



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

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

Members of the public may provide their comments when the public comment sections of the meeting are opened. Anyone unable to attend the meeting may submit their public comment by email to agutierrez@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 - February 25, 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. 26-03: Lot Size Exception for 15224 Condon Avenue
— Recommendation: that the Planning Commission: 1.) conduct a public hearing; 2.) find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303 of the CEQA Guidelines; and 3.) adopt Resolution No. 26-02 setting forth findings of fact relative to the submitted application which approves a Lot Size Exception application.

G. REGULAR AGENDA

1. Annual Reorganization of the Planning Commission
— Recommendation: that the Planning Commission nominate and elect a Chairperson and Vice Chairperson for the period beginning March 25, 2026, through February 28, 2027.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

I. ITEMS FROM THE PLANNING COMMISSION

J. ADJOURNMENT

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, April 8, 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: March 21, 2026



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: March 25, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Adrian Gutierrez, Administrative Assistant II

SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - February 25, 2026**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Meeting - 2/25/2026.pdf](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 2/25/2026



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
FEBRUARY 25, 2026**

A. CALL TO ORDER

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

B. ROLL CALL

Commissioners Present: Vice Chairperson Madonna Sitka, Commissioner John Martinez, Commissioner Ni Kal S. Price, Commissioner Ignatius Lin

Commissioners Absent: Chairperson Dr. Daniel Urrutia

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

C. PLEDGE OF ALLEGIANCE

Commissioner Price led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – December 10, 2025

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

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

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

Associate Planner Hernandez presented the item.

Vice Chairperson Sitka opened the public hearing at 6:37 p.m.

Resident Jesse Gutierrez stated that the property is being used as an Airbnb rental. He asked how the city could ensure that property would no longer be used as an Airbnb. He also mentioned that the renters block access to the driveway.

Applicant Farbod Sadegh responded to the claims and pointed out that the new four car garage will be setback twenty-four feet, which will prevent the driveway from being blocked.

Vice Chairperson Sitka closed the public hearing at 6:41 p.m.

Commissioner Lin inquired about the evidence and claims made regarding the property being used as an Airbnb. Deputy City Attorney Fortenbach responded that the issue is a code enforcement matter and that it is not related to the Design Review. She added that city staff will follow up on the claim separately.

Commissioner Price spoke about the driveway being blocked. She mentioned that the design for the proposed garage will eliminate that issue.

Commissioner Martinez reiterated the comments made by Deputy City Attorney Fortenbach.

A motion was carried by Commissioner Lin and seconded by Commissioner Martinez to approve Resolution 26-01, setting forth findings of fact and determinations relative to Case No. 26-04, and find the project is categorically exempt under section 15303(a) of the California Environmental Quality Act (“CEQA”) Guidelines. The motion passed 4-0 with Chairperson Urrutia absent.

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None

I. ITEMS FROM THE COMMISSION

Commissioner Lin wished everyone a happy new year and commented that he is looking forward to working with the city.

Commissioner Martinez spoke about the start for the new Lawndale Little League season and mentioned that the code violations related to the project site be reported to Code Enforcement.

J. ADJOURNMENT

Vice Chairperson Sitka adjourned the meeting at 6:50 p.m. to the next regularly scheduled meeting to be held on Wednesday, March 11, 2026, at 6:30 p.m. in the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Madonna Sitka, Vice 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: March 25, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Jose Hernandez, Associate Planner

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

PROJECT DESCRIPTION

The applicant is proposing to remodel an existing single-family residence for the property located at 15224 Condon Avenue. The proposed project requires the approval of a Lot Size Exception because the property's length (75 feet) is nonconforming with the minimum dimension standards for an R-2 zone lot dimension.

Applicant:	Jeff Melgar
Property Owner:	Renard J. Blom Trust
Location:	15224 Condon Avenue ("Subject Property")
APN:	4079-005-014
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

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” of the California Environmental Quality Act (“CEQA”) Guidelines. 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 provided to establish a baseline with respect to any proposed project. The list of defined are words are located in Chapter 17.08 of the Lawndale Municipal Code and relevant for the proposed project.

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 June 19, 1923 under Los Angeles County Public Works Tract No. 6578, predating the City of Lawndale's 1959 incorporation. A subsequent parcel revision was recorded on March 10, 1960, and created a new parcel that identifies the subject lot under the Assessor Identification Number 4079-005-014 and 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 site has one existing single-family residence with an attached garage. The following building permit records were issued:

- A building permit was signed in October of 1952 for a 790 square foot residence.
- A building permit was signed in August of 1954 for a 60 square foot porch.

EXISTING CONDITIONS:

The project site is currently developed with existing 873 square foot single-story residential unit with an attached garage. The project site is located on the north side of 153rd Street and has a street frontage of 62.81 feet and a depth of 75 feet. The lot's overall size is approximately 4,710.75 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 17.48.120(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 depth dimension was created under the approved Tract map of 1923. The existing lot depth (75 feet) is less than the required lot depth (100 feet).

A Lot Size Exception is required for any development proposed as part of any lot or parcel of lands which has less than the required lot dimensions as required by the LMC. Per LMC section 17.20.120, 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. Convert the existing garage into habitable living space that extends the existing residence. The garage will be converted into a new kitchen and will expand the living room.
2. Add a new Master Bedroom (507 sq. ft.) to the existing single-family residence.
3. Construct a new one car garage that will be attached to the existing single-family residence.

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	21 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	13 ft. 2 in	Yes
# of Parking Spaces	2 per unit within a garage	1 car garage and one 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	Yes
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 project proposes a 507 square foot addition, conversion of the existing garage into a kitchen, living room, master bedroom and proposed one car garage at the Subject Property meets the requirements.

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 March 13, 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 the CEQA pursuant to Section 15303 “New Construction or Conversion of Small Structures” of the CEQA Guidelines; and
3. Approve Resolution No. 26-02 setting forth findings of fact and conditions of approval relative to the submitted application.

Attachments

[Attachment A - Resolution No 26-02.pdf](#)

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

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

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

ATTACHMENT : A

RESOLUTION NO 26- 02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDAL, CALIFORNIA, SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS RELATIVE TO CASE NO. 26-03: LOT SIZE EXCEPTION, APPROVAL AND CEQA CATEGORICAL EXEMPTION

WHEREAS an application has been filed by Jeff Melgar (“Applicant”) for approval of a Lot Size Exception, (collectively “Case No. 26-03”) for the expansion of an existing single-family residence (“Project”) located at 15224 Condon Avenue 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 62.81 feet in width and 75 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 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 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 consist of the converting the existing garage as habitable space for the existing single family residence(new kitchen and expansion of the living room) , add a new Master Bedroom (507 sq. ft.) to the existing single-family residence on the Property, and construct a new one car garage;

WHEREAS Case No. 26-03 was properly noticed and set for public hearing before the Planning Commission on March 25, 2026; and

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

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

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

Section 2. That the Project involves 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 (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 enlargement of the back unit by 117 square feet 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 the CEQA.

2. Within 30 days of approval of this Project, the Applicant shall certify his/her acceptance of the conditions placed on the approval by signing a notarized Affidavit of Acceptance stating that 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 Condon Avenue and/or 153rd Street fronting the Property addressed as 15224 Condon Avenue, 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 25th DAY OF MARCH 2026.

Dr. Daniel Urrutia, Chairperson
Lawndale Planning Commission

ATTEST

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

I, Jose Hernandez, Associate Planner for the City of Lawndale, California, do hereby certify that the foregoing Resolution No. 26- was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 25th day of March 2026 by the following roll call vote:

AYES:

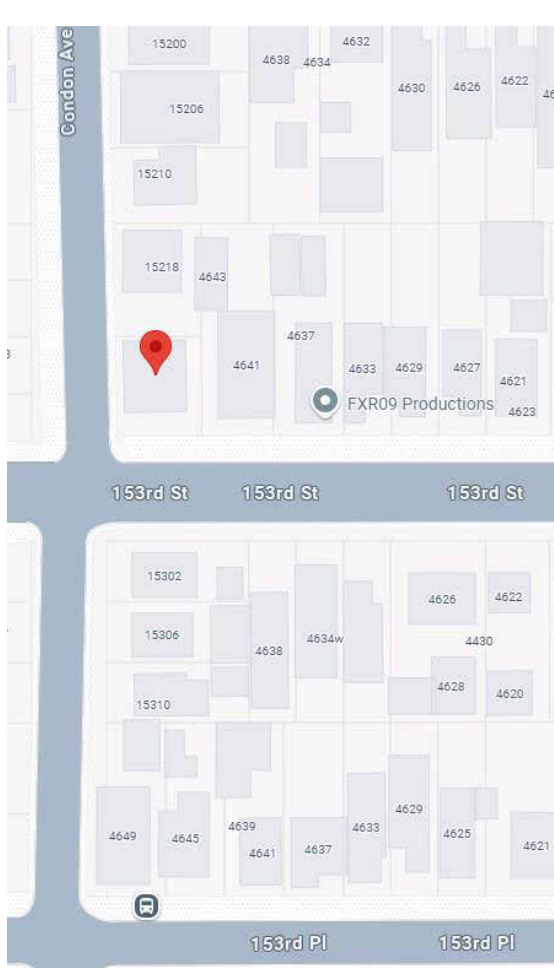
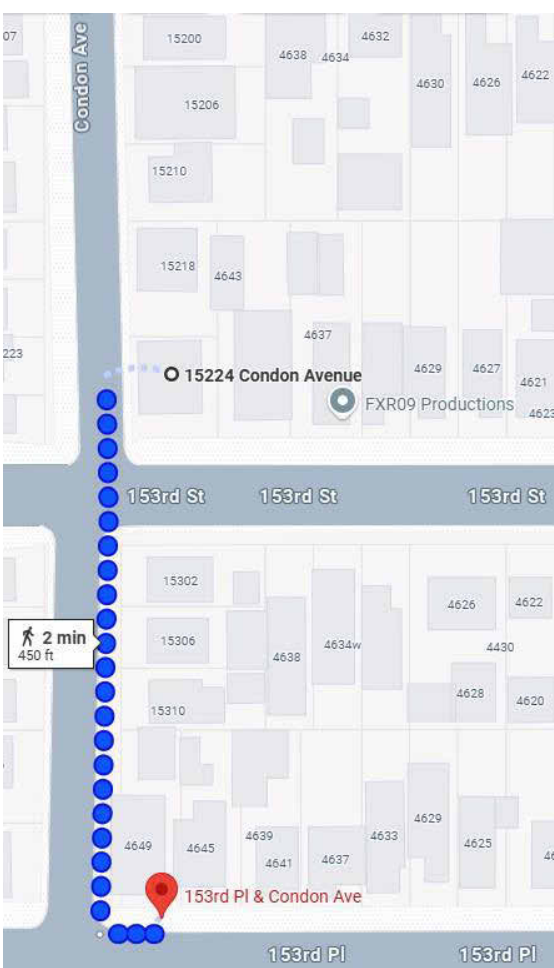
NOES:

ABSENT:

ABSTAINED:

Jose Hernandez, Associate Planner

ATTACHMENT : B

BUILDING CODE NOTES:		VICINITY MAP	TRANSIT BUS	SHEET INDEX		AREA CALCULATIONS		PROJECT INFORMATION																						
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. 2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED). 3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3). 4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4). 5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2). 6. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9) 7. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC) 8. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (R109 OF LABC) 9. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL, AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2877. (S1628) 10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4) 11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2) 12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R302.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2) 13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1) 14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE		 LEGEND NEW WALLS/CONSTRUCTIONS EXISTING WALLS/CONSTRUCTIONS SLOPE		0.1 PROPOSED SITE PLAN 0.2 EXISTING SITE PLAN 0.3 GENERAL NOTES 0.4 GREEN BUILDING REQUIREMENTS 0.5 GREEN BUILDING REQUIREMENTS 0.6 MODIFICATIONS 0.7 MODIFICATIONS 0.8 MODIFICATIONS 1.0 EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN 2.0 EXISTING & PROPOSED ROOF PLANS 3.0 ELEVATIONS 4.0 ELEVATION, SECTION A-A 5.0 DETAILS	LOT COVERAGE CALCULATIONS <table><tr><td>LOT AREA:</td><td>4,725.0 S.F.</td></tr><tr><td>(E) SINGLE FAMILY RESIDENCE:</td><td>873.0 S.F.</td></tr><tr><td>(N) ADDITION:</td><td>507.0 S.F.</td></tr><tr><td>PART OF THE (E) GARAGE CONVERT A LIVING SPACE :</td><td>134.0 S.F.</td></tr><tr><td>(N) GARAGE:</td><td>211.0 S.F.</td></tr><tr><td>(N) COVERED PORCH (28.0 S.F. +53.0S.F.):</td><td>81.0 S.F.</td></tr><tr><td>TOTAL AREA:</td><td>1,806.0 S.F.</td></tr></table> BUILDING CODE DATA <table><tr><td>TYPE OF CONSTRUCTION:</td><td>TYPE VB</td></tr><tr><td>SPRINKLERED:</td><td>NO</td></tr><tr><td>OCCUPANCY CLASSIFICATION(S):</td><td>R-3U</td></tr><tr><td>LAND USE:</td><td>LOW RESIDENTIAL</td></tr><tr><td>NUMBER OF STORIES:</td><td>1 STORY RESIDENTIAL, ATTACHED GARAGE</td></tr></table> GOVERNING CODES: THE CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF: 2023 CALIFORNIA BUILDING CODE 2023 CALIFORNIA RESIDENTIAL CODE 2023 CALIFORNIA GREEN BUILDING STANDARDS CODE 2023 CALIFORNIA MECHANICAL CODE 2023 CALIFORNIA ELECTRICAL CODE 2023 CALIFORNIA PLUMBING CODE 2023 CALIFORNIA FIRE CODE 2023 CALIFORNIA ENERGY CODE	LOT AREA:	4,725.0 S.F.	(E) SINGLE FAMILY RESIDENCE:	873.0 S.F.	(N) ADDITION:	507.0 S.F.	PART OF THE (E) GARAGE CONVERT A LIVING SPACE :	134.0 S.F.	(N) GARAGE:	211.0 S.F.	(N) COVERED PORCH (28.0 S.F. +53.0S.F.):	81.0 S.F.	TOTAL AREA:	1,806.0 S.F.	TYPE OF CONSTRUCTION:	TYPE VB	SPRINKLERED:	NO	OCCUPANCY CLASSIFICATION(S):	R-3U	LAND USE:	LOW RESIDENTIAL	NUMBER OF STORIES:	1 STORY RESIDENTIAL, ATTACHED GARAGE	SCOPE OF WORK 1. NEW ADDITION. 2. INTERIOR REMODELING. 3. NEW GARAGE. PROJECT DATA / SQ. FT. PROJECT ADDRESS: 15224 CONDON AVE, LAWNDALE, CA 90260 ZONE: R1-1 HILLSIDE: NO SPRINKLERED: NO GROSS SITE AREA: 4,725.0 S.F. A.P.N. #: 4079005014 TRACT: TR 6578 LOTS(S): 177 AND 178 BLOCK: - PARKING NEW GARAGE DRAFTER INFO NAME: YAKOV DESIGN ADDRESS: 8055 W MANCHESTER AVE #510, LOS ANGELES, CA 90293 PHONE: (323)922-2211 E-MAIL: INFO@YAKOVDESIGN.COM
LOT AREA:	4,725.0 S.F.																													
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SITE PLAN NOTES:

- ALL PORTIONS OF REQUIRED FRONT YARD NOT USED FOR NECESSARY DRIVEWAYS AND WALKWAYS, INCLUDING DECORATIVE WALKWAYS SHALL BE USED FOR PLANTING AND SHALL NOT BE PAVED.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS TO BE WEATHER- OR SOIL-BASED CONTROLLERS.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE.
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE SHALL BE HANDLED BY LAWNDALE CERTIFIED HAULER.
- AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACE IN THE BUILDING AT THE TIME OF FINAL INSPECTION, FORM GRN 6.
- LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10 FEET.
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4, 9.504.2.4)
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS.
- ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

A. CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM

B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350

C. NSF/ANSI 140 AT THE GOLD LEVEL

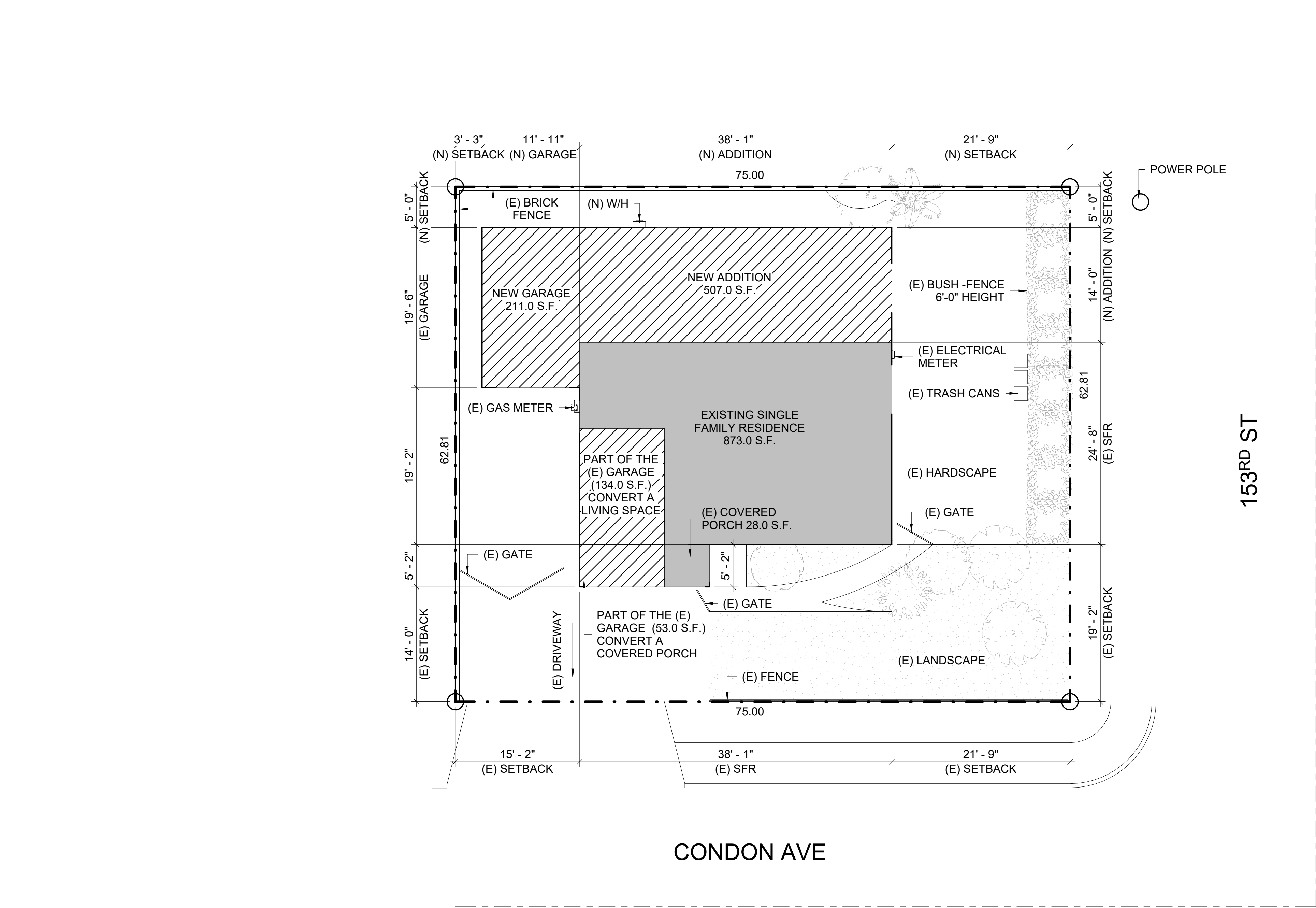
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
- 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE

B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM

C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM

D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5, TABLE 9.504.5, (4.504.5, 9.504.5).
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.(4.504.5.1, 9.504.5.1)
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. THE BUILDING INSPECTOR SHALL NOT ENCLOSE WALL AND FLOOR FRAMING UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY.
- THE HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S.
- PROVIDE MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRUNCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE. SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACE WAY TERMINATION POINT.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"
- THE PANEL OR SUBPANEL SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACE IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCE, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.3 CRC).
- EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPBLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
- EARTH IMPORT AND EXPORT ACTIVITIES MAY TAKE PLACE ONLY BETWEEN THE HOURS OF 9:00A.M. AND 3:00 P.M., MONDAY THROUGH FRIDAY.
- MIN. 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 108/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
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CONDON AVE

153RD ST

1 PROPOSED SITE PLAN
1/8" = 1'-0"

SPR 25-07

NOTES:

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

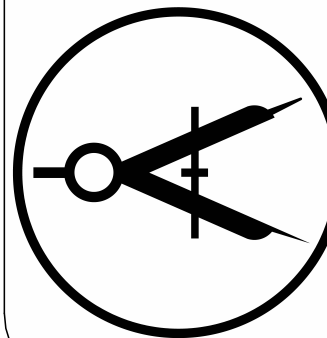
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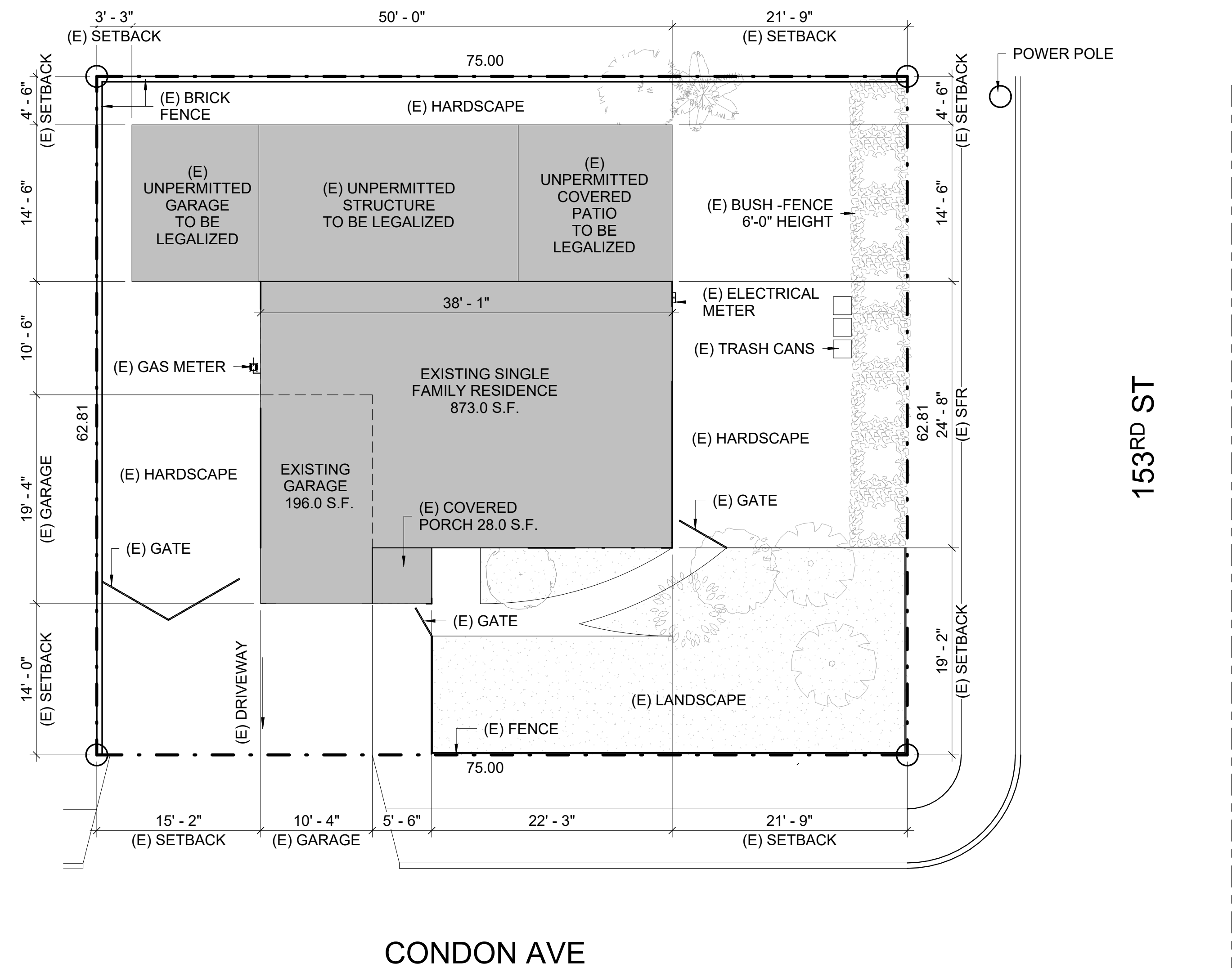
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15224 CONDON AVE,
LAWNDALE, CA 90260

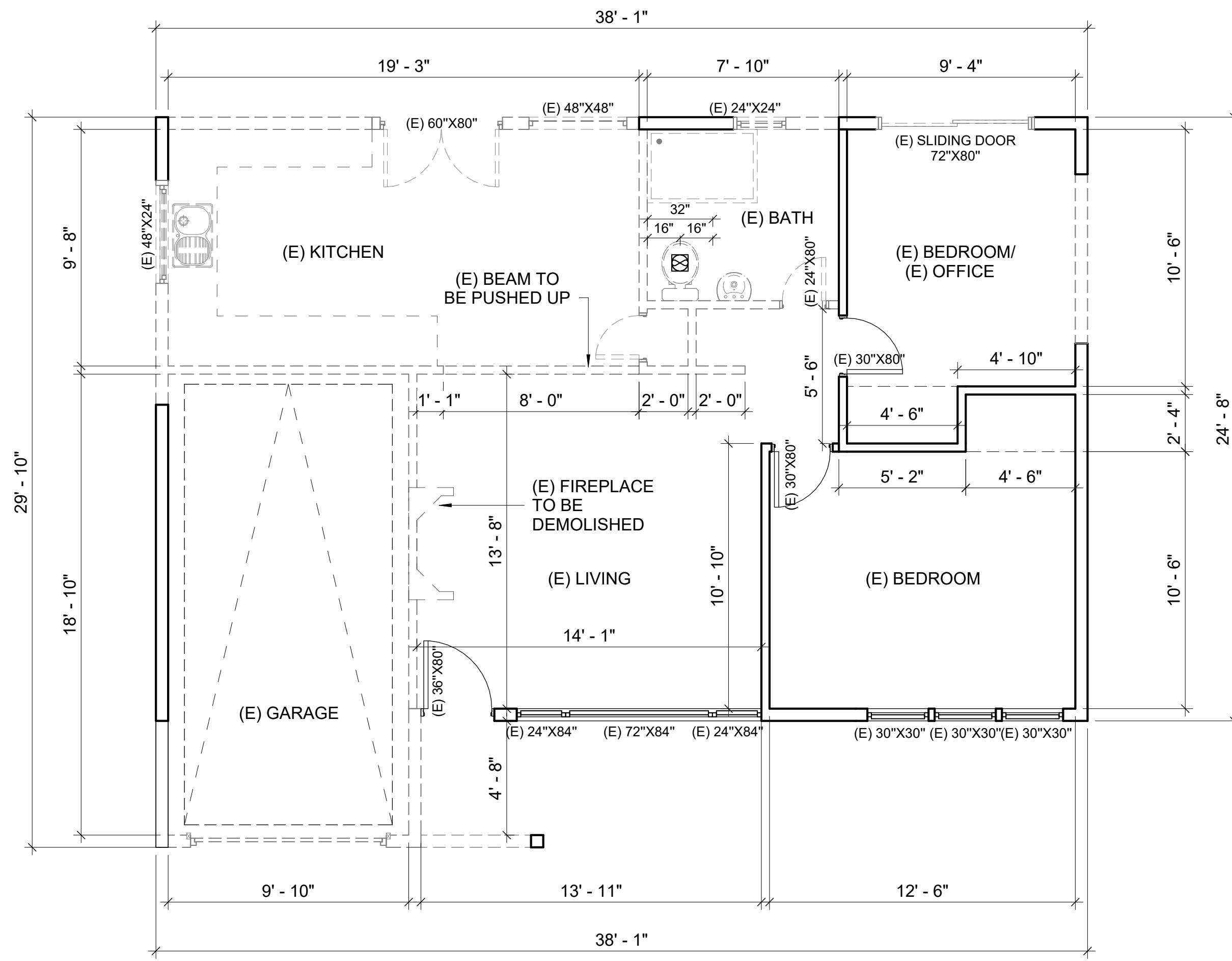
PROPOSED SITE PLAN

Yakov Design
Drafting service
(323)922-2211
info@yakovdesign.com

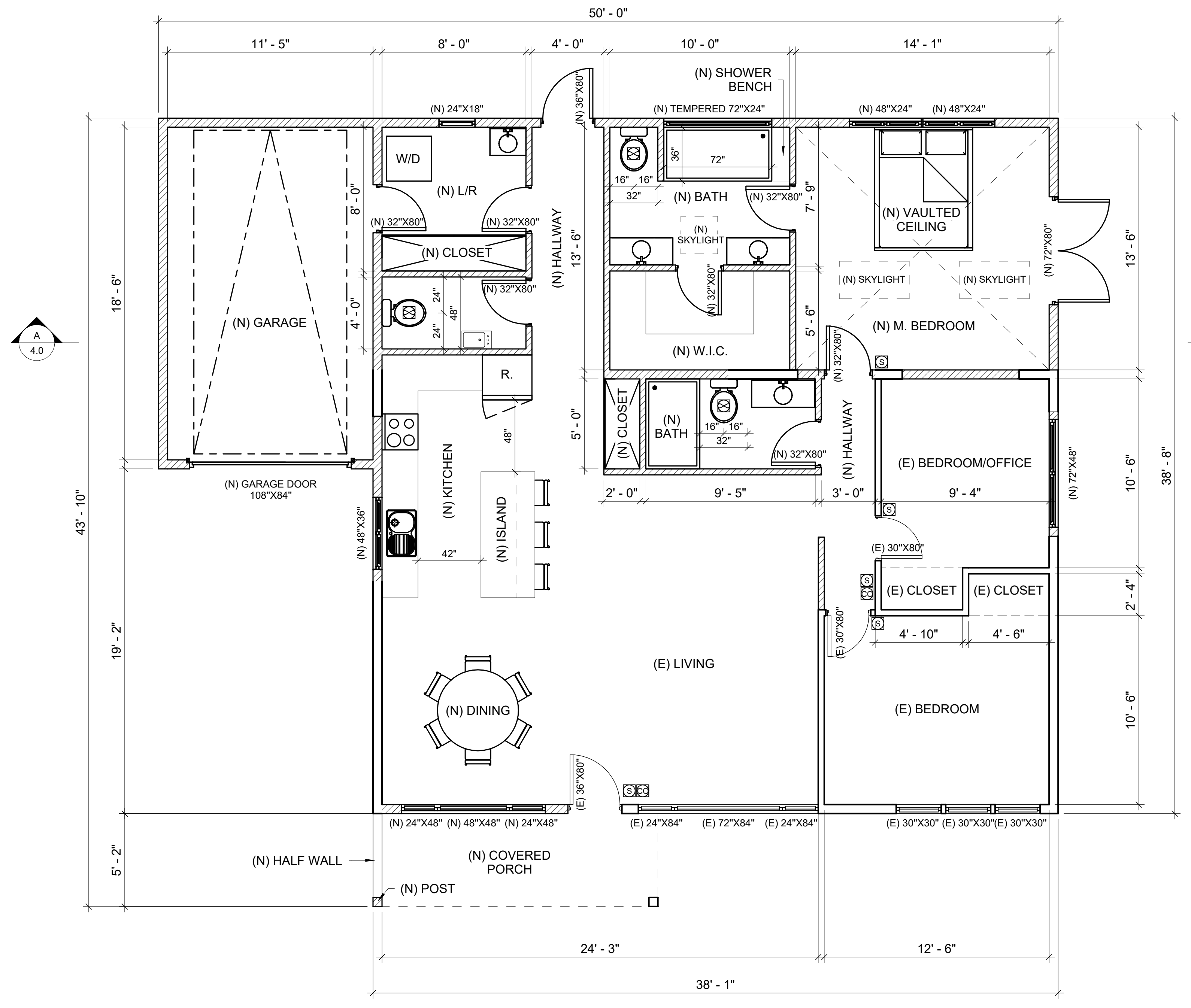




1 EXISTING SITE PLAN
1/8" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

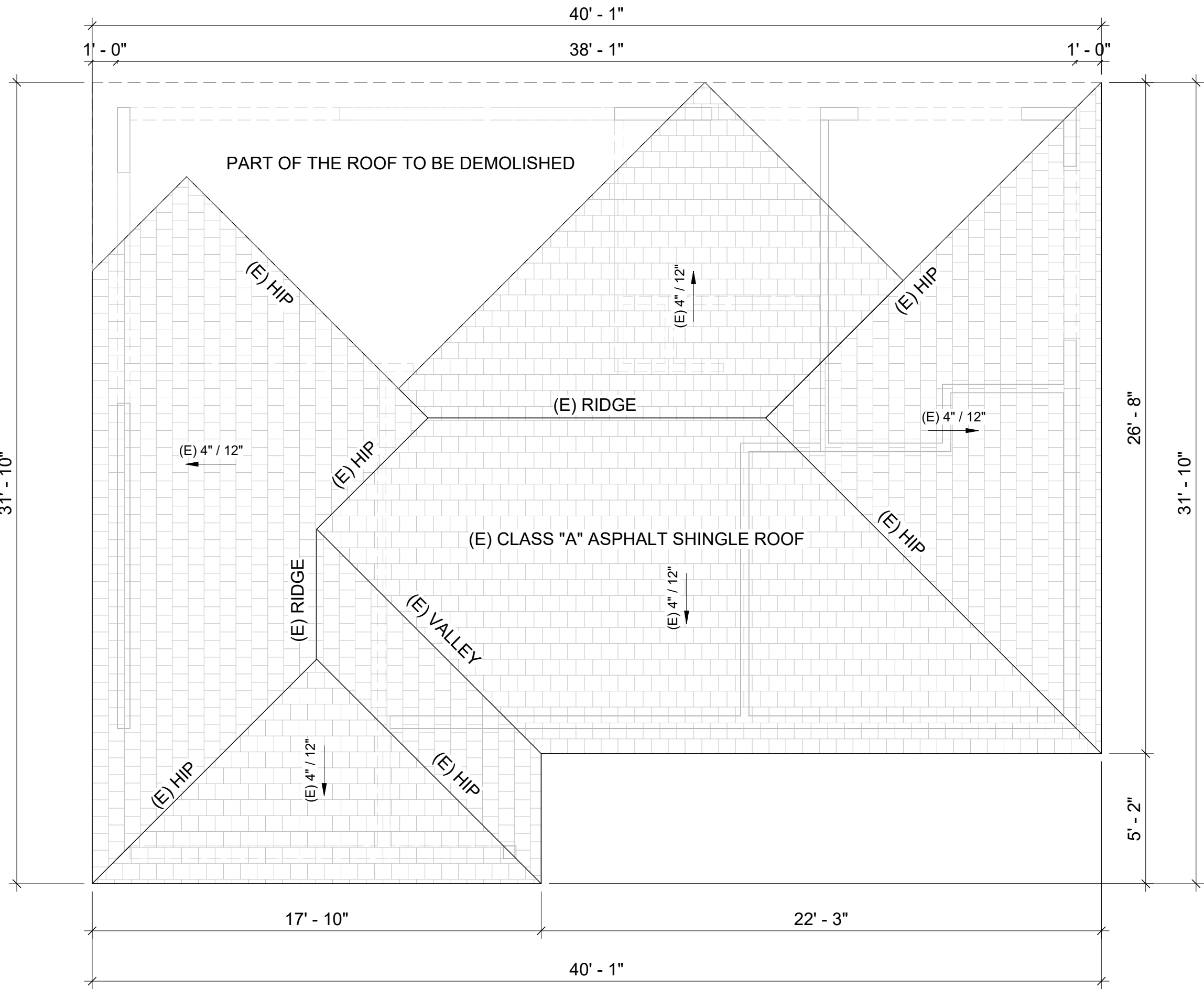


2 PROPOSED FLOOR PLAN
1/4" = 1'-0"

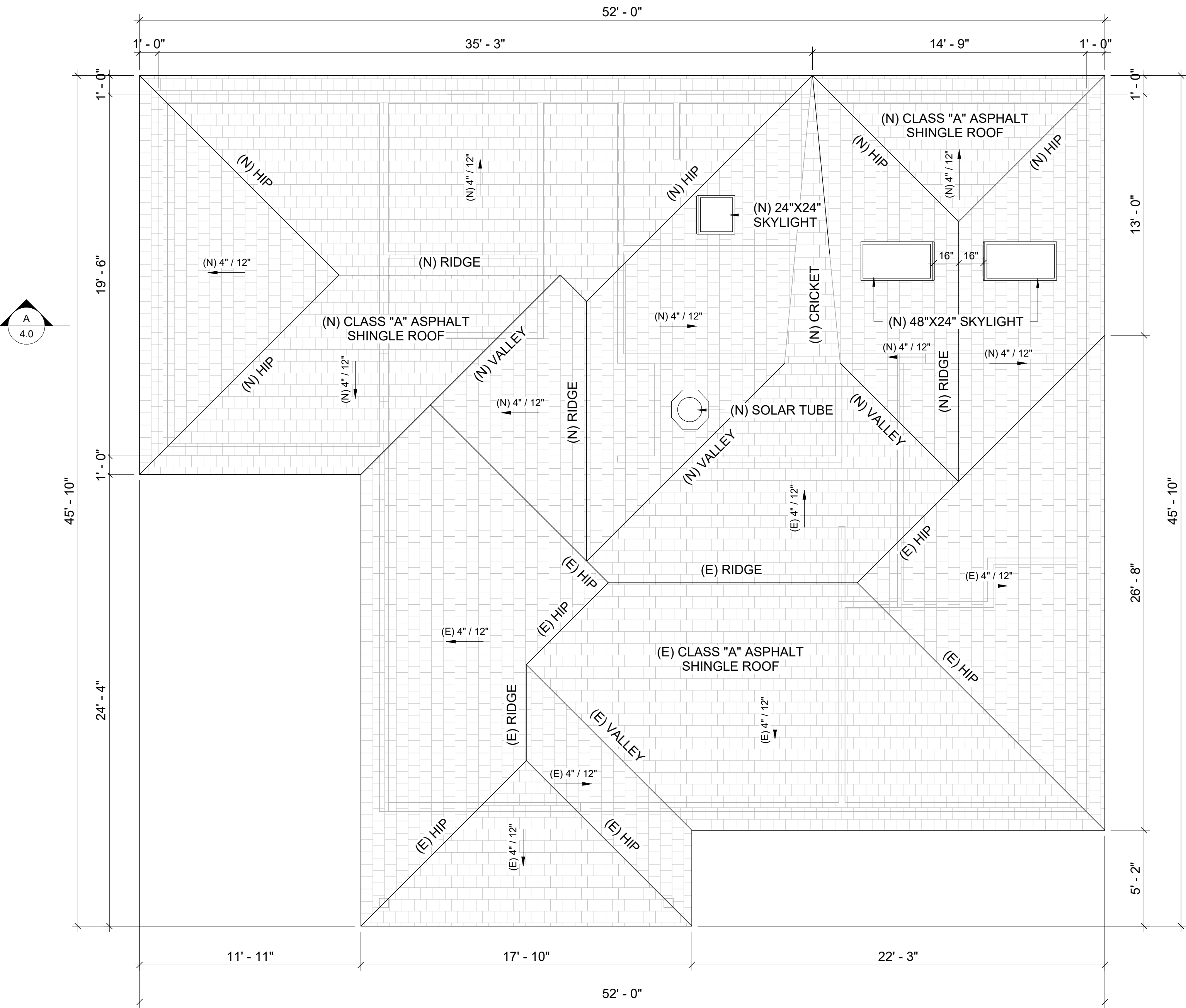
- LEGEND**
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO REMOVE
 - NEW WALLS
 - 120v HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP
 - CARBON MONOXIDE SENSOR
 - EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER MINUTE ENERGY STAR COMPLIANT W/HUMIDISTAT

ROOF CALCULATIONS:

AREA OF THE EXISTING ROOF: 987.0 S.F.
AREA OF THE PROPOSED ADDITION ROOF: 1,086.0 S.F.
TOTAL: 2,073.0 S.F.



1 EXISTING ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

15224 CONDON AVE,
LAWDALE, CA 90260

EXISTING & PROPOSED
ROOF PLANS

NOTES:

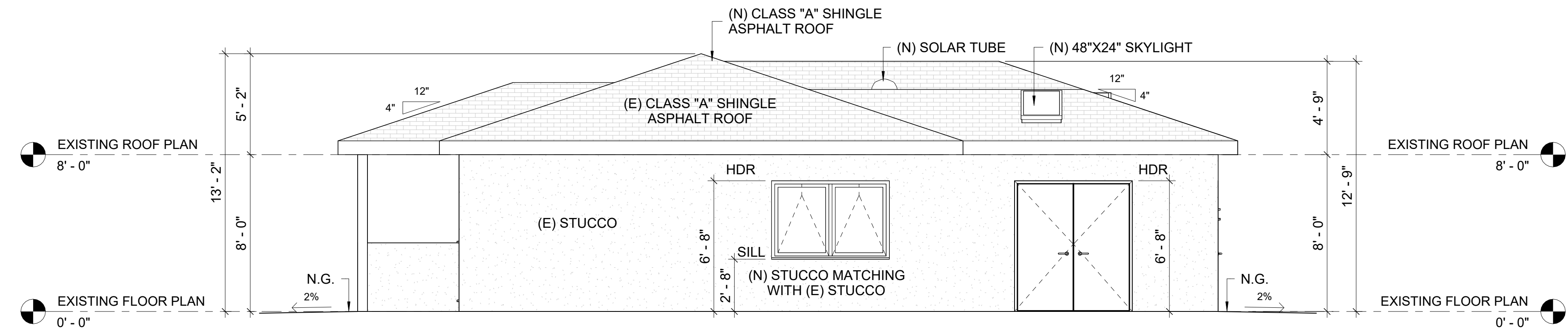
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DATE: 10.29.2025

Yakov Design

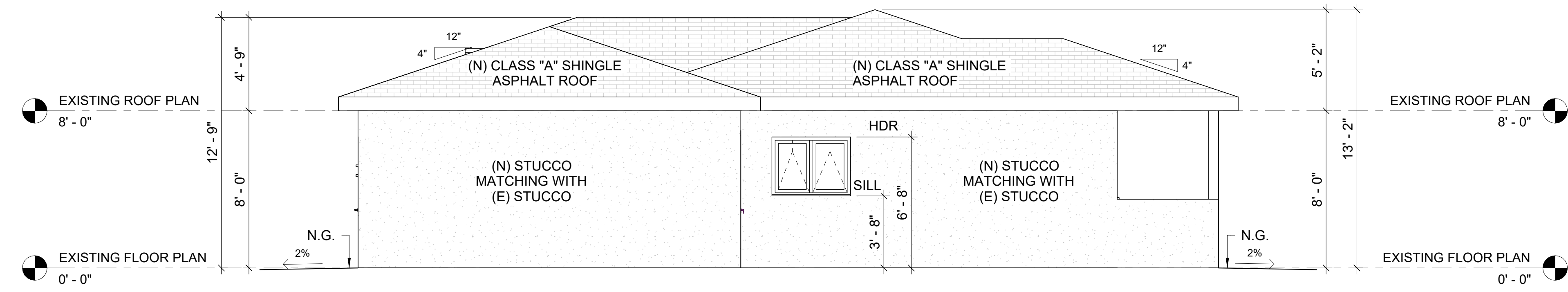
Drafting service

(323)922-2211

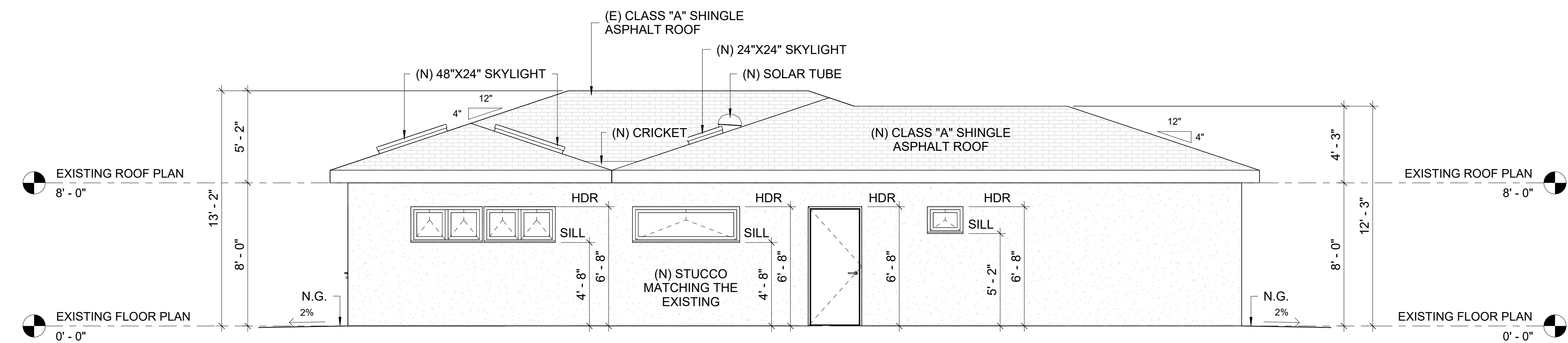
info@yakovdesign.com



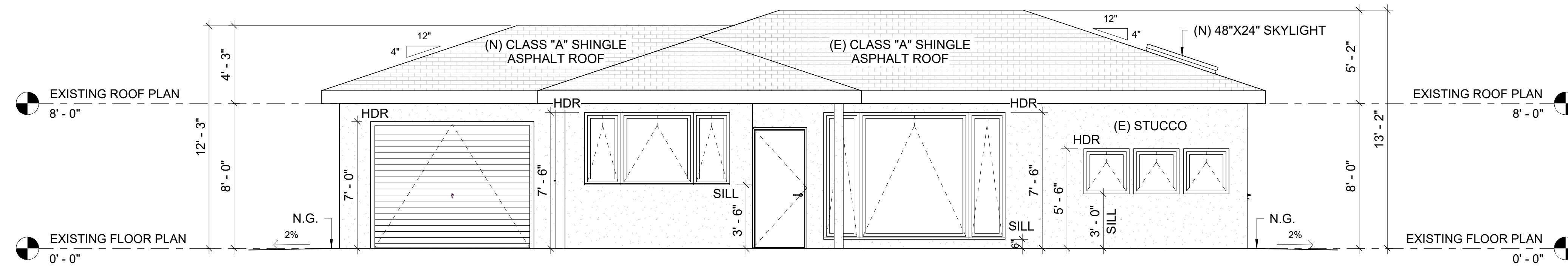
1 SOUTH ELEVATION
1/4" = 1'-0"



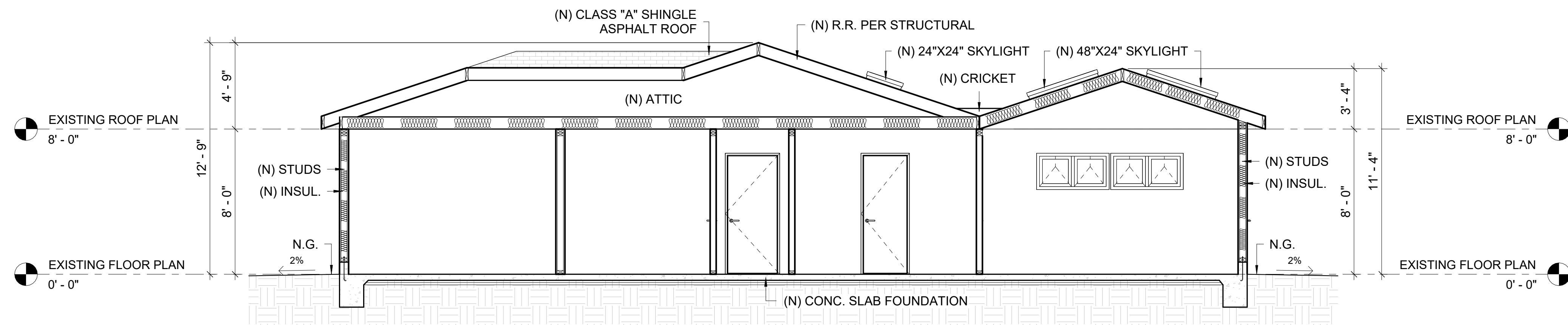
2 NORTH ELEVATION
1/4" = 1'-0"



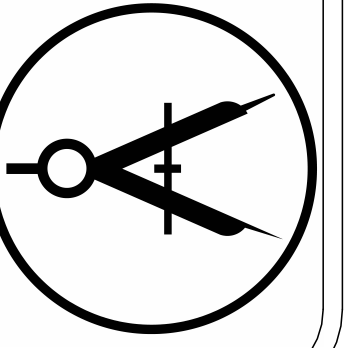
3 EAST ELEVATION
1/4" = 1'-0"



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



A SECTION A-A
1/4" = 1'-0"



NOTES:

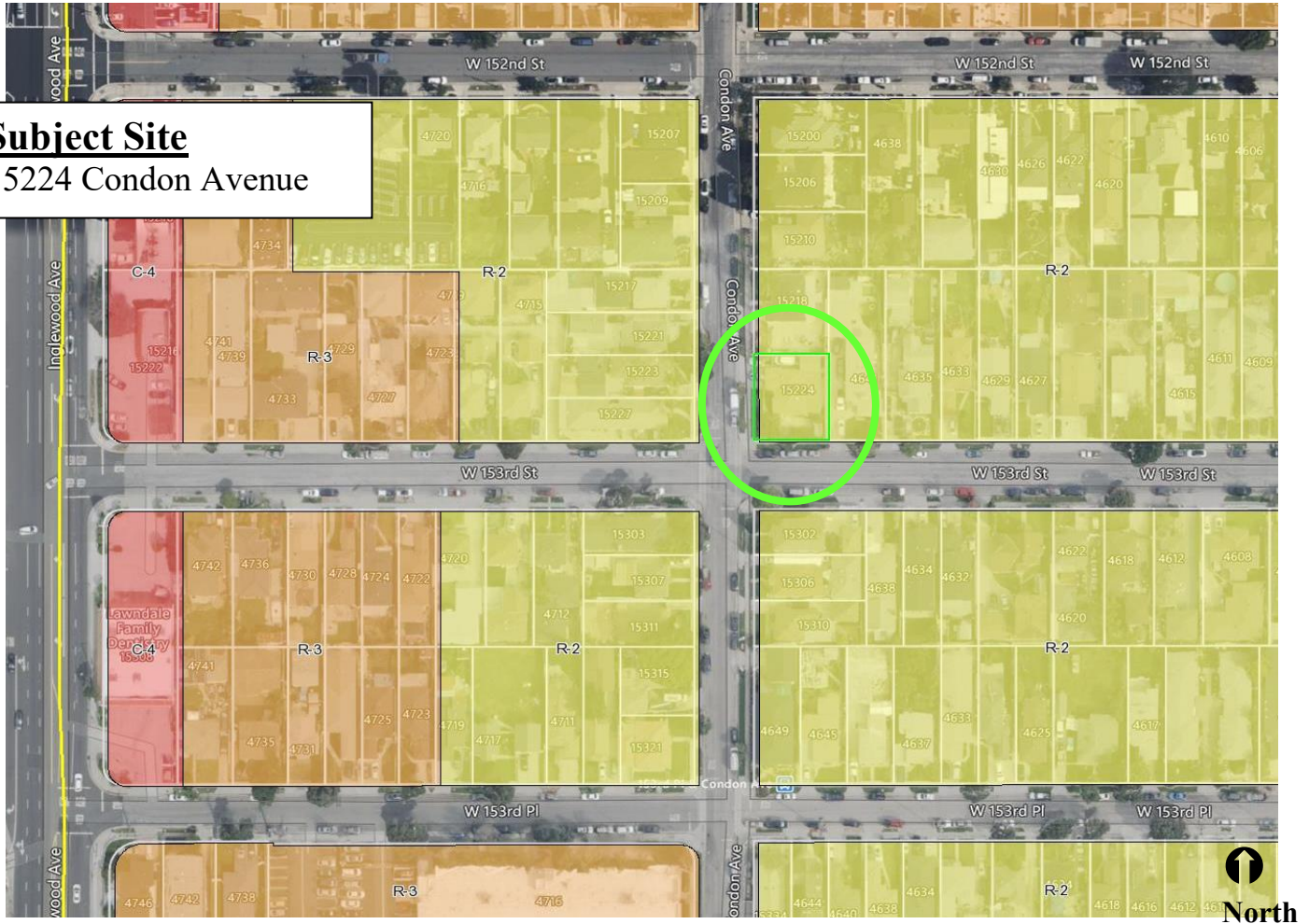
SCALE: 1/4" = 1'-0"

DATE: 10.29.2025

ATTACHMENT : C

Vicinity Map

Subject Site
15224 Condon Avenue



City of Lawndale Community Development Department

APPLICATION/CASE NO:	Case No. 26-03
APPLICANT	Jeff Melgar
SITE ADDRESS:	15224 Condon Avenue
	Lawndale, CA 90260

ATTACHMENT : D



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. 26-03 and Resolution 26-02

1. City of Lawndale Community Development Department
2. Project Location – Specific: 15224 Condon Avenue
3. (a) Project Location - City: City of Lawndale
(b) Project Location - County: Los Angeles
4. Description of nature, purpose, and beneficiaries of Project: Case 26-03: A request for approval of a Lot Size Exception application to to remodel 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 construction of a second single-family residence is allowed by right under the R-2 zone and The City of Lawndale's General Plan Land Use Element approved under the FEIR (SCH:2022120088) identifies this lot as a Mixed Density Residential land use which permits 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: March 25, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Adrian Gutierrez, Administrative Assistant II

SUBJECT: **Annual Reorganization of the Planning Commission**

BACKGROUND

Historically, the Planning Commission has nominated and appointed two of its members to serve as Chairperson and Vice Chairperson during the first meeting in March, which are changed annually under procedure seven of the Planning Commission Bylaws.

On March 12, 2025, the Planning Commission nominated and approved Commissioner Dr. Daniel Urrutia as Chairperson and Commissioner Madonna Sitka as Vice Chairperson for a one-year term effective March 12, 2025, and set to expire on February 28, 2026.

STAFF REVIEW

As mentioned above, it is in the Planning Commission Bylaws to appoint members into the Chairperson and Vice Chairperson positions. Therefore, the Planning Commission should be mindful of the recent history of position holders, which is as follows:

Term	Chairperson	Vice Chairperson
2021-2022	John Martinez	Scott Smith
2022-2023	John Martinez	Scott Smith
2023-2024	Ni Kal S. Price	John Martinez
2024-2025	Ni Kal S. Price	John Martinez
2025-2026	Dr. Daniel Urrutia	Madonna Sitka

The bylaws establishes a term of one year for the Chairperson and Vice Chairperson. Staff recommends that the Planning Commission select one of its members to serve as Chairperson, and another member to serve as Vice Chairperson, beginning on March 25, 2026, and ending on February 28, 2027.

The selection of Chairperson and Vice Chairperson begins with the current Chairperson calling for nominations from the floor. Nominations do not require a second. If the Planning Commission nominate more than one person, the Commission should then vote on each nominee individually and in the order nominated. Each Commissioner may vote for only one nominee.

The newly elected Chairperson and Vice Chairperson shall not take office until the next subsequent meeting of the Planning Commission.

RECOMMENDATION

Recommendation: that the Planning Commission nominate and elect a Chairperson and Vice Chairperson for the period beginning March 25, 2026, through February 28, 2027.