, 2026, the Planning Commission of the City of Lawndale held a duly noticed public hearing on this Resolution, considered written and oral comments, and facts and evidence presented by City staff, and other interested parties. The Planning Commission adopted Resolution No. PC 26-04, recommending that the City Council adopt the proposed amendments to the Zoning Code, and finding the action statutorily exempt from CEQA.

WHEREAS, on _____, 2026, the City Council of the City of Lawndale held a duly noticed public hearing on this Ordinance, considered written and oral comments, and facts and evidence presented by City staff, and other interested parties.

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

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

SECTION 2. Section 17.48.056 (Accessory Dwelling Units) is repealed and replaced with Section 17.48.056 (Accessory Dwelling Units and Junio Accessory Dwelling Units, as shown in Exhibit A.

SECTION 3. Section 17.48.056 (Junior Accessory Dwelling Units) is repealed in its entirety.

SECTION 4. Section 17.08.020 (Definitions) is amended, as shown in Exhibit A.

SECTION 5. CEQA. At a duly noticed public hearing held on April 22, 2026, the Planning Commission adopted Resolution No. PC 26-04, finding the proposed action exempt from environmental review pursuant to the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the adoption of an ordinance to implement the provisions of Government Code 66310 et seq., relating to accessory dwelling units and junior accessory dwelling units, is statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h).

SECTION 5. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 7. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this ___ day of _____, 2026.

Robert Pullen-Miles
Mayor

APPROVED AS TO FORM:

ATTEST:

Gregory M. Murphy
City Attorney

Erica Harbison
City Clerk

EXHIBIT A

§ 17.48.056. Accessory Dwelling Units and Junior Accessory Dwelling Units.

- A. Definitions. The following terms, as used in this section, shall have the following meanings.
1. "Accessory dwelling unit" (ADU) means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU also includes the following: (a) An efficiency unit. (b) A manufactured home, as defined in Section 18007 of the Health and Safety Code.
 2. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
 3. "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.
 4. "Junior accessory dwelling unit" (JADU) means a unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
 5. "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.
 6. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
 7. "Nonconforming zoning condition" means a physical improvement on a property that does not conform to current zoning standards.
 8. "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.
 9. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
 10. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

11. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
- B. Permit Required. ADUs and JADUs are subject to obtaining an entitlement permit, and must comply with the objective standards provided in this section. Permits may not be conditioned or denied on the basis of correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.
- C. Objective Standards; Zones; Residential Use. ADUs must comply with the objective standards of this ordinance, and may be constructed in all zones with existing or proposed single-family or multifamily dwellings. ADUs do not exceed the allowable density for the lot upon which the ADU is located and will be considered a residential use that is consistent with the existing general plan and zoning designation for the lot. JADUs may be located on a residential or mixed use lot with a proposed or existing single family dwelling only.
- D. Application Completeness Determination and Timelines. The city will determine whether an application to create or serve an ADU or JADU is complete within 15 business days of the date the application is submitted. If the application is deemed incomplete, the city will provide the applicant in writing a list of incomplete items and how the application can be made complete. The city shall abide by the same timelines for any resubmitted application, but will not require any information in resubmittals that was not requested in the city's first determination. If the city does not make a timely written completeness determination, the application will be deemed complete.
- E. Permit Review Timelines.
 1. ADUs and JADUs on lots with existing single family or multifamily dwellings.
 - a. A permit application to create or serve an ADU on a lot with an existing single-family or multifamily dwelling will be considered ministerially, without discretionary review or hearing, and shall be approved or denied within 60 days of submission of a complete application.
 - b. A permit application to create or serve a JADU on a lot with an existing single-family dwelling will be considered ministerially, without discretionary review or hearing, and shall be approved or denied within 60 days of submission of a complete application.
 2. ADUs and JADUs on lots with proposed single family and multifamily dwellings.
 - a. If the permit application to create an ADU is submitted with a permit application to create a new single-family or multifamily dwelling on

the lot, the city may delay acting on the permit application for the ADU until it acts on the permit application to create the new single-family or multifamily dwelling, but in such event the application to create the ADU will be considered ministerially, without discretionary review or hearing. The City will not issue a certificate of occupancy for an ADU before issuing a certificate of occupancy for the primary residence (subject to the exception in Government Code section 66328(b)).

- b. If the permit application to create a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until it acts on the permit application to create the new single-family or multifamily dwelling, but in such event the application to create the JADU will be considered ministerially, without discretionary review or hearing.
3. Preapproved ADUs. Plans to create or serve an ADU will be considered ministerially and will be approved or denied within 30 days of submission of a completed application, if the application is one of the following:
 - a. The plan for the ADU has been preapproved by the City pursuant to Government Code section 65852.27(a) within the current triennial California Building Code rulemaking period; or
 - b. The plan that is identical to a plan previously approved by the City within the current triennial California Building Code rulemaking period.
4. A denial will include a full set of written comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.
5. If the city fails to timely deny an application, the application will be deemed approved.

F. Appeals.

1. An applicant may appeal in writing a determination of incompleteness or a denial within 10 days of the date of the determination or denial.
2. The Planning Commission shall hold an appeal hearing and issue a written decision with findings within 60 business days of the date the appeal is submitted to the city. The Planning Commission's decision is final.

G. Impact Fees; Connection and Capacity Fees and Charges.

1. An ADU will not be considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ADU was constructed with a new

- single-family dwelling.
2. No impact fees will be imposed upon the development of an ADU with an interior livable space of 750 square feet or less, or JADU with an interior livable space of 500 square feet or less. Any impact fees charged for an ADU that has more than 750 square feet of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit. "Impact fee" includes Quimby Act park fees, but does not include any connection fee or capacity charge charged by the city.
 3. For an ADU created from the existing space of a primary dwelling or accessory structure on a lot with a proposed or existing single-family dwelling, the city will not require the installation of a new or separate utility connection directly between the ADU and the utility or impose a related connection fee or capacity charge, unless the ADU is constructed with a new single-family home, or upon separate conveyance of the ADU under Government Code Section 66341, or any successor statutes thereto.
 4. Consistent with Government Code Section 66013, required connections may be subject to a connection fee or capacity charge that is proportionate to the burden of the proposed ADU, based upon either the square footage of its interior livable space, or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system, as may be required by the County of Los Angeles. This fee will not exceed the reasonable cost of providing this service.
 5. Impact fees, or connection or capacity charges, are not required pursuant to a permit for a previously unpermitted ADU built before January 1, 2020, except when utility infrastructure is required to comply with Health & Safety Code Section 17920.3 and when the fee is authorized by Government Code Section 66311.5(e).
- H. Development Standards for ADUs. ADUs on a lot zoned for single-family or multifamily use that is either attached or detached from the primary structure must comply with the following standards:
1. The lot on which an ADU is located must be one in which residential uses are permitted and contain an existing or proposed single-family or multifamily dwelling.
 2. The ADU will be located on the same lot as the proposed or existing primary dwelling and either: (a) attached to; (b) located within the proposed or existing primary dwelling, including attached garages, storage areas, or similar uses; (c) within an accessory structure; or

- (d) detached from the proposed or existing primary dwelling.
3. No more than one ADU and one JADU are permitted on lots with an existing or proposed single family dwelling.
 4. The total interior livable area of an attached ADU shall not exceed the lesser of either: (a) fifty percent of an existing primary dwelling living area, but in no case shall said requirement prohibit an ADU with an interior livable space of 800 square foot ADU and 4-foot side and rear setbacks; or (b) an interior livable space of 850 square feet for a unit with one bedroom, and 1,000 square feet for a unit with more than one bedroom.
 5. The interior livable space of a detached ADU shall not exceed 850 square feet for a unit with one bedroom, and shall not exceed 1,000 square feet for a unit with more than one bedroom.
 6. ADUs shall comply, without limitation, with all applicable building and safety codes as adopted by Title 15 of the Lawndale Municipal Code. Construction of an ADU shall not constitute a Group R occupancy change under the building code.
 7. No passageway shall be required in conjunction with the construction of an ADU.
 8. No setback shall be required for an ADU constructed within an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU. However, a setback of four feet from the side and rear lot lines shall be required for an ADU that is not converted from an existing structure.
 9. The ADU shall comply with the lot coverage percentage and open space requirements of the zone in which the parcel is located, except that application of this standard shall not preclude the construction of an ADU of at least eight hundred square feet with four-foot side and rear yard setbacks, in compliance with all other local development standards.
 10. An ADU will not be required to provide fire sprinklers if they are not required for the primary residence.
 11. The ADU shall be architecturally compatible and designed such that it matches with the design of the primary dwelling unit in terms of exterior treatment, landscaping, and architecture, including, but not limited to, roofing pitch, roofing materials, and paint color.
 12. Maximum height of an ADU:

- a. A height of 16 feet on a lot with an existing or proposed single-family or multifamily dwelling.
 - b. A height of 18 feet for a detached ADU on a lot with an existing or proposed single-family or multifamily dwelling unit that is within half a mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. An additional two feet in height may be accommodated if a roof pitch of the ADU is aligned with the roof pitch of the primary dwelling unit.
 - c. A height of 18 feet for a detached ADU on a lot with an existing or proposed multifamily, multistory dwelling.
 - d. A height of 25 feet, or the height limitation in the underlying zoning that applies to the primary dwelling, whichever is lower, for an ADU that is attached to a primary dwelling, for a maximum of two stories.
13. Parking. One parking space per ADU. Parking spaces may be provided as tandem parking, including on a driveway or in setback areas, excluding the non-driveway front yard setback. No parking shall be required for an ADU in any of the following circumstances:
- a. The ADU is located within one-half mile walking distance of public transit.
 - b. The ADU is located within an architecturally and historically significant historic district.
 - c. The ADU is part of the proposed or existing primary residence or an accessory structure.
 - d. On-street parking permits are required but not offered to the occupant of the ADU.
 - e. There is a car share vehicle located within one block of the ADU.
 - f. When the ADU application is submitted in conjunction with an application for a proposed single-family or multifamily dwelling, provided the ADU or the parcel satisfy any other requirement in this ordinance.
14. When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, the city will not require that those off-street parking spaces be replaced.
15. A demolition permit required for the demolition of a detached

garage for conversion to an ADU shall be reviewed and issued at the same time as the permit for the ADU.

16. Other than as set forth in subsection (A)(14) above, nothing in this section shall prohibit the city from enforcing the parking requirements for the existing single-family residence or multi-family residence on the same parcel as the ADU, in a manner consistent with state law.
17. An ADU shall not be sold or owned separately from the primary residence, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership.
18. An ADU may not be rented for a period of less than 30 days.
19. Building Separation. An ADU shall comply with the building separation requirements of the underlying zone including the 20-foot building separation requirement in the Single-Family Residential (R-1) zone, but in no case shall this requirement prohibit an ADU that includes a minimum of 800 square feet of interior livable space, maximum of 18 feet in height with four-foot side and rear yard setbacks.
20. Landscaping. All setback areas shall be landscaped as required by Section 17.44.015 of this code.
21. Location. An ADU shall exhaust all possible scenarios and/or options before considering a proposal to locate an ADU within the front yard setback, which include the following in no particular order:
 - a. ADU proposal at the rear and/or side yard of the subject lot (detached or conversion of an existing legal structure).
 - b. ADU proposal within the legal enclosed area of a proposed or existing single-family residence of the subject lot.
 - c. ADU proposal that is an expansion/addition of a proposed or existing single-family residence.

All applicable Lawndale Municipal Code development standards of the underlying zone must be met.

22. Any of the standards herein must be waived to the extent necessary to allow for the construction of one ADU of 800 square feet of interior livable space, and 4-foot side and rear setbacks.

I. Additional requirements for JADUs.

1. A JADU may not exceed 500 square feet of interior livable space, and must

- be constructed entirely within a primary single-family dwelling unit, including an attached garage.
2. A JADU may share sanitation facilities with the existing primary dwelling.
 3. A JADU shall include a separate exterior entrance from the main entrance to the primary dwelling unit; provided that, if the JADU does not include its own sanitation facilities, it must also include an interior entry to the main living area of the single family home.
 4. A JADU shall include at least an efficiency kitchen which shall include all of the following: (1) a cooking facility with appliances; and (2) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
 5. A JADU shall require owner-occupancy either in the primary residence, or in the JADU, unless the owner is another governmental agency, land trust, or housing organization.
 6. Before the building permit can be finalized, the city shall be provided with a copy of a recorded deed restriction, which shall run with the land, on a form approved by the city, providing: (1) the restrictions on the size and attributes of the JADU; (2) the JADU may not be sold separately from the primary residence; (3) the JADU shall not be rented for a period of less than 30 days; (4) the JADU or primary residence will be owner occupied unless the owner is a governmental agency, land trust, or housing corporation; and (5) including a statement that the deed restriction may be enforced against future purchasers.
 7. A JADU shall comply with all applicable building and safety codes, including, but not limited to, those described in Title 15 of the Lawndale Municipal Code.
 8. No additional parking shall be required for construction of a JADU.
- J. Notwithstanding any other requirements of this Title 17, the city will ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following, or any combination thereof (Section 66323 ADUs/JADUs):
1. One ADU and one JADU per lot with a proposed or existing single-family dwelling if all of the following apply:
 - a. The ADU or JADU is within the proposed space of a single-family dwelling, or within the existing space of a single-family dwelling or accessory structure and not more than 150 square feet beyond the same physical dimensions of the existing accessory structure if necessary to accommodate ingress and egress.

- b. The space has exterior access separate from the proposed or existing single-family dwelling.
 - c. The side and rear setbacks are sufficient for fire and safety.
 - d. The JADU complies with the requirements in subsection (I), above.
2. One detached, new construction, ADU per lot that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The following limitations shall apply to the ADU:
 - a. An interior livable space of 800 square feet.
A height consistent with subsection (H)(12), above.
3. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The city will allow at least one ADU and up to twenty-five percent of the existing number of multifamily dwelling units.
4. Multiple detached ADUs, not to exceed the number specified herein, as applicable, that are located on a lot that has an existing or proposed multifamily dwelling(s). Such ADUs shall be subject to a height limit of 18 feet and 4-foot rear yard and side setbacks; provided that if the existing multifamily dwelling has setbacks of less than four feet, no modification of the multifamily dwelling shall be required.
 - a. On a lot with an existing multifamily dwelling, not more than eight detached ADUs. However, the number of ADUs allowable pursuant to this clause shall not exceed the number of existing units on the lot.
 - b. On a lot with a proposed multifamily dwelling, not more than two detached ADUs.
5. Correction of nonconforming zoning conditions is not required, as a condition for approval of a permit application for the creation of an ADU or a JADU.
6. The installation of fire sprinklers shall not be required in an ADU if sprinklers are not required for the primary residence.
7. Rental of an ADU or JADU pursuant to this subsection (J) for 30 days or less is prohibited.

As part of the application for a permit to create an ADU connected to an on-site water treatment system, a percolation test shall be completed within the five years preceding the application, or, if the percolation test has been recertified, within the ten years preceding the application.

- K. Unpermitted ADUs and JADUs.
1. The city will not deny a permit application for an unpermitted ADU or JADU built before January 1, 2020 solely due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot, provided the nonconformance does not present a threat to public health and safety under Health & Safety Code section 17960 et seq. and will not be affected by the construction of the ADU or JADU.
 2. Unpermitted ADUs or JADUs may be denied if the city finds that correcting a violation is necessary to comply with the standards specified in Health and Safety Code Section 17920.3. A checklist of the conditions specified in Health & Safety Code Section 17920.3 that would deem a building substandard may be obtained at the Community Development Department.
 3. The City will conduct an inspection upon receipt of an application for an unpermitted ADU or JADU for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit, and will approve any permits necessary to correct noncompliance with health and safety standards.
 4. An applicant may obtain a confidential third-party code inspection from a licensed contractor prior to submitting an application, to determine the existing unit's condition or the potential scope of improvements.
 5. Upon request of an applicant, the City will delay enforcement of building standards for an unpermitted ADU built before January 1, 2020, subject to compliance with Section 17980.12 of the Health & Safety Code.

§ 17.48.057. JADUs. Repealed.

§ 17.08.020 Definitions

~~“Accessory dwelling unit” or “ADU.” See Section 17.48.056 means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single family or multifamily dwelling unit that is the primary dwelling unit is or will be situated. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and (2) a manufactured home, as defined in Section 18007 of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 65852.2.~~

~~“Junior accessory dwelling unit” or “JADU.” See Section 17.48.056 means a unit that is~~

~~no more than five hundred square feet in size which is contained entirely within enclosed uses within the residence, such as attached garages, is considered a part of the proposed or existing single family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section 65852.22.~~

~~“Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section 65852.2.~~

~~“Passageway.” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section 65852.2. “Person” means and includes any individual, firm, partnership, joint venture, association, organization, corporation, estate, trust, receiver, syndicate, joint stock company, club, business trust, or any other entity, or the authorized agent thereof, and every city, county, state, federal, government, political, public or quasi-public unit, body, agency district or entity. See Section 17.48.056.~~

“Person” means and includes any individual, firm, partnership, joint venture, association, organization, corporation, estate, trust, receiver, syndicate, joint stock company, club, business trust, or any other entity, or the authorized agent thereof, and every city, county, state, federal, government, political, public or quasi-public unit, body, agency district or entity.

~~“Public transit,” for the purpose of Section 17.48.056 only, means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. This definition shall be interpreted as consistent with and including the definition of public transit found in Government Code Section 65852.2.~~

ATTACHMENT B

Redline Changes of ADU and JADU Regulations

§ 17.48.056. ~~Accessory dwelling unit~~ Accessory Dwelling Units and Junior Accessory Dwelling Units.s.

A. Definitions. The following terms, as used in this section, shall have the following meanings.

1. “Accessory dwelling unit” (“ADU”) means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU also includes the following: (a) An efficiency unit. (b) A manufactured home, as defined in Section 18007 of the Health and Safety Code.
2. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.
3. “Efficiency unit” has the same meaning as defined in Section 17958.1 of the Health and Safety Code.
4. “Junior accessory dwelling unit” (JADU) means a unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
5. “Livable space” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.
6. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
7. “Nonconforming zoning condition” means a physical improvement on a property that does not conform to current zoning standards.
8. “Objective standards” means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.
9. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
10. “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
11. “Tandem parking” means that two or more automobiles are parked on a

driveway or in any other location on a lot, lined up behind one another.

B. Permit Required. ADUs and JADUs are subject to obtaining an entitlement permit, and must comply with the objective standards provided in this section. Permits may not be conditioned or denied on the basis of correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

C. Objective Standards; Zones; Residential Use. ADUs must comply with the objective standards of this ordinance, and may be constructed in all zones with existing or proposed single-family or multifamily dwellings. ADUs do not exceed the allowable density for the lot upon which the ADU is located and will be considered a residential use that is consistent with the existing general plan and zoning designation for the lot. JADUs may be located on a residential or mixed use lot with a proposed or existing single family dwelling only.

D. Application Completeness Determination and Timelines. The city will determine whether an application to create or serve an ADU or JADU is complete within 15 business days of the date the application is submitted. If the application is deemed incomplete, the city will provide the applicant in writing a list of incomplete items and how the application can be made complete. The city shall abide by the same timelines for any resubmitted application, but will not require any information in resubmittals that was not requested in the city's first determination. If the city does not make a timely written completeness determination, the application will be deemed complete.

E. ~~Permit Requirements~~ Review Timelines.

1. ADUs and JADUs on lots with existing single family or multifamily dwellings.

a. ~~Accessory dwelling unit~~A permit application to create or serve an ADU ~~s~~ on a lot with an existing single-family or multifamily dwelling will be ~~permitted~~ considered ministerially, without discretionary review or hearing, ~~subject to compliance with the objective standards and regulations for the applicable zone, in areas zoned to allow single family or multifamily residential use~~ and shall be approved or denied within ~~sixty~~ 60 days of submission of a complete application ~~if there is an existing single family or multifamily dwelling on the lot, in accordance with state law, including, but not limited to, Government Code Sections 66310 et seq.~~

b. A permit application to create or serve a JADU on a lot with an existing single-family dwelling will be considered ministerially, without discretionary review or hearing, and shall be approved or denied within 60 days of submission of a complete application.

2. ADUs and JADUs on lots with proposed single family and multifamily

dwellings.

- a. If the permit application to create an ~~accessory dwelling unit~~ADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay acting on the permit application for the ~~accessory dwelling unit~~ADU or the junior accessory dwelling unit until it acts on the permit application to create the new single-family or multifamily dwelling, but in such event the application to create the ~~accessory dwelling unit~~ADU or junior accessory dwelling unit will be considered ministerially, without discretionary review or hearing. The City will not issue a certificate of occupancy for an ADU before issuing a certificate of occupancy for the primary residence (subject to the exception in Government Code section 66328(b)).
 - b. If the permit application to create a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until it acts on the permit application to create the new single-family or multifamily dwelling, but in such event the application to create the JADU will be considered ministerially, without discretionary review or hearing.
3. Preapproved ADUs. Plans to create or serve an ADU will be considered ministerially and will be approved or denied within 30 days of submission of a completed application, if the application is one of the following:
 - a. The plan for the ADU has been preapproved by the City pursuant to Government Code section 65852.27(a) within the current triennial California Building Code rulemaking period; or
 - b. The plan that is identical to a plan previously approved by the City within the current triennial California Building Code rulemaking period.
 4. A denial will include a full set of written comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.
 - ~~4.5.~~ Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and will be considered a residential use that is consistent with the existing general plan and zoning designation for the lot. If the city fails to timely deny an application, the application will be deemed approved.

F. Appeals.

1. An applicant may appeal in writing a determination of incompleteness or a denial within 10 days of the date of the determination or denial.
2. The Planning Commission shall hold an appeal hearing and issue a written decision with findings within 60 business days of the date the appeal is submitted to the city. The Planning Commission's decision is final.

B-G. Impact Fees; Connection and Capacity Fees and Charges.

1. An ~~accessory dwelling unit~~ADU will not be considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the ~~accessory dwelling unit~~ADU was constructed with a new single-family dwelling.
2. No impact fees will be imposed upon the development of an ~~accessory dwelling unit~~ADU ~~with an interior livable space of less than seven hundred fifty~~750 square feet ~~or less, or JADU with an interior livable space of 500 square feet or less.~~ Any impact fees charged for an ~~accessory dwelling unit~~ADU ~~that has of seven hundred fifty~~more than 750 square feet ~~of interior livable space or more~~ shall be charged proportionately in relation to the square footage of the primary dwelling unit. “Impact fee” includes Quimby Act park fees, but does not include any connection fee or capacity charge charged by the city, ~~except where such fees are necessary to meet utility infrastructure requirements under Section 17920.3 of the Health and Safety Code or required for an unpermitted accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU).~~
3. For an ~~accessory dwelling unit~~ADU created from the existing space of a primary dwelling or accessory structure on a lot with a proposed or existing single-family dwelling, the city will not require the installation of a new or separate utility connection directly between the ~~accessory dwelling unit~~ADU and the utility or impose a related connection fee or capacity charge, unless the ~~accessory dwelling unit~~ADU was is constructed with a new single-family home, or upon separate conveyance of the ADU under Government Code Section 66341, or any successor statutes thereto.
4. ~~For an accessory dwelling unit that is described in Section 17.48.056(D), new or separate utility connections directly between the accessory dwelling unit and the utility are required, unless the proposed ADU will be located within an existing structure.~~ Consistent with Government Code Section 66013, the required connections may be subject to a connection fee or capacity charge that is proportionate to the burden of the proposed ~~accessory dwelling unit~~ADU, based upon either ~~its square feet~~the square footage of its interior livable space, or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system, as may be required by the County of Los Angeles. This fee will not exceed the reasonable cost of providing this service.
- 4.5. Impact fees, or connection or capacity charges, are not required pursuant to a permit for a previously unpermitted ADU built before January 1, 2020, except when utility infrastructure is required to comply with Health & Safety Code Section 17920.3 and when the fee is authorized by Government Code Section 66311.5(e).

C.H. Development Standards for ADUs. ~~Accessory dwelling unit~~ADUs on a lot zoned for single-family or multifamily use that is either attached or detached from the primary structure must comply with the following ~~requirements~~standards:

1. The lot on which an ~~accessory dwelling unit~~ADU is located must be one in which residential uses are permitted and contain an existing or proposed single-family or multifamily dwelling.
2. The ~~accessory dwelling unit~~ADU will be located on the same lot as the proposed or existing primary dwelling and either: (a) attached to; (b) located within the proposed or existing primary dwelling, including attached garages, storage areas, or similar uses; (c) within an accessory structure; or (d) detached from the proposed or existing primary dwelling.
3. No more than one ~~accessory dwelling unit~~ADU and one JADU ~~is are~~ permitted on lots with an existing or proposed single family dwelling, except as allowed by subsection D of this section.
4. The total interior livable area ~~of floor space~~ of an attached ~~accessory dwelling unit~~ADU shall not exceed the lesser of either: (a) fifty percent of ~~the an~~ existing primary dwelling living area, but in no case shall said requirement prohibit an ADU with an interior livable space of eight hundred~~800~~ square foot ~~accessory dwelling unit~~ADU and 4-foot side and rear setbacks; or (b) an interior livable space of eight hundred fifty~~850~~ square feet for a unit with one bedroom,; ~~and or (c) one thousand~~1,000 square feet for ~~an accessory dwelling unit that provides a unit with~~ more than one bedroom.
5. The ~~total area of floor space~~interior livable space of a detached ~~accessory dwelling unit~~ADU shall not exceed 850 square feet for a unit with one bedroom, and shall not exceed one thousand~~one thousand~~ square feet for ~~an accessory dwelling unit that provides a unit with~~ more than one bedroom.
6. ~~Accessory dwelling unit~~ADUs shall comply, without limitation, with all applicable building and safety codes as adopted by Title 15 of the Lawndale Municipal Code. Construction of an ADU shall not constitute a Group R occupancy change under the building code.
7. No passageway shall be required in conjunction with the construction of an ~~accessory dwelling unit~~ADU.
8. No setback shall be required for an ADU constructed within an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU. However, a setback of four feet from the side and rear lot lines shall be required for ~~both an accessory dwelling unit~~ADU that is not converted from an

~~existing structure and any new structure constructed in the same location and to the same dimensions as an existing structure.~~

9. The ADU shall comply with the lot coverage percentage and open space requirements of the zone in which the parcel is located, except that application of this standard shall not preclude the construction of an ADU of at least eight hundred square feet with four-foot side and rear yard setbacks, in compliance with all other local development standards.
10. An ADU will not be required to provide fire sprinklers if they are not required for the primary residence.
11. The ~~accessory dwelling unit~~ADU shall be architecturally compatible and designed such that it matches with the design of the primary dwelling unit in terms of exterior treatment, landscaping, and architecture, including, but not limited to, roofing pitch, roofing materials, and paint color.
- ~~12. The maximum height of an accessory dwelling unit shall be eighteen feet in height or twenty five feet if the ADU meets the requirements set forth under Section 17.48.056(D)(2)(e).~~Maximum height of an ADU:
 - ~~a. A height of 16 feet on a lot with an existing or proposed single-family or multifamily dwelling.~~
 - ~~b. A height of 18 feet for a detached ADU on a lot with an existing or proposed single-family or multifamily dwelling unit that is within half a mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. An additional two feet in height may be accommodated if a roof pitch of the ADU is aligned with the roof pitch of the primary dwelling unit.~~
 - ~~c. A height of 18 feet for a detached ADU on a lot with an existing or proposed multifamily, multistory dwelling.~~
 - ~~a.d. A height of 25 feet, or the height limitation in the underlying zoning that applies to the primary dwelling, whichever is lower, for an ADU that is attached to a primary dwelling, for a maximum of two stories.~~
- ~~12.13. Parking requirements for accessory dwelling units shall be One~~ parking space per ~~accessory dwelling unit~~ADU. ~~These~~ parking spaces may be provided as tandem parking, including on a driveway or in setback areas, excluding the non-driveway front yard setback. No parking shall be required for an ~~accessory dwelling unit~~ADU in any of the following circumstances:

- a. The ~~accessory dwelling unit~~ADU is located within one-half mile walking distance of public transit.
 - b. The ~~accessory dwelling unit~~ADU is located within an architecturally and historically significant historic district.
 - c. The ~~accessory dwelling unit~~ADU is part of the proposed or existing primary residence or an accessory structure.
 - d. On-street parking permits are required but not offered to the occupant of the ~~accessory dwelling unit~~ADU.
 - e. ~~There is a car share vehicle located within one block of the accessory dwelling unit~~ADU.
 - e.f. When the ADU application is submitted in conjunction with an application for a proposed single-family or multifamily dwelling, provided the ADU or the parcel satisfy any other requirement in this ordinance.
14. When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ~~accessory dwelling unit~~ADU or converted to an ~~accessory dwelling unit~~ADU, the city will not require that those off-street parking spaces be replaced.
- ~~13.~~15. A demolition permit required for the demolition of a detached garage for conversion to an ADU shall be reviewed and issued at the same time as the permit for the ADU.
- ~~14.~~16. Other than as set forth in subsection (A)(14) above, nothing in this section shall prohibit the city from enforcing the parking requirements for the existing single-family residence or multi-family residence on the same parcel as the ADU, in a manner consistent with state law.
- ~~17.~~ ~~Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form, memorializing the following: (a) the~~An ~~accessory dwelling unit~~ADU shall not be sold or owned separately from the primary residence, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership.
- ~~15.~~18. ~~An ADU may not be; (b) neither the primary residence nor the accessory dwelling unit on the property may be rented for a period of less than thirty~~30 days; and ~~(c) the accessory dwelling unit may not exceed the size and attributes described in the deed restriction. This section shall comply with any future amendments to state law.~~
- ~~16.~~19. Building Separation. An ~~accessory dwelling unit~~ADU shall comply with the building separation requirements of the underlying zone

including the ~~twenty~~-20-foot building separation requirement in the Single-Family Residential (R-1) zone, but in no case shall ~~said~~-~~this~~ requirement prohibit an ~~accessory dwelling unit~~ADU that ~~is~~-~~includes~~ a minimum of ~~eight hundred~~800 square feet of interior livable space, maximum of ~~eighteen~~-18 feet in height with four-foot side and rear yard setbacks.

~~17.20.~~ Landscaping. All setback areas shall be landscaped as required by Section 17.44.015 of this code.

~~18.21.~~ Location. An ADU ~~of at least eight hundred square feet~~ shall exhaust all possible scenarios and/or options before considering a proposal to locate an ADU within the front yard setback, which include the following in no particular order:

- a. ADU proposal at the rear and/or side yard of the subject lot (detached or conversion of an existing legal structure).
- b. ADU proposal within the legal enclosed area of a proposed or existing single-family residence of the subject lot.
- c. ADU proposal that is an expansion/addition of a proposed or existing single-family residence.
- ~~d.~~ All applicable Lawndale Municipal Code development standards of the underlying zone must be met.

~~d.~~

~~22.~~ Any of the standards herein must be waived to the extent necessary to allow for the construction of one ADU of 800 square feet of interior livable space, and 4-foot side and rear setbacks.

I. Additional requirements for JADUs.

1. A JADU may not exceed 500 square feet of interior livable space, and must be constructed entirely within a primary single-family dwelling unit, including an attached garage.
2. A JADU may share sanitation facilities with the existing primary dwelling.
3. A JADU shall include a separate exterior entrance from the main entrance to the primary dwelling unit; provided that, if the JADU does not include its own sanitation facilities, it must also include an interior entry to the main living area of the single family home.
4. A JADU shall include at least an efficiency kitchen which shall include all of the following: (1) a cooking facility with appliances; and (2) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

5. A JADU shall require owner-occupancy either in the primary residence, or in the JADU, unless the owner is another governmental agency, land trust, or housing organization.
6. Before the building permit can be finalized, the city shall be provided with a copy of a recorded deed restriction, which shall run with the land, on a form approved by the city, providing: (1) the restrictions on the size and attributes of the JADU; (2) the JADU may not be sold separately from the primary residence; (3) the JADU shall not be rented for a period of less than 30 days; (4) the JADU or primary residence will be owner occupied unless the owner is a governmental agency, land trust, or housing corporation; and (5) including a statement that the deed restriction may be enforced against future purchasers.
7. A JADU shall comply with all applicable building and safety codes, including, but not limited to, those described in Title 15 of the Lawndale Municipal Code.
8. No additional parking shall be required for construction of a JADU.

D.J. Notwithstanding any other requirements of this Title 17, the city will ministerially approve an application for a building permit within a residential or mixed-use zone to create any —of the following, or any combination thereof (Section 66323 ADUs/JADUs):

1. One ADU and one JADU per lot with a proposed or existing single-family dwelling, ~~including dwelling units within R-2 zones (two family residence zone)~~ if all of the following apply:
 - a. The ADU or JADU is within the proposed space of a single-family dwelling, or within the existing space of a single-family dwelling or accessory structure and not more than ~~one hundred fifty~~ 150 square feet beyond the same physical dimensions of the existing accessory structure if necessary to accommodate ingress and egress.
 - b. The space has exterior access separate from the proposed or existing single-family dwelling.
 - c. The side and rear setbacks are sufficient for fire and safety.
 - d. The JADU complies with the requirements in Section 17.48.057, subsection (I), above.
2. One detached, new construction, ADU per lot that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. ~~The ADU may be combined with a JADU described above in Section 17.48.056(D)(1).~~ The following limitations shall apply to the ADU:
 - a. An interior livable space of —total floor area limitation of eight

~~hundred~~800 square feet.

~~b. — A height of eighteen feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. An additional two feet in height may be accommodated if a roof pitch of the accessory dwelling unit is aligned with the roof pitch of the primary dwelling unit (limited to one story).~~

~~e.b. — A height limitation of twenty five feet (two stories) or the height limitation in the underlying zoning that applies to the primary dwelling (existing or proposed two story), whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling (existing or proposed two story). A height consistent with subsection (H)(12), above.~~

3. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The city will allow at least one ADU and up to twenty-five percent of the existing number of multifamily dwelling units.
4. Multiple ~~accessory dwelling unit~~detached ADUs, not to exceed the number specified ~~in subsection (D)(4)(a) or (b) below~~herein, as applicable, that are located on a lot that has an existing or proposed multifamily dwelling(s), ~~but are detached from that multifamily dwelling.~~ Such ADUs shall be subject to a height limit of ~~eighteen~~18 feet and ~~four~~4-foot rear yard and side setbacks; provided that if the existing multifamily dwelling has setbacks of less than four feet, no modification of the multifamily dwelling shall be required.
 - a. On a lot with an existing multifamily dwelling, not more than eight detached ~~accessory dwelling unit~~ADUs. However, the number of ~~accessory dwelling unit~~ADUs allowable pursuant to this clause shall not exceed the number of existing units on the lot.
 - b. On a lot with a proposed multifamily dwelling, not more than two detached ~~accessory dwelling unit~~ADUs.
5. Correction of nonconforming zoning conditions is not required, as a condition for approval of a permit application for the creation of an ADU or a JADU.
6. The installation of fire sprinklers shall not be required in an ADU if sprinklers are not required for the primary residence.
7. Rental of an ADU or JADU pursuant to this subsection (J) for 30 days or less is prohibited.

The following requirements shall apply to ADUs or JADUs created pursuant to subsection D of this section:

- ~~5. The city will not require, as a condition for ministerial approval of a permit application for the creation of an ADU or a JADU, the correction of nonconforming zoning conditions.~~
- ~~6. The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence.~~
- ~~7. Rental of an ADU or JADU pursuant to subsection D for thirty days or less is prohibited.~~
8. As part of the application for a permit to create an ~~accessory dwelling unit~~ADU connected to an on-site water treatment system, a percolation test shall be completed within the five years preceding the application, or, if the percolation test has been recertified, within the ten years preceding the application.

E.K. Unpermitted ~~Accessory Dwelling Unit~~ADUs and ~~Junior Accessory Dwelling Unit~~JADUs.

1. The city will not deny a permit application for an unpermitted ~~accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) built before January 1, 2020~~ permit application solely due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot ~~prior to January 1, 2020~~, provided the ~~condition nonconformance~~ does not present a threat to public health and safety under Health & Safety Code section 17960 et seq. and ~~will~~is not be affected by the construction of the ADU or JADU.
- ~~2.~~ Unpermitted ~~accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs)~~ may be denied if the city finds that correcting a violation is necessary to comply with the standards specified in ~~California~~ Health and Safety Code Section 17920.3. A checklist of the conditions specified in Health & Safety Code Section 17920.3 that would deem a building substandard may be obtained at the Community Development Department.
- ~~2.3.~~ The City will conduct an inspection upon receipt of an application for an unpermitted ADU or JADU for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit, and will approve any permits necessary to correct noncompliance with health and safety standards.
- ~~4.~~ An applicant may obtain a confidential third-party code inspection from a licensed contractor ~~must be conducted~~ prior to submitting an application, to determine the existing unit's condition or the potential scope of improvements.
- ~~3-5.~~ Upon request of an applicant, the City will delay enforcement of building standards for an unpermitted ADU built before January 1, 2020, subject to

compliance with Section 17980.12 of the Health & Safety Code.

§ 17.48.057. ~~Junior accessory dwelling unit~~JADUs. ~~Repeal.~~

~~A JADU may be located on a residential or mixed use zoned lot that has been developed with one single family residence only. Lots with multiple detached single family dwellings are not eligible to have JADUs. Each JADU shall comply with the following development standards:~~

§ 17.08.020 Definitions

~~“Accessory dwelling unit” or “ADU.” See Section 17.48.056 means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single family or multifamily dwelling unit that is the primary dwelling unit is or will be situated. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and (2) a manufactured home, as defined in Section 18007 of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 65852.2.~~

~~“Junior accessory dwelling unit” or “JADU.” See Section 17.48.056 means a unit that is no more than five hundred square feet in size which is contained entirely within enclosed uses within the residence, such as attached garages, is considered a part of the proposed or existing single family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section 65852.22.~~

~~“Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section 65852.2.~~

~~“Passageway.” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section 65852.2. See Section 17.48.056. “Person” means and includes any individual, firm, partnership, joint venture, association, organization, corporation, estate, trust, receiver, syndicate, joint stock company, club, business trust, or any other entity, or the authorized agent thereof, and every city, county, state, federal, government, political, public or quasi-public unit, body, agency district or entity.~~

“Person” means and includes any individual, firm, partnership, joint venture, association, organization, corporation, estate, trust, receiver, syndicate, joint stock company, club, business trust, or any other entity, or the authorized agent thereof, and every city, county, state, federal, government, political, public or quasi-public unit, body, agency district or entity.

~~“Public transit,” for the purpose of Section 17.48.056 only, means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. This definition shall be interpreted as consistent with and including the definition of public transit found in Government Code Section 65852.2.~~



**CITY OF LAWDALE
PLANNING COMMISSION**

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

DATE: April 22, 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. 26-02: Lot Size Exception for 4556 W. 164th Street**

PROJECT DESCRIPTION

A proposed expansion and remodel of the residence at 4556 W 164th Street requires Planning Commission approval for a Lot Size Exception (“Project”). The lot is non-conforming under R-2 zone standards (minimum 50'x100'). Approval of this exception would grant relief from specific zoning mandates, such as parking.

Applicant:	Adrian J. Prado
Property Owner:	Adrian J. Prado
Location:	4556 W 164 th Street ("Subject Property" or "Property")
APN:	4080-018-012
Zone:	R-2 (Two-Family Residential) Zone

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 Medium Density Residential land use designation allows for a range of housing types including single-family detached and attached units and duplexes, condominiums, and townhouses.

ZONING CODE

The Subject Property is zoned R-2 (Two-Family Residence). The R-2 Zone allows two residential dwelling units on a lot or parcel of land having an area of not less than five thousand square feet, provided that one additional attached or detached dwelling unit may be constructed for each three thousand square feet of lot area in excess of five thousand square feet. The minimum lot dimensions for a parcel located in the R-2 zone are 50 feet in width and 100 feet in depth.

ENVIRONMENTAL ASSESSMENT

The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15303 “New Construction or Conversion of Small Structures”. This section is designed to streamline the environmental review process for minor projects that are unlikely to have significant environmental impacts.

SURROUNDING LAND USES AND ZONING

North:	R-2 Zone for Two-Family Homes
South:	R-2 Zone for Two-Family Homes
East:	R-2 Zone for Two-Family Homes
West:	R-2 Zone for Two-Family Homes

DEFINITIONS

The following list of definitions are relevant to the proposed Project. The list of definitions are also located in Chapter 17.08 of the Lawndale Municipal Code.

Lot: means a contiguous quantity or parcel of land in the possession of, or owned by, or recorded as the property of the same claimant or person and shall further mean:

1. A parcel of real property when shown as a delineated parcel of land with a number or other designation on a tract or plat recorded in the office of the county recorder.
2. A parcel of land, the dimensions and boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the state in the office of the county recorder.
3. Where contiguous parcels of land in the same ownership are legally described and developed as permitted by this code, such individual parcels shall be considered as separate lots. A lot includes any area of land under one ownership abutting upon at least one street, alley or recorded easement.

Interior Lot: Interior lot means a lot abutting only one street.

Corner Lot: means a lot abutting upon two or more streets at their intersection, or upon the curvature of a single street, where such streets or curvature form an angle of intersection of not more than one hundred thirty-five degrees.

Front Lot Line: means, on an interior lot, the lot line abutting a street. On a corner lot, the "front lot line" means the lot line separating the narrowest street frontage of the lot from the street.

Front Yard: means an open yard which is located between the front lot line and the nearest part of a main building.

Required Front Yard: means the yard which is located between the front lot line and the front setback line.

Front Setback Line: means a line extending between side lot lines which is the required minimum horizontal distance between the front lot line and parallel thereto on the lot.

Lot Line: means a line dividing one lot from another or from a street or alley.

Nonconforming Use, structure or Lot: means a lot, the area, dimensions or location of which, or a structure or building, the size, dimensions or location of which, or a use or activity, which was lawful prior to the adoption, revision or amendment of the zoning ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the ordinance codified in this chapter.

Lot Width: means the horizontal distance between the side lot lines measured at the required front setback line

ANALYSIS

BACKGROUND:

The lot was legally created in November of 1922 under Los Angeles County Public Works Tract No. 5781, predating the City of Lawndale's 1959 incorporation. A subsequent parcel revision was recorded on February 2, 1960, creating a new parcel that identifies the subject lot under the Assessor Identification Number 4079-005-014 with the following lot dimensions: 62.81' x 75' (lot area of 4,710.75 sq. ft).

While this does not meet the City of Lawndale's current R-2 minimum lot size requirements of 50 feet by 100 feet, the lot is considered legal-nonconforming under Lawndale Municipal Code Section 17.20.030 (Nonconforming Use—Continuation) because it was established before the current ordinance was enacted.

The Subject Property has one existing single-family residence with a detached garage. The following building permit records were issued:

- A building permit was signed on April 25, 1954 for a service porch (104 sq. ft.)
- A building permit was signed on January 31, 1951 for a new 675 sq. ft. single-family residence.
- A building permit was signed on December 10, 1968 for a 320 sq. ft. garage.

EXISTING CONDITIONS:

The Project site is currently developed with existing 779 square foot single-story residential unit with a detached garage. The Project site is located on the south side of 164th Street and has a street frontage of 40 feet and a depth of 130 feet. The lot's overall size is approximately 5,201 sq. ft.

LAWNDALE MUNICIPAL CODE:

Lot Size Exceptions

In developing an existing nonconforming lot, the proposed Project requires the approval of a Lot Size Exception application as written under Section 17.20.120 of the Lawndale Municipal Code ("LMC").

Per Section 17.20.120(A) of the LMC, any lot or parcel of land which has less than the required lot area, and which was illegally created prior to April 17, 1980, may be developed and/or used as permitted by the zoning regulations if the development and is authorized by a lot size exception.

The subject lot is legal nonconforming because the lot dimension was created under the approved Tract map of 1922. The existing lot width (40 feet) is less than the required lot width (50 feet) in a R-2 zone lot.

A Lot Size Exception is required for any development proposed as part of any lot or parcel of land which has less than the required lot dimensions as required by the LMC. Per LMC section 17.20.120(B), a Lot Size Exception may be granted when it is found that the present owner of the under-sized and illegally created lot was neither responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and further that permitting the establishment, alteration, enlargement, occupancy or use will not be detrimental to the value of adjacent property, or to the public health, safety and general welfare.

The above-mentioned requirements are satisfied. The property owner is not the original owner at the time of the property became undersized. Section 17.20.120(C) requires that the approval of a Lot Size Exception may be granted upon “after public hearing has been held.” As described above, staff recommend that the Planning Commission determine that the grounds for approving a Lot Size Exception apply to this Project.

Project Scope of Work

The existing property has an existing single-story residence with an attached garage. The applicant is proposing the following:

1. Demolish the existing garage
2. Remodel the existing single-family residence.
3. Add 409 square feet for a third bedroom and a new bathroom.
4. Add approximately 53 square feet to expand the existing living room.
5. Add approximately 53 square feet to expand the existing bedroom.

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	1 units on a 4,725 sq. ft. lot	Yes
Minimum Lot Size	5,000 sq.ft.	N/A	Yes
Front Yard Setback	20 feet	20 feet	Yes
Side Yard Setback	3 feet& 10 corner side	5 ft. East & 14 ft. West	Yes
Rear Yard Setback	Average of 10 feet (380 sq.ft.)	10 ft setback average	Yes
Height	30 feet maximum	12 ft. 10 in	Yes
# of Parking Spaces	2 per unit within a garage	Two paved parking space	No
Additional Parking for 4th Bedroom	1 additional parking for 4th bedroom	None required	Yes
# of Visitor Spaces	1/2 space per unit	None	N/A
Private Open Space - Front Unit	200 sq.ft. per unit	200 sq.ft.	Yes
Private Open Space - Rear Unit	200 sq.ft. per unit	200 sq.ft	Yes

CONCLUSION:

As described above, the Project and current condition of the Subject Property satisfy the requirements to approve a Lot Size Exception per Lawndale Municipal Code section 17.20.120. The proposed Project will add a third bedroom (409 square feet), expand an existing bedroom and living room, and add two paved parking spaces.

PUBLIC REVIEW

Notices of a public hearing were mailed to property owners within a 500 ft. radius of the site. Notices were also posted in the designated public place and published in the Daily Breeze on April 3, 2026.

LEGAL REVIEW

The City Attorney 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 Section 15303 "New Construction or Conversion of Small Structures" of the CEQA guidelines; and
3. Approve Resolution No. 26-05 setting forth findings of fact and conditions of approval relative to the submitted application.

Attachments

[Attachment A - PC Resolution No. 26-05.pdf](#)

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

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

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

ATTACHMENT A
PC Resolution 26-05

RESOLUTION NO. 26-05

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LAWDALE, CALIFORNIA, SETTING
FORTH FINDINGS OF FACT AND DETERMINATIONS
RELATIVE TO CASE NO. 26-05: LOT SIZE EXCEPTION,
APPROVAL AND CEQA CATEGORICAL EXEMPTION**

WHEREAS an application has been filed by Adrian Prado (“Applicant”) for approval of a Lot Size Exception, (collectively “Case No. 26-02”) for the expansion of an existing single-family residence (“Project”) located at 4556 W 164th Street in the City of Lawndale (“Property”);

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

WHEREAS the required area for newly created lots within the R-2 zone in Lawndale is 5,000 square feet and minimum dimensions of a newly created lot or parcels in the R-2 zone are 50 feet in width and 100 feet in depth;

WHEREAS the Property lot dimensions are 40 feet in width and 130 feet in depth and thus is not a normal lot/parcel as required under the R-2 minimum standards;

WHEREAS pursuant to Lawndale Municipal Code (“LMC”) Section 17.20.120 a lot size special exception may be granted when the present owner of an under-sized and illegally created lot was neither responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and further that permitting the establishment, alteration, enlargement, occupancy or use will not be detrimental to the value of adjacent property, or to the public health, safety and general welfare;

WHEREAS the Property is currently developed with one existing one-story single-family residence that will remain and be remodeled;

WHEREAS pursuant to LMC § 17.20.0120(C), Lot Size Exception approval by the Planning Commission is required to take place at a public hearing for an under-sized and illegally created lot where the property owner was neither responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and further that permitting the establishment, alteration, enlargement, occupancy or use will not be detrimental to the value of adjacent property, or to public health, safety and general welfare;

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;

WHEREAS the Project consists of the demolition of a garage, adding a third bedroom to an existing single-family residence, expanding the existing living room and bedroom, on the Property;

WHEREAS Case No. 26-05 was properly noticed and set for public hearing before the Planning Commission on April 22, 2026;

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 the expansion of an existing 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 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines and staff is hereby directed to prepare and file a Notice of Exemption.

Section 4. That, subject to compliance with the conditions below, the Planning Commission hereby approves a Lot Size Exception for the Project because (a) the present owner of the subject Property, which is under-sized, was not responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and (b) permitting the expansion of an existing single family residence will not be detrimental to the value of adjacent property, or to the public health, safety and general welfare. The following are the conditions of approval:

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 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 they accept 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. 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 Lot Size Exception 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 submit a fence permit application for all new fences that are to be installed as part of this Project. The Fence permit application shall be finalized in conjunction with the finalizing of the Project.
12. All exterior light fixtures shall be directed onto the Property, and no direct glare shall be visible from adjoining residentially zoned and/or developed properties. The maximum allowable illumination at the Property line shall not exceed 0.5 foot-candles.
13. A landscape plan that complies with the requirements of LMC Chapter 17.88, Water Efficient Landscape, to the satisfaction of the Community Development Director, must be approved prior to the issuance of building permits. Trees planted in the front yard setback shall be a minimum 36" box tree.
14. The Project shall comply with all Los Angeles County Fire Department conditions of approval.
15. The Applicant shall indemnify, defend, and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding against the City or its

agents, officers or employees in connection with the Project including any action to attack, set aside, void or annul any approval by the City concerning the Project or the City's refusal to issue certificates of occupancy for the Applicant's failure to comply with any of these conditions of approval. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.

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

Public Works/City Engineer Conditions:

21. The Applicant shall pay all applicable plan check fees with Public Works Department prior to issuance of a building permit.
22. The Applicant shall submit an off-site improvement plan prepared by a registered Civil Engineer to the Public Works Department and pay all applicable fees in connection with the review thereof, prior to the issuance of a building permit.
23. 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.
24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. 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).
30. All utility service lines shall be fully operational at the time of issuance of certificate of occupancy.
31. The Applicant shall reconstruct any damaged and substandard sidewalk and driveway approach along 164th Street fronting the Property addressed as 4556 W. 164th Street, pursuant to American Public Works Association (APWA) standards.
32. The proposed (if any) driveway approach shall be realigned away from existing street trees.
33. The Applicant shall not install water or utility pull boxes within the driveway approach area.
34. The Applicant shall design the Project in a manner that prevents surface water from draining across the sidewalk.
35. All work in the public right-of-way shall be completed per APWA standards.
36. 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.

37. Final signoff and approval from the Public Works department shall not be given until all conditions of approval have been completed.
38. No artificial turf shall be installed within the City's parkway.
39. Any curb drain pipe connected to the street curb and gutter should be a minimum of 4 inches in diameter.

Additional Conditions:

40. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
41. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
42. All scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
43. All newly planted trees shall require root barriers and be double staked and guy wired.
44. All new driveway/access areas shall be concrete, and the Applicant shall install a decorative stamped and colored concrete driveway along the first twenty feet of driveway to the satisfaction of the Community Development Director (LMC 17.72.050). The color and pattern shall be approved by the Community Development Director prior to installation.
45. No exterior security bars shall be allowed to be placed along the buildings' façade (windows and doors).
46. 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.
47. 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.
48. 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.
49. The site shall be maintained by the property owners, at property owners' or their successors' or assignees in interest's sole cost and expense.

50. 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 of disposal.
51. 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 with dying and dead landscaping being promptly replaced with similar plant materials of a size similar to the plant being replaced.
52. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
53. 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.
54. 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.
55. 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.
56. 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.
57. All roof top equipment must be fully screened from public view on all sides of the building elevations.

PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF APRIL 2026.

Dr. Daniel Urrutia, Chairperson
Lawndale Planning Commission

ATTEST

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

CITY OF LAWNSDALE)

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing Resolution No. 26-05 was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 22nd day of April 2026 by the following roll call vote:

AYES:

NOES:

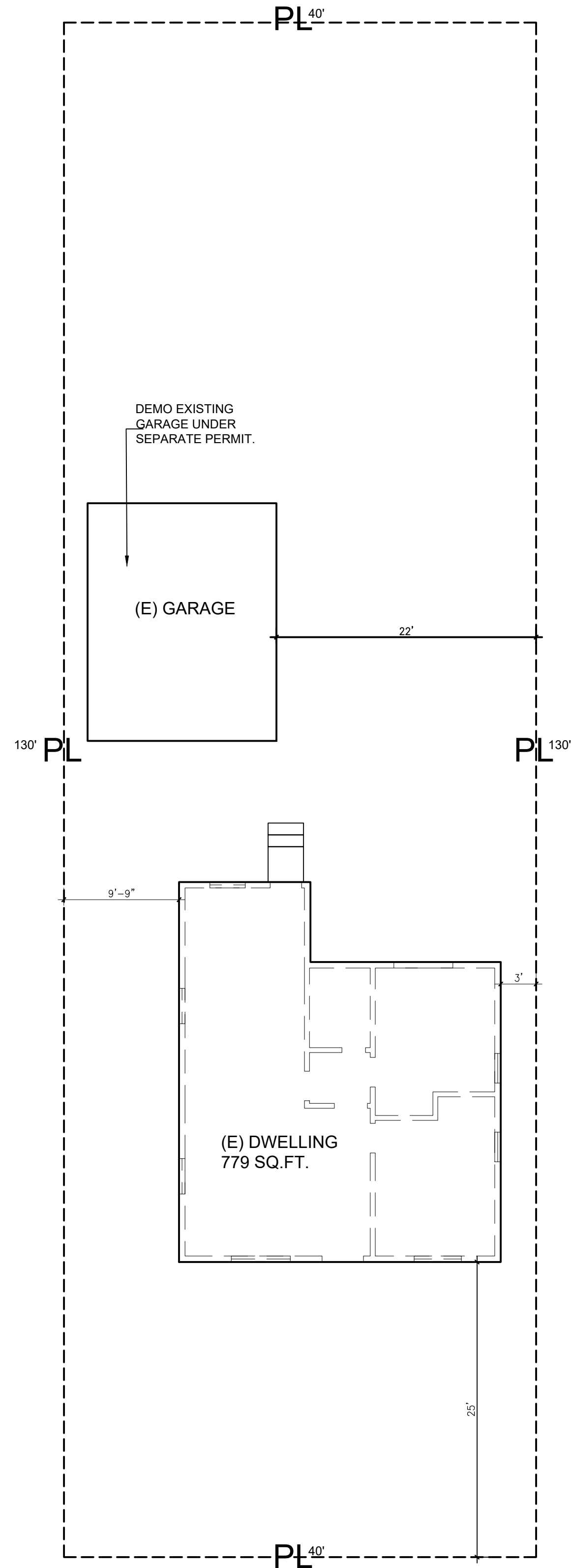
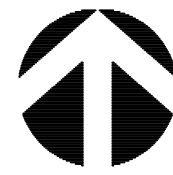
ABSENT:

ABSTAINED:

Peter Kann, Community Development Director

ATTACHMENT B
Architectural Plans

NORTH

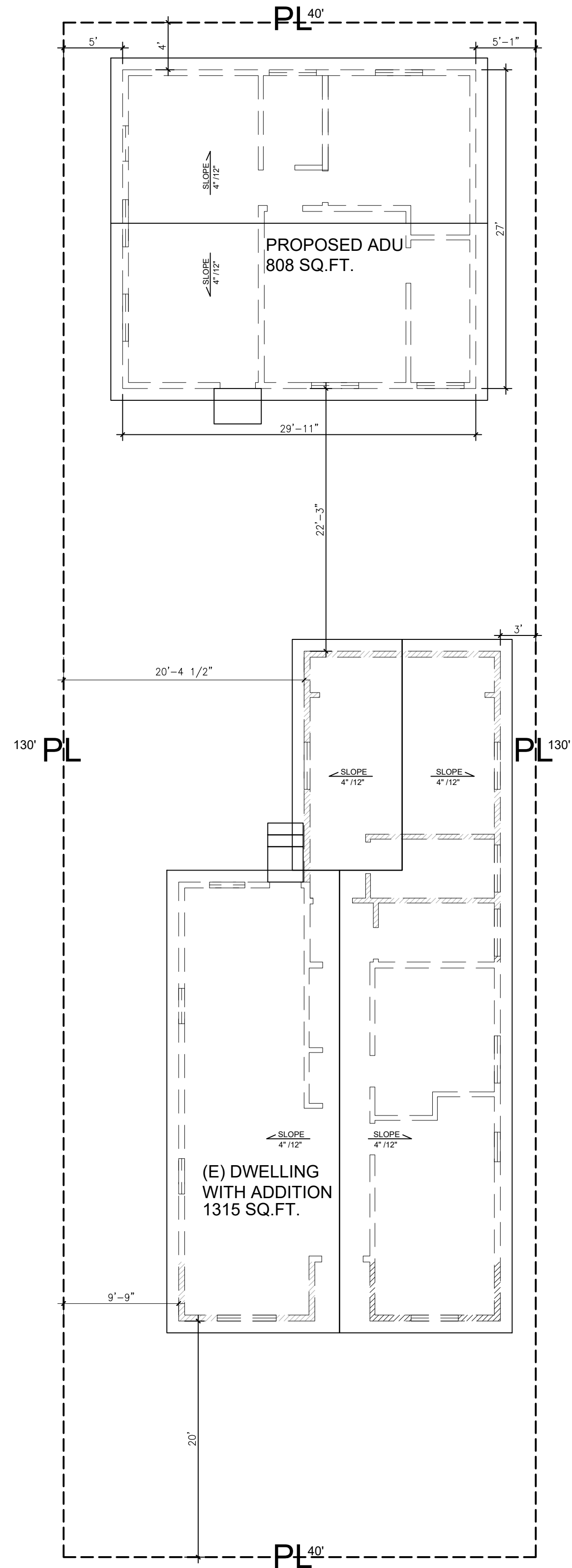


W 164TH ST

EXISTING SITE PLAN

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

NORTH



W 164TH ST

PROPOSED SITE PLAN

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

"PLANS TO COMPLY WITH THE FOLLOWING CODES"

- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA GREEN BUILDING CODE
- AND LAWDALE MUNICIPAL CODES

SHEET INDEX

- A-1: EXISTING AND PROPOSED SITE PLAN, BLDG. DATA, NOTES
- A-2: EXISTING AND PROPOSED FLOOR PLAN AND ELEVATIONS
- A-3: PROPOSED ADU FLOOR PLAN AND ELEVATIONS

SCOPE OF WORK

1. EXISTING HOME REMODEL AND 536 SQ.FT. ADDITION.
2. NEW ROOF STRUCTURE ON THE EXISTING DWELLING.
3. PROPOSED 808 SQ.FT. ADU..

BUILDING DATA:

Assessor's ID No: 4080-018-012
 Site Address: 4556 W. 164th St.
 Lawndale, CA 90260
 Property Type Single-Family Residence
 TRACT # 5781 LOT 261
 NO SPRINKLERS SYSTEM
 TYPE OF CONSTRUCTION: TYPE VB
 NUMBER OF STORIES: 1
 ZONE: R2
 LOT / PARCEL AREA = 5,201 SQ.FT.
 (E) LIVING AREA: 779 SQ.FT.
 (N) ADDITION 536 SQ.FT.
 PROPOSED ADU 808 SQ.FT.

TOTAL SQ. FT 779+536+808= 2,123 SQ. FT.

STATISTICAL SUMMARY

TOTAL 4,707 SQ.FT
 RFA: 2123/5,201 X 100 =40.82%



VICINITY MAP

All copyrights are reserved. These design and construction documents are intended to communicate design intent only and shall not be used without permission

DATE	DESCRIPTION
0-0-26	CITY SUBMITTAL

Project Name and Address:

PRADO RESIDENCE
 4556 W 164TH ST LAWDALE CA 90260

JOB NO.:

DRAWN BY: EMILIO AGUILERA

CHECKED BY: EA

DATE: 01/08/2026

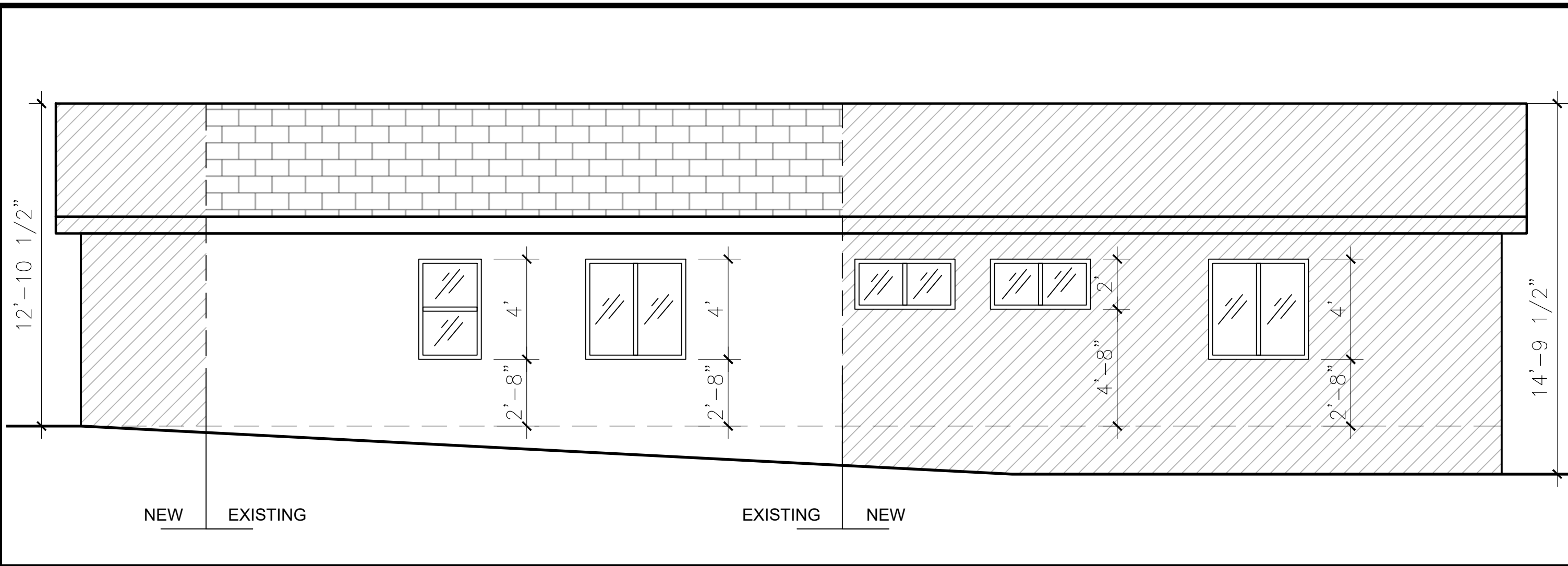
SCALE: INDICATED

SHEET TITLE

SITE FLOOR PLAN

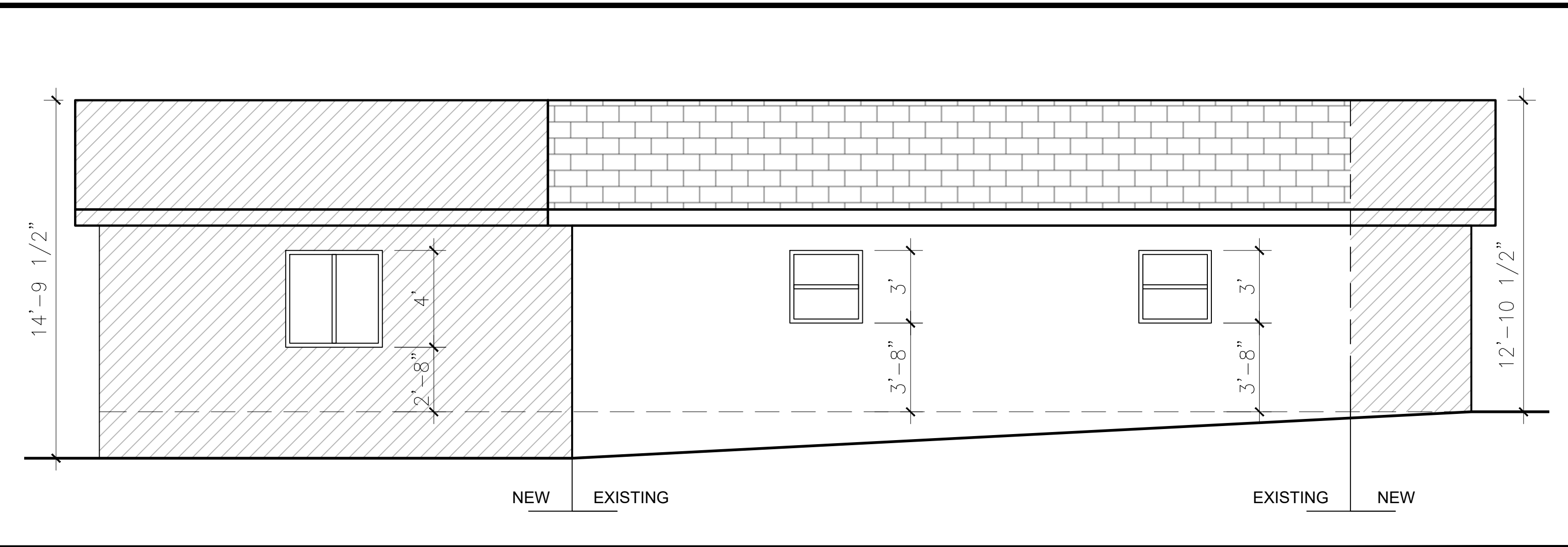
SHEET NUMBER

A-1



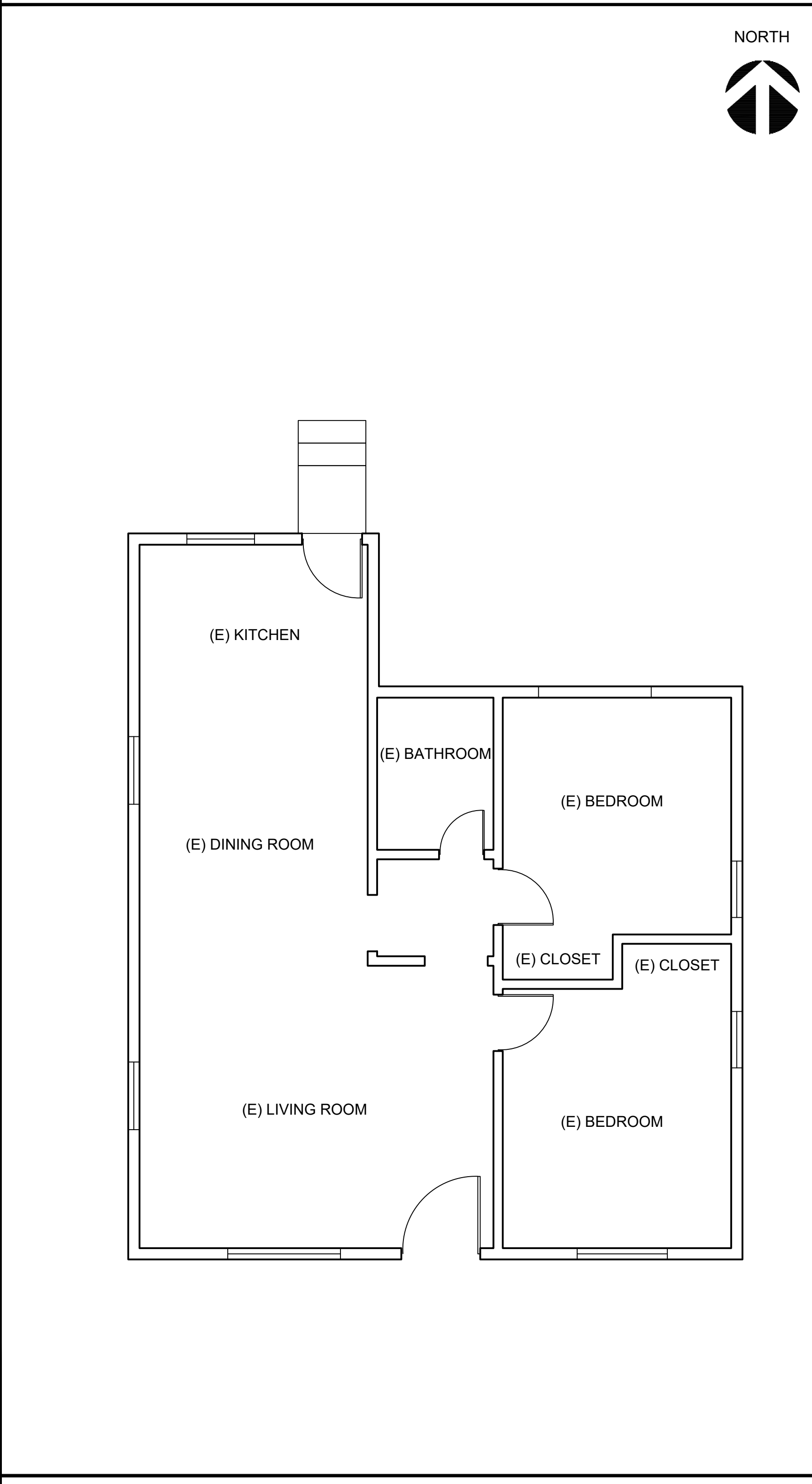
PROPOSED EAST ELEVATION

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



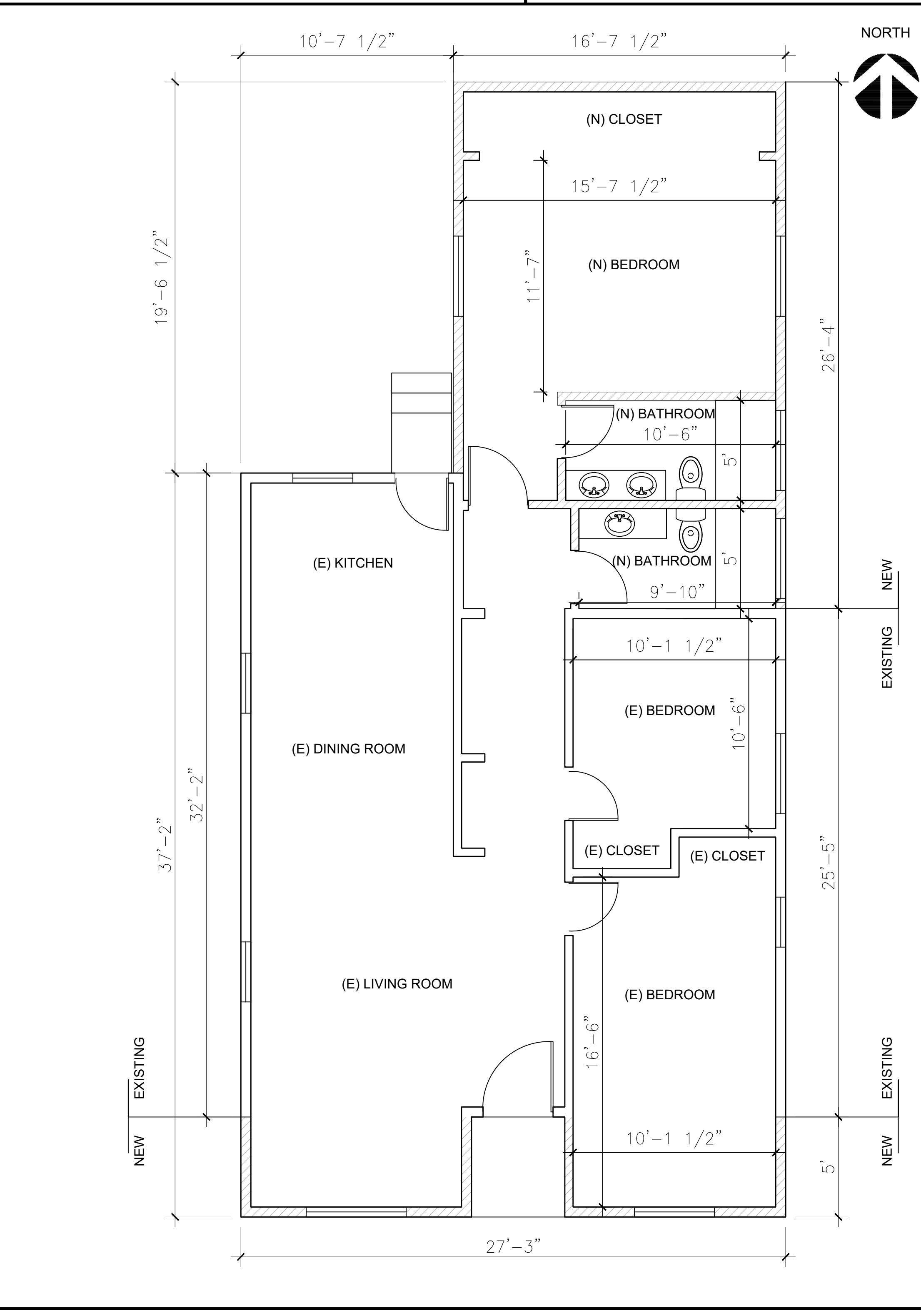
PROPOSED WEST ELEVATION

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



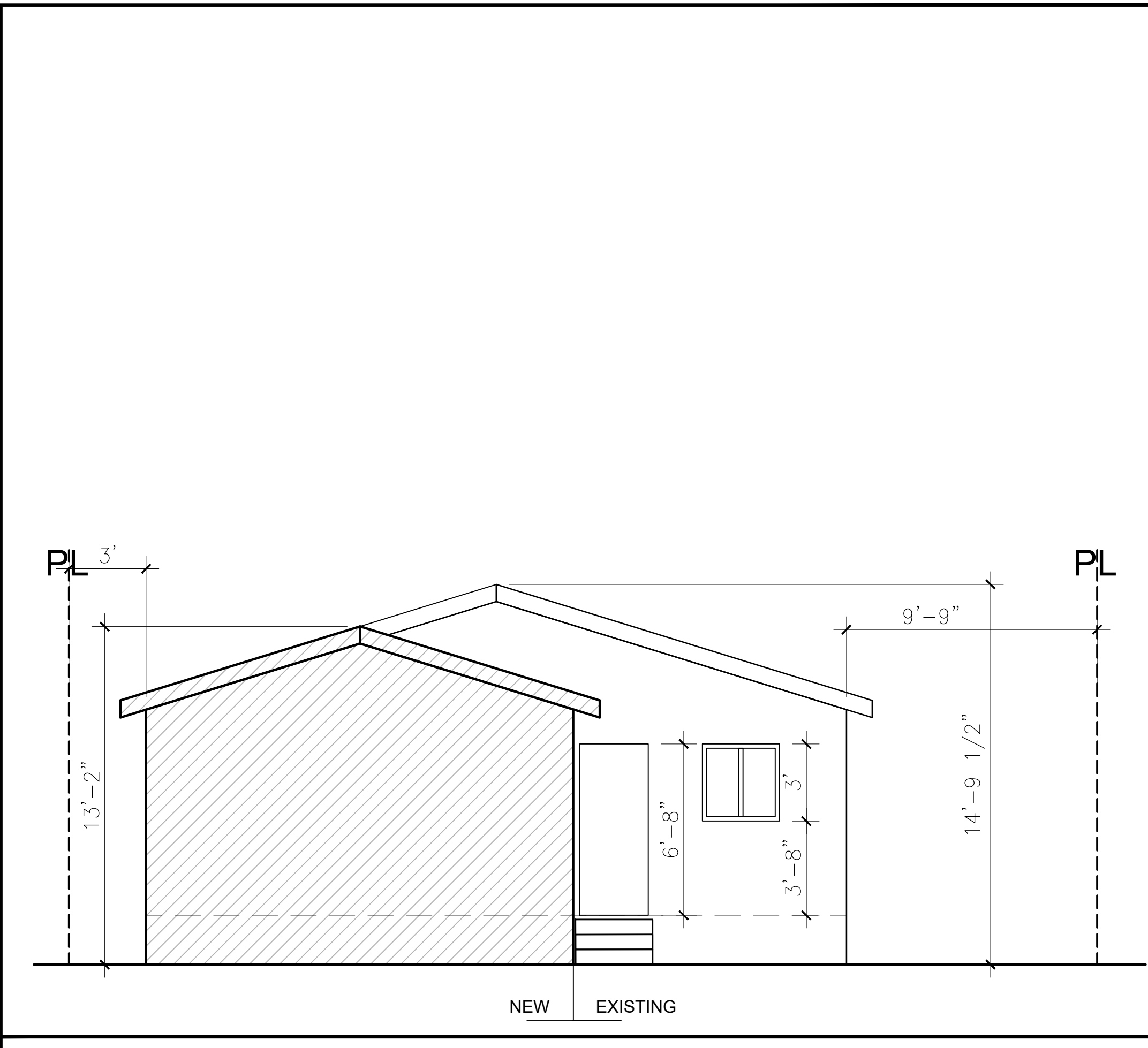
EXISTING FLOOR PLAN

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



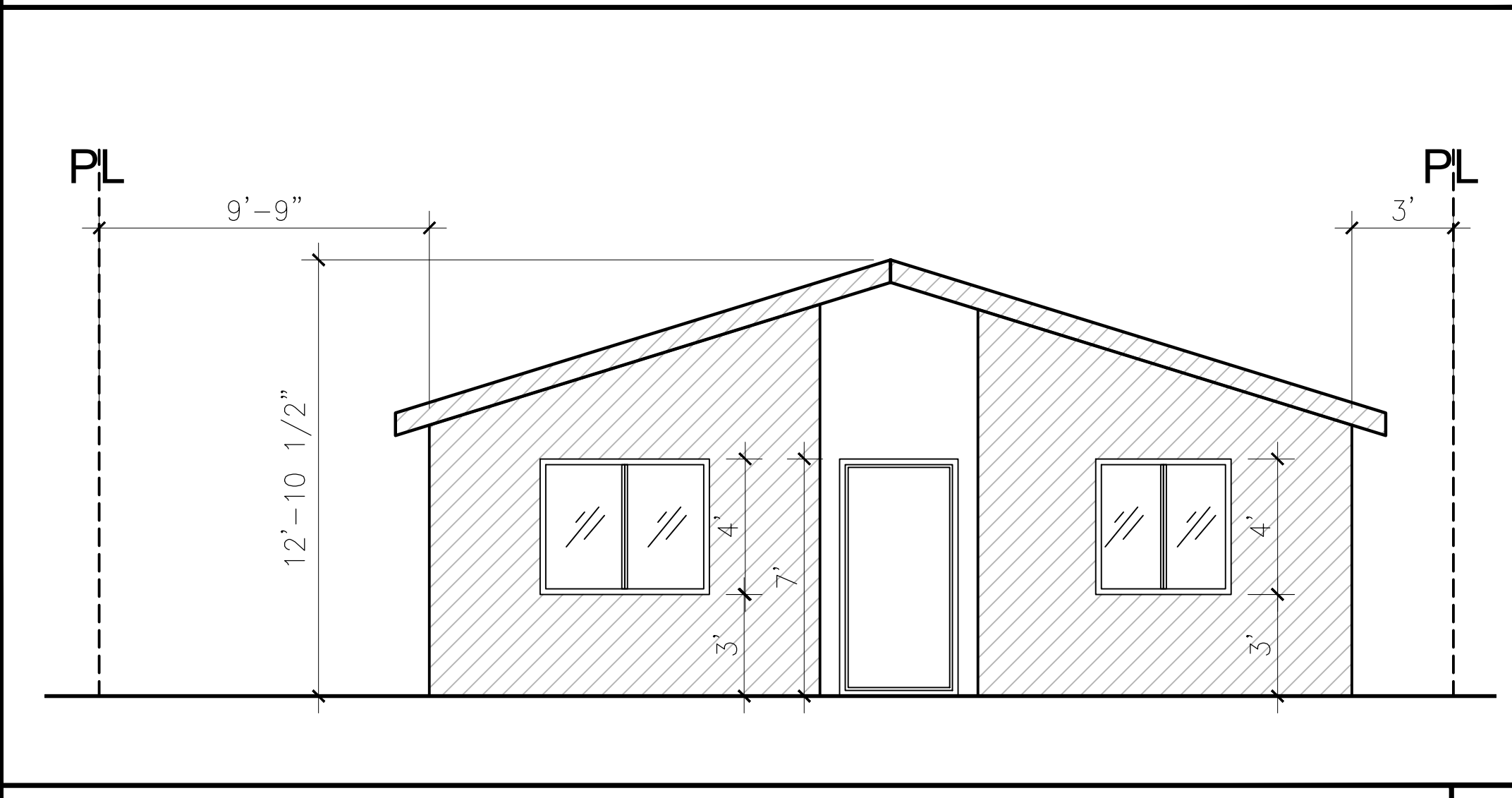
PROPOSED FLOOR PLAN

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



PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

Project Name and Address:
PRADO RESIDENCE
4556 W 164TH ST LAWNDALE CA 90260

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DATE	DESCRIPTION
0-0-26	CITY SUBMITTAL

JOB NO.:
DRAWN BY: EMILIO AGUILERA
CHECKED BY: EA
DATE: 01/08/2026
SCALE: INDICATED

SHEET TITLE
EXIST./NEW FLOOR PLAN ELEVATIONS

SHEET NUMBER
A-2

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DATE	DESCRIPTION
0-0-26	CITY SUBMITTAL

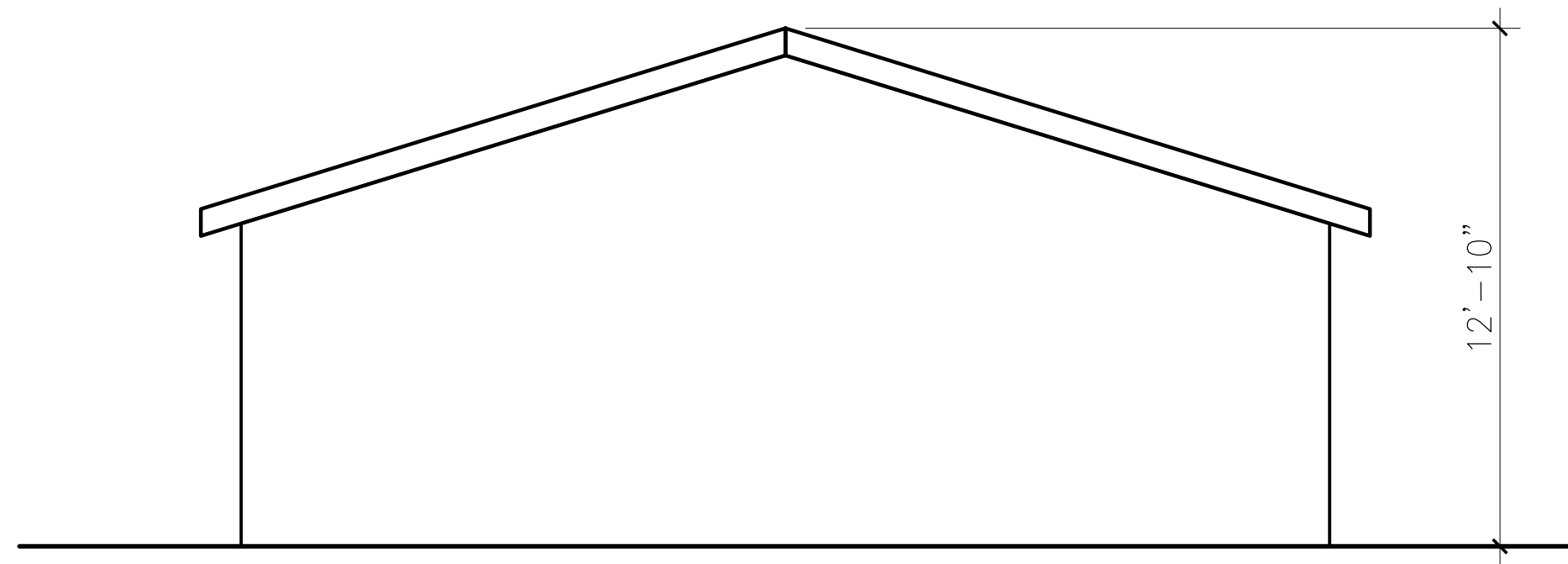
Project Name and Address:

PRADO RESIDENCE
4556 W 164TH ST LAWNDALE CA 90260

JOB NO.:	
DRAWN BY:	EMILIO AGUILERA
CHECKED BY:	EA
DATE:	01/08/2026
SCALE:	INDICATED

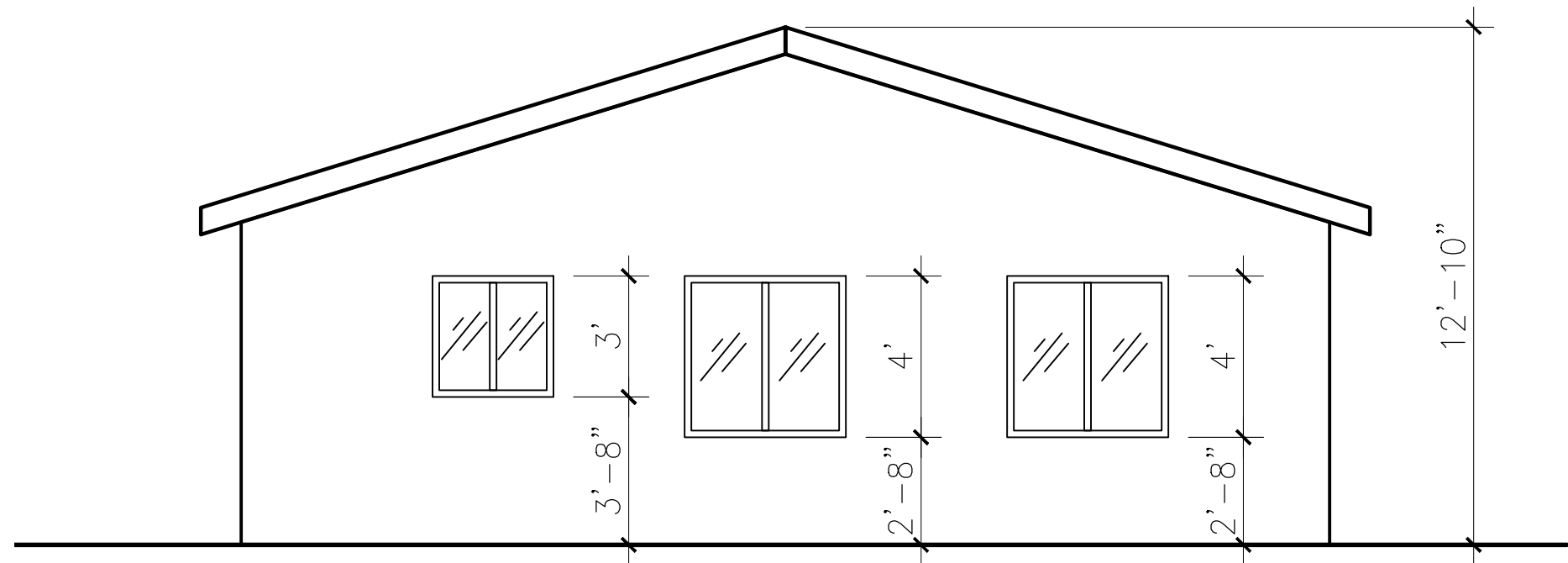
SHEET TITLE
ADU

SHEET NUMBER
A-3



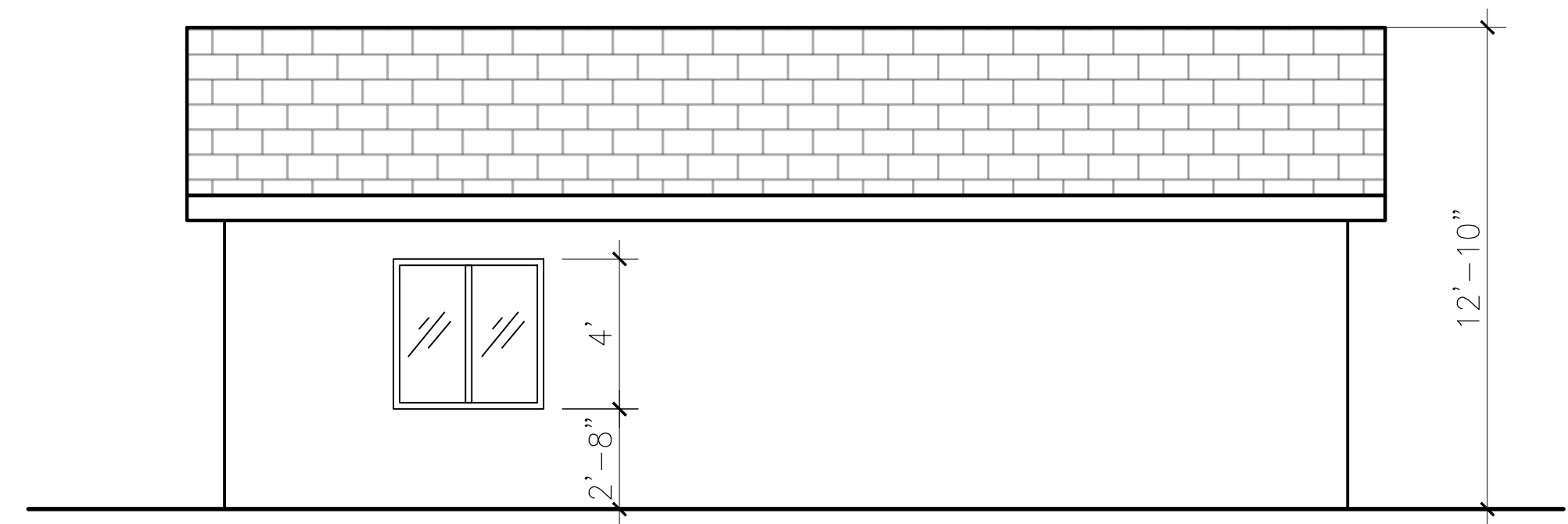
PROPOSED EAST ELEVATION

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



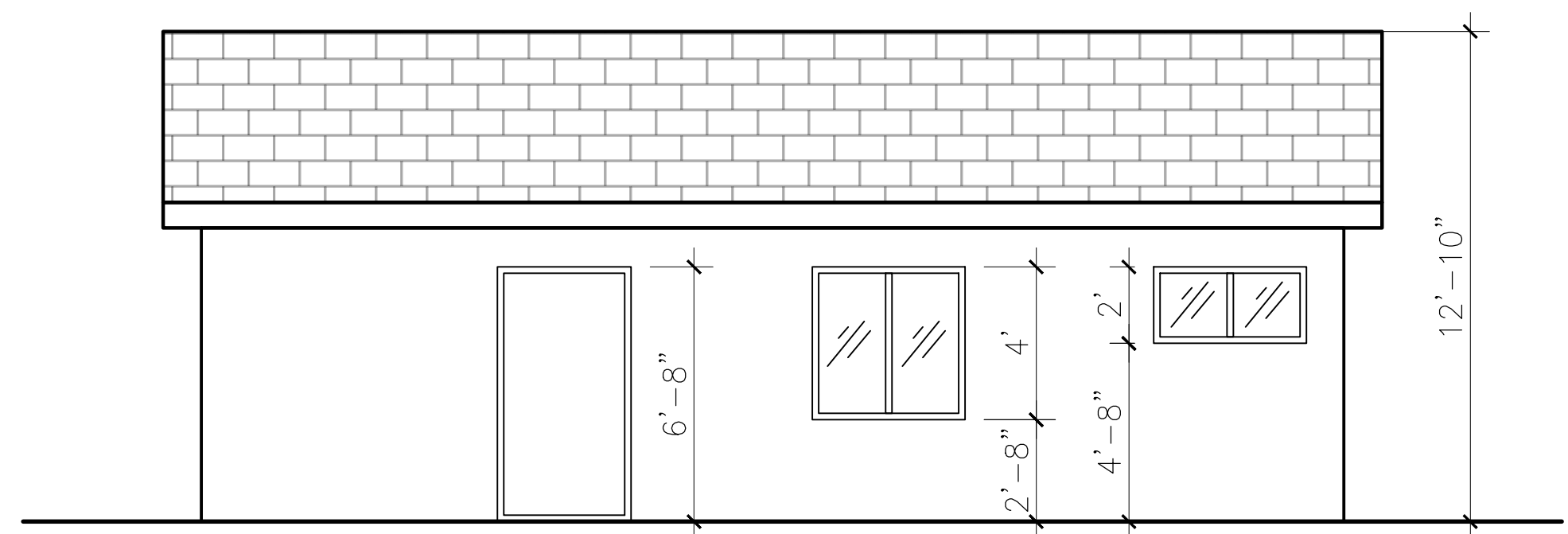
PROPOSED WEST ELEVATION

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



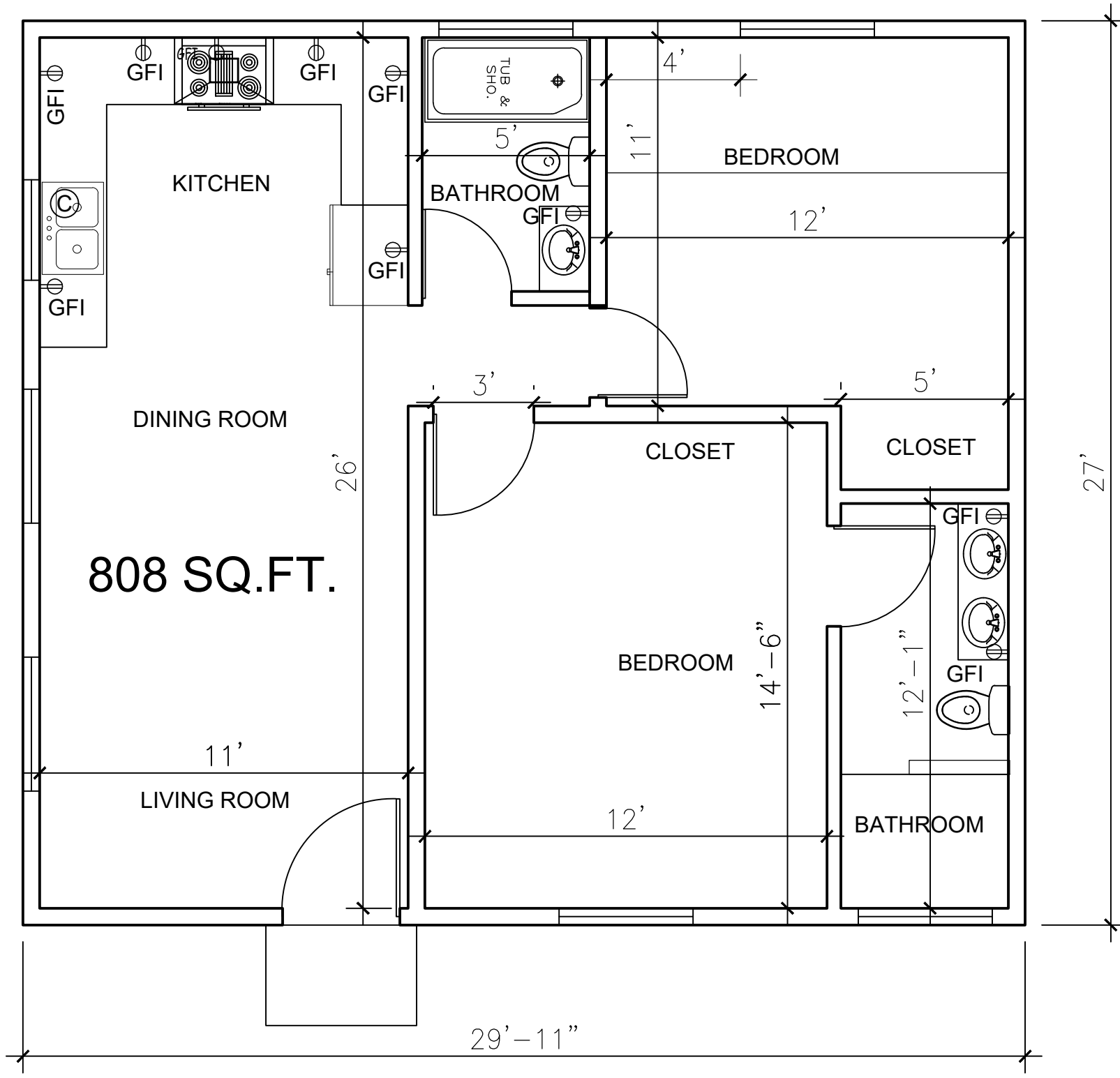
PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED ADU FLOOR PLAN

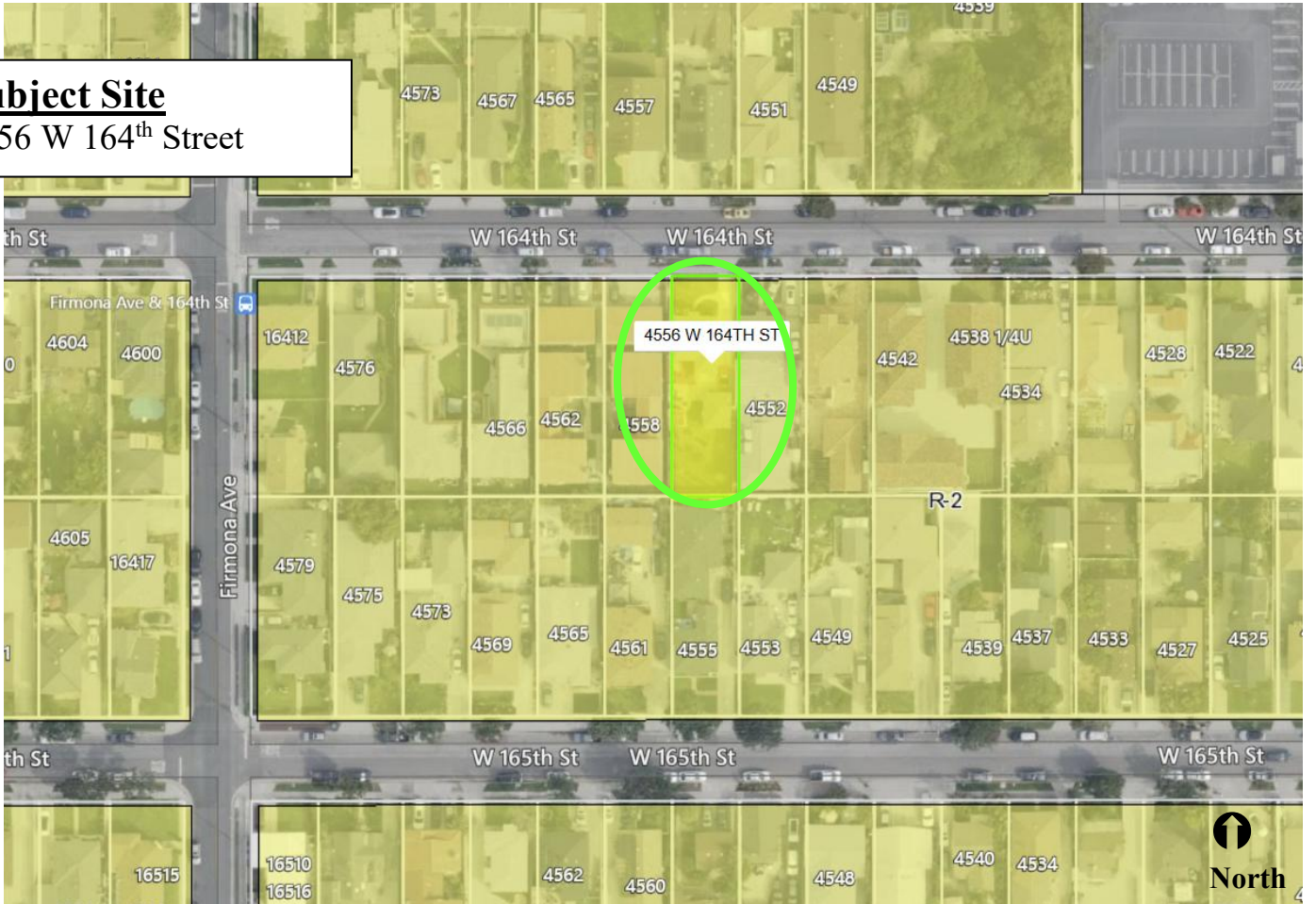
SCALE: 1/4" = 1'-0"

ATTACHMENT C
Vicinity Map

Vicinity Map

Subject Site

4556 W 164th Street



**City of Lawndale
Community Development Department**

APPLICATION/CASE NO:	Case No. 26-02
APPLICANT	Adrian J. Prado
SITE ADDRESS:	4556 W 164 th Street
	Lawndale, CA 90260

ATTACHMENT 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. 26-02 and Resolution 26-05

1. City of Lawndale Community Development Department
2. Project Location – Specific: 4556 W 164th 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 26-02: A request for approval of a Lot Size Exception application to remodel and expand an existing single-family residence.
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 expansion and remodel of a 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 the remodel and construction of a single-family residence.
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



**CITY OF LAWNDALE
PLANNING COMMISSION**

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

DATE: April 22, 2026
TO: Honorable Chairperson and Members of the Planning Commission
FROM: Peter Kann, Community Development Director
PREPARED BY: Adrián Gutiérrez, Administrative Assistant II
SUBJECT: **Update on the Hawthorne Boulevard Specific Plan**

RECOMMENDATION

It is recommended that the Planning Commission receive and file this update.