



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, July 8, 2026, 6:30 PM
Harold E. Hofmann Community Center
14700 Burin Ave, 2nd Floor Meeting Room
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 22, 2026
– Recommendation: that the Planning Commission approve the minutes.
2. Minutes of the Lawndale Planning Commission Regular Meeting - May 13, 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 26-05: Lot Size Exception and Design Review for 4623 W. 147th 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. 26-06 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

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, July 22, 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: July 5, 2026



CITY OF LAWNDALE PLANNING COMMISSION

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

DATE: July 8, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Jose Hernandez, Associate Planner

PREPARED BY: Adrián Gutiérrez, Administrative Assistant II

SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - April 22, 2026**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Meeting - 4/22/2026.pdf](#)



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
APRIL 22, 2026**

A. CALL TO ORDER

Chairperson Urrutia called the regular meeting to order at 6:33 p.m. at the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson Dr. Daniel Urrutia, Commissioner John Martinez, Commissioner Ignatius Lin

Commissioners Absent: Vice Chairperson Madonna Sitka, Commissioner Ni Kal. S. Price

Other Participants: Deputy City Attorney Solange Z. Fortenbach, Community Development Peter Kann, Associate Planner Jose Hernandez

C. PLEDGE OF ALLEGIANCE

Chairperson Urrutia led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting - April 8, 2026

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

E. PUBLIC COMMENTS

None

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

Director Kann introduced and presented the item.

Chairperson Urrutia opened the public hearing at 6:39 p.m. and closed it at 6:40 p.m. with no comments from the audience.

A motion was carried by Commissioner Martinez and seconded by Commissioner Lin to approve Resolution 26-04, setting forth findings of fact and determinations relative to Case No. 26-06, and find the project is categorically exempt under sections 15061(b)(3) and

15282(h) of the California Environmental Quality Act (“CEQA”) Guidelines. The motion passed 3-0 with Vice Chairperson Sitka and Commissioner Price absent.

2. Case No. 26-02: Lot Size Exception for 4556 W. 164th Street

Director Kann recommended that the Commission continue the item until the next regular Planning Commission meeting, due to lack of quorum on the item with Commissioner Lin needing to be recused from the item and the absence of Vice Chairperson Sitka and Commissioner Price.

A motion was carried by Commissioner Martinez and seconded by Chairperson Urrutia to continue the item to the May 13, 2026, regular Planning Commission meeting. The motion passed 3-0 with Vice Chairperson Sitka and Commissioner Price absent.

G. REGULAR AGENDA

1. Update on the Hawthorne Boulevard Specific Plan

Director Kann provided background information on the General Plan Update and the adoption of the Housing Opportunity Overlay Zones. He also summarized the proposed changes to the Hawthorne Boulevard Specific Plan and the type of development projects being proposed in the Specific Plan area.

Commissioner Lin requested clarification on the zone classifications in the Specific Plan. Director Kann responded to his inquiry. Director Kann also spoke about the changes in housing density in the Specific Plan area.

Commissioner Lin asked how Metro’s approval of taking the C-Line down Hawthorne Boulevard impacts the implementation of the Specific Plan updates. Director Kann responded that the south end of the city would be impacted especially, primarily with higher density residential projects, which are already allowed in the proposed updated Specific Plan.

Chairperson Urrutia mentioned that the high-density housing would make the city lose out on taxable land and impact city services, effectively creating a financial burden on the city to provide essential services. Commissioner Lin had similar concerns.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann mentioned that the Community Development Department will have a new Associate Planner starting in June.

I. ITEMS FROM THE COMMISSION

Commissioner Lin thanked staff for the updates on the Hawthorne Boulevard Specific Plan.

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 7:06 p.m. for the next regularly scheduled meeting to be held on Wednesday, May 13, 2026, at 6:30 p.m. at the City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

Dr. Daniel Urrutia, Chairperson

ATTEST:

Jose Hernandez,
Interim Community Development Director

DRAFT



CITY OF LAWNDALE PLANNING COMMISSION

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

DATE: June 24, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Jose Hernandez, Interim Community Development Director

PREPARED BY: Adrián Gutiérrez, Administrative Assistant II

SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - May 13, 2026**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Meeting - 5/13/2026.pdf](#)



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
MAY 13, 2026**

A. CALL TO ORDER

Chairperson Urrutia called the regular meeting to order at 6:33 p.m. at the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson Dr. Daniel Urrutia, Commissioner John Martinez, Commissioner Ni Kal S. Price, Commissioner Ignatius Lin

Commissioners Absent: Vice Chairperson Madonna Sitka

Other Participants: Deputy City Attorney Solange Z. Fortenbach, Interim Community Development Jose Hernandez, Administrative Assistant II Adrian Gutierrez

C. PLEDGE OF ALLEGIANCE

Chairperson Urrutia led the flag salute.

D. CONSENT CALENDAR

None

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 26-02: Lot Size Exception for 4556 W. 164th Street (Continued from the April 22, 2026, Regular Meeting)

Commissioner Lin recused himself due to him receiving a public notice for the project.

Interim Director Hernandez presented the item.

Commissioner Price stated that the existing driveway is being used as parking for the primary dwelling unit and the proposed Accessory Dwelling Unit ("ADU"). She also pointed out the removal of the existing garage.

Commissioner Martinez spoke about the Lot Size Exception not having anything to do with the ADU and asked why the existing garage is being removed. He commented on the necessity for on-site parking. Interim Director Hernandez explained that state laws regarding ADU's do not require the replacement of any lost parking spaces. He also elaborated on the intent of the Lot Size Exception, which allows the removal of the garage so the proposed addition could be built on the property, which is undersized.

Chairperson Urrutia opened the public hearing at 6:44 p.m. and closed it at 6:45 p.m. with no comments from the audience.

A motion was carried by Commissioner Price and seconded by Commissioner Martinez to approve Resolution 26-05, setting forth findings of fact and determinations relative to Case No. 26-02, and find the project is categorically exempt under section 15303 of the California Environmental Quality Act (“CEQA”) Guidelines. The motion passed 3-0 with Commissioner Lin recused from the vote and Vice Chairperson Sitka absent.

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None

I. ITEMS FROM THE COMMISSION

Commissioner Martinez expressed praise for the Youth Day Parade and commented on the turnout.

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 6:49 p.m. for the next regularly scheduled meeting to be held on Wednesday, May 27, 2026, at 6:30 p.m. in the Harold E. Hofmann Community Center, 2nd Floor Meeting Room, located at 14700 Burin Avenue, Lawndale, California.

Dr. Daniel Urrutia, Chairperson

ATTEST:

Jose Hernandez,
Interim Community Development Director



CITY OF LAWNDALE PLANNING COMMISSION

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

DATE: July 8, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Jose Hernandez, Interim Community Development Director

PREPARED BY: Jose Hernandez, Interim Community Development Director

SUBJECT: **Case No 26-05: Lot Size Exception and Design Review for 4623 W. 147th Street**

PROJECT DESCRIPTION

The applicant is proposing to remodel an existing single-family residence and construct a new 2-story single family residence for the property located at 4623 W. 147th Street. The proposed project requires the approval of a Lot Size Exception because the subject site's lot dimensions (47 feet by 148 feet) are nonconforming with the minimum dimension standards for an R-2 zone lot dimension. The proposal of second single family residence will also require the approval of design review application.

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 definitions are words located in Chapter 17.08 of the Lawndale Municipal Code and are 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:

Los Angeles County Public Works records indicate that this lot was created and recorded on May 10, 1910, Tract No. 856, predating the City of Lawndale's 1959 incorporation. A subsequent parcel revision was recorded on September 23, 1958 and created a new parcel that identifies the subject lot under the Assessor Identification Number 4078-006-017 and with the following lot dimensions, 47' x 148' (lot area of 7,045 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 a detached garage. The following building permit records were issued:

- A building permit was signed in February 1951 for a 675 square foot residence.

EXISTING CONDITIONS:

The project site is currently developed with existing 675 square foot single-story residential unit with a detached 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 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 1910. The existing lot width (47 feet) is less than the required width of 50 feet per section 17.48.120(A) of the LMC.

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. Section 17.20.120(B) states that 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 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 is recommending approval of Resolution No.26-06 and recommends 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. A Proposal to demolish the the existing garage into an ADU (not part of this proposal) governed by Government Code sections 66310 through 66342.
2. Remodel the existing Single-Family Residence.
3. Construct a new 2-story Residence (2,596 sq. ft) with an attached 3-car garage.

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 unit on a 7,045 sq. ft. lot	Yes
Minimum Lot Size	5,000 sq.ft.	n/a	Yes
Front Yard Setback	20 feet	25 feet	Yes
Side Yard Setback	3 feet	4 ft. East & 3 ft. West	Yes
Rear Yard Setback	Average of 10 feet (380 sq.ft.)	10 ft setback average	Yes
Height	30 feet maximum	30 ft.	Yes
# of Parking Spaces	2 per unit within a garage	3 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 and a Design Review application per section 17.30.030 of the LMC. The proposed project requires a Lot Size Exception and Design Review application approval subject to Planning Commission approval.

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 May 30, 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. 26-06 setting forth findings of fact and conditions of approval relative to the submitted application.

Attachments

[Attachment A - PC Resolution 26-06.pdf](#)

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

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

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

Attachment A:
PC Resolution 26-06

RESOLUTION NO 26-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, 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 Joe Ore (“Applicant”) for approval of a Lot Size Exception and a Design Review application, (collectively “Case No. 26-05”) for the expansion construction of a new single-family residence (“Project”) located at 4623 Avenue in the City of Lawnsdale (“Property”);

WHEREAS, per Article 11, section 7 of the California Constitution, the City of Lawnsdale (“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 Lawnsdale 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 47 feet in width and 148 feet in depth and thus is not a normal lot/parcel as required under the R-2 minimum standards;

WHEREAS pursuant to Lawnsdale 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 pursuant to LMC section 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 applicant 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 be remodeled and the proposal to construct a new single-family residential unit on the subject site that requires a design review application approval;

WHEREAS LMC section 17.48.120 provides that more than one residential dwelling unit may be constructed on a single lot or parcel of land in the R-2 zone of at least 5,000 square feet, provided that one additional attached or detached dwelling unit may be constructed for each 3,000 square feet of lot area in excess of 5,000;

WHEREAS pursuant to LMC section 17.30.020(B), design review by the Planning Commission is required to take place at a public hearing for any project that will result in two or more dwelling units located on a single parcel of land;

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 will consist of the remodel of an existing 675 sq.ft. single family residence and the construction of a new 2-story single family residence (2,596 sq.ft.);

WHEREAS Case No. 26-05 was properly noticed and set for public hearing before the Planning Commission on June 24, 2026;

WHEREAS the June 24, 2026, regular meeting was cancelled due to lack of quorum and the time was continued to the July 8, 2026, regular meeting;

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 remodel of an existing single-family residential unit and construction of a new 2-story single family residence 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 3.** 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) the construction of a new single family residence will not be detrimental to the value of adjacent property, or to the public health, safety and general welfare.

Section 4. 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 and/or improved 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 147th Street fronting the Property addressed as 4623 W 147th 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 color sealed 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 8th DAY OF JULY 2026.

Dr. Daniel Urrutia, Chairperson
Lawndale Planning Commission

ATTEST

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

I, Jose Hernandez, Interim Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing Resolution No. 26-06 was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 8th day of July 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Jose Hernandez
Interim Community Development Director

Attachment B:
Architectural Plans

"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
SHEET INDEX
A-1 SITE PLAN, BLDG. DATA, NOTES
A-2 PROPOSED FLOOR PLAN
A-3 ELEVATIONS

BUILDING DATA:
Assessor's ID No: 4078-006-017
Site Address: 4623 W 147th St,
Lawndale, CA 90260
Property Type Multi-Family Residence
TRACT # 856 E 42.59 FT OF W 62.59 FT OF LOT 32
NO SPRINKLERS SYSTEM
TYPE OF CONSTRUCTION: TYPE VB
NUMBER OF STORIES: 2
ZONE: R2
LOT / PARCEL AREA = 7,045 SQ.FT.
(E) LIVING AREA: 675 SQ.FT.
(N) 3 CAR GARAGE: 782 SQ.FT.
(N) 2 LEVEL HOME: 2,596 SQ.FT.
(N) ADU: 912 SQ.FT.

SCOPE OF WORK

1. DEMO EXISTING GARAGE.
2. NEW 3 CAR GARAGE. (782 SQ.FT.)
3. NEW 2 LEVEL HOME. (2596 SQ.FT.)
4. NEW ADU. (912 SQ.FT.)

HOME OWNER Karla Perez

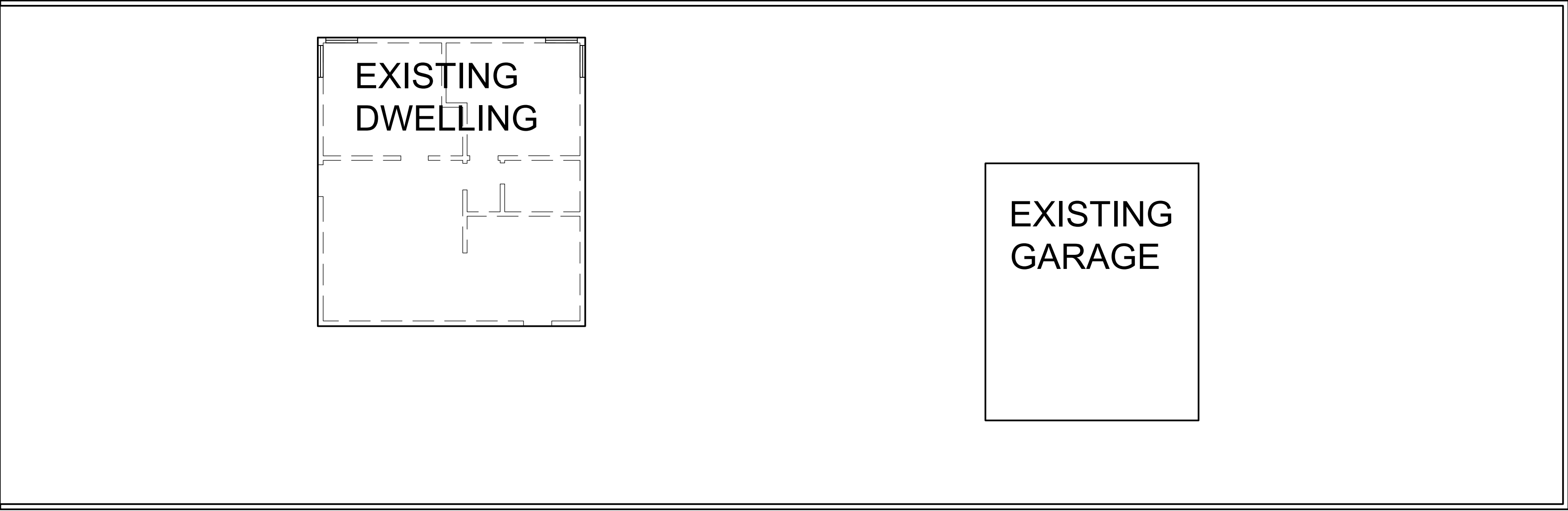
TOTAL SQ. FT 675 + 2596 + 912 = 4,183 SQ. FT.

STATISTICAL SUMMARY

TOTAL 4,183 SQ.FT
RFA: 4183/7045 X 100 =59.38%



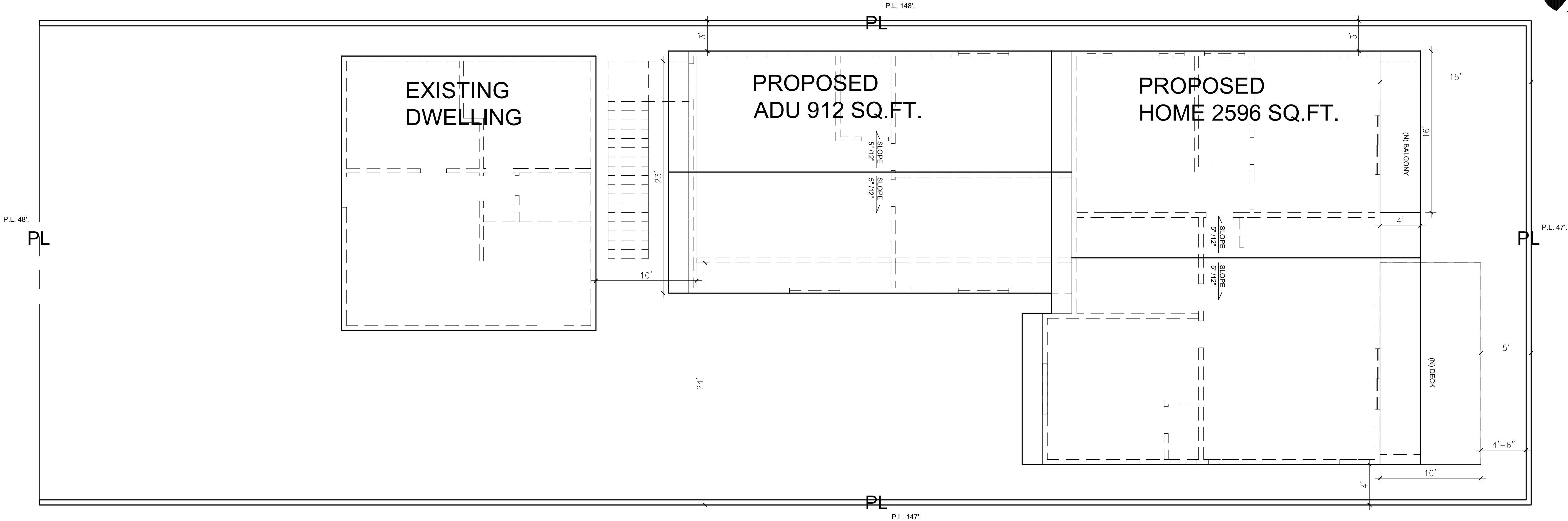
VICINITY MAP



EXISTING SITE PLAN

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

W 147TH ST



PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"



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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:

PEREZ RESIDENCE
4623 W 147TH ST LAWDALE CA 90260

JOB NO.:

DRAWN BY: EMILIO AGUILERA

CHECKED BY: EA

DATE: 01/29/2026

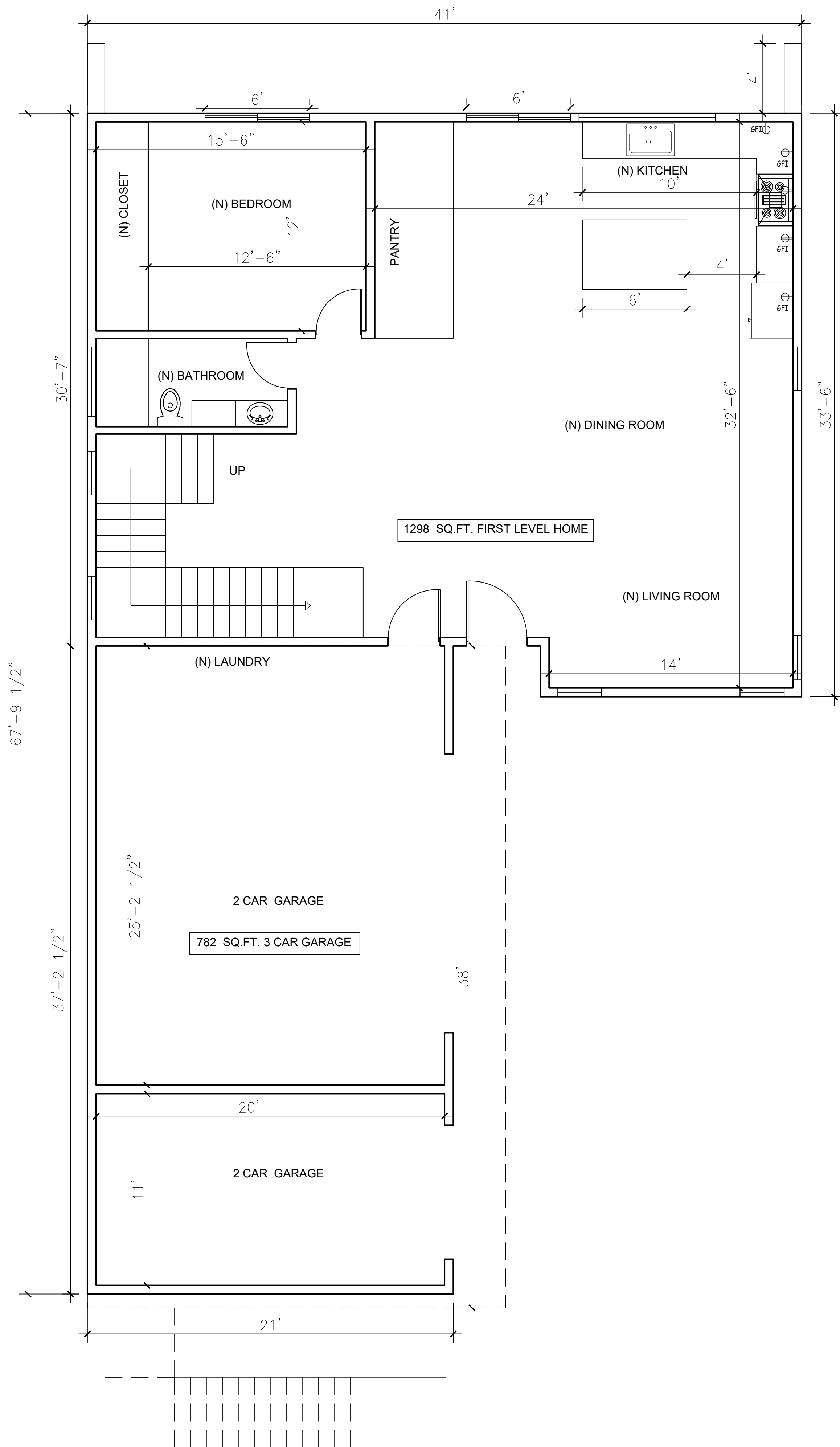
SCALE: INDICATED

SHEET TITLE

SITE PLAN

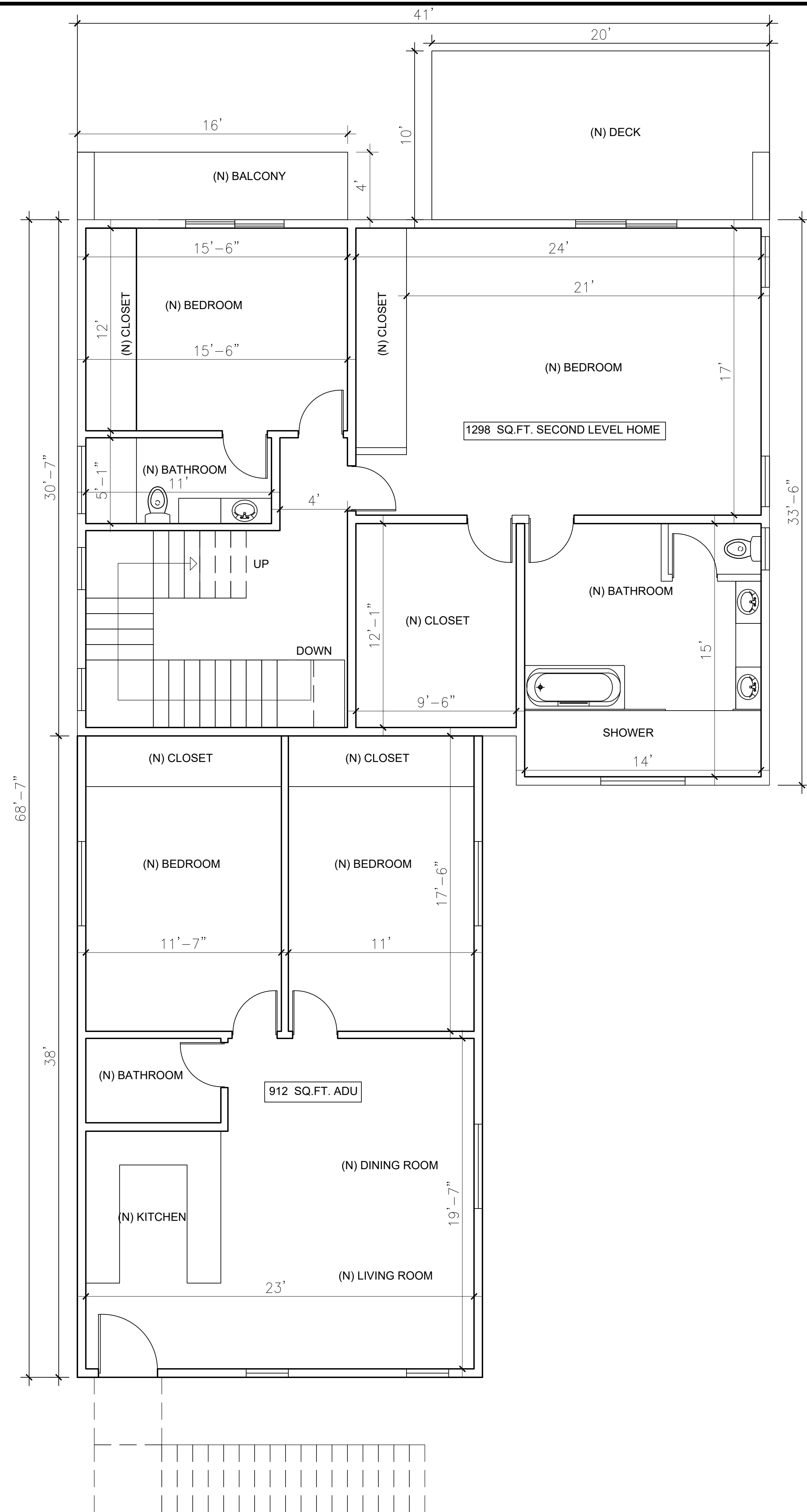
SHEET NUMBER

A-1



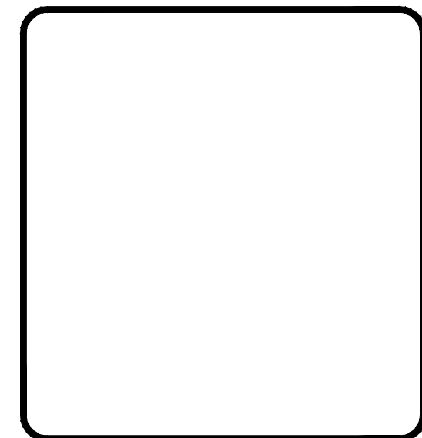
PROPOSED FIRST LEVEL

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



PROPOSED SECOND LEVEL

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



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DATE	DESCRIPTION
0-0-26	CITY SUBMITTAL

Project Name and Address:

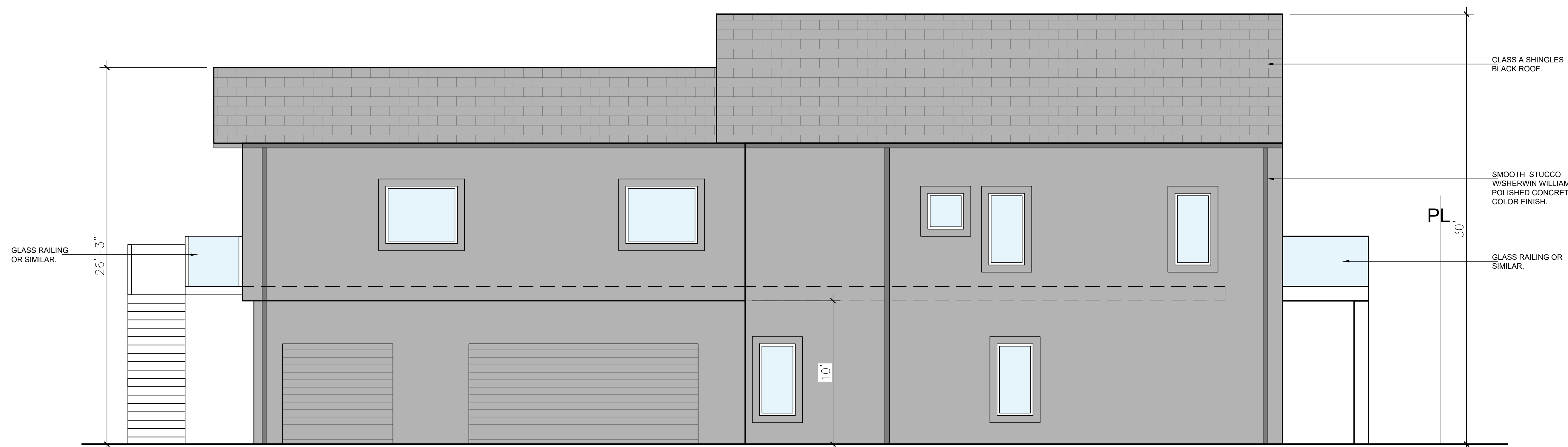
PEREZ RESIDENCE

4623 W 147TH ST LAWDALE CA 90260

JOB NO.:	
DRAWN BY:	EMILIO AGUILERA
CHECKED BY:	EA
DATE:	01/29/2026
SCALE:	INDICATED

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A-2



RIGHT ELEVATION VIEW

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



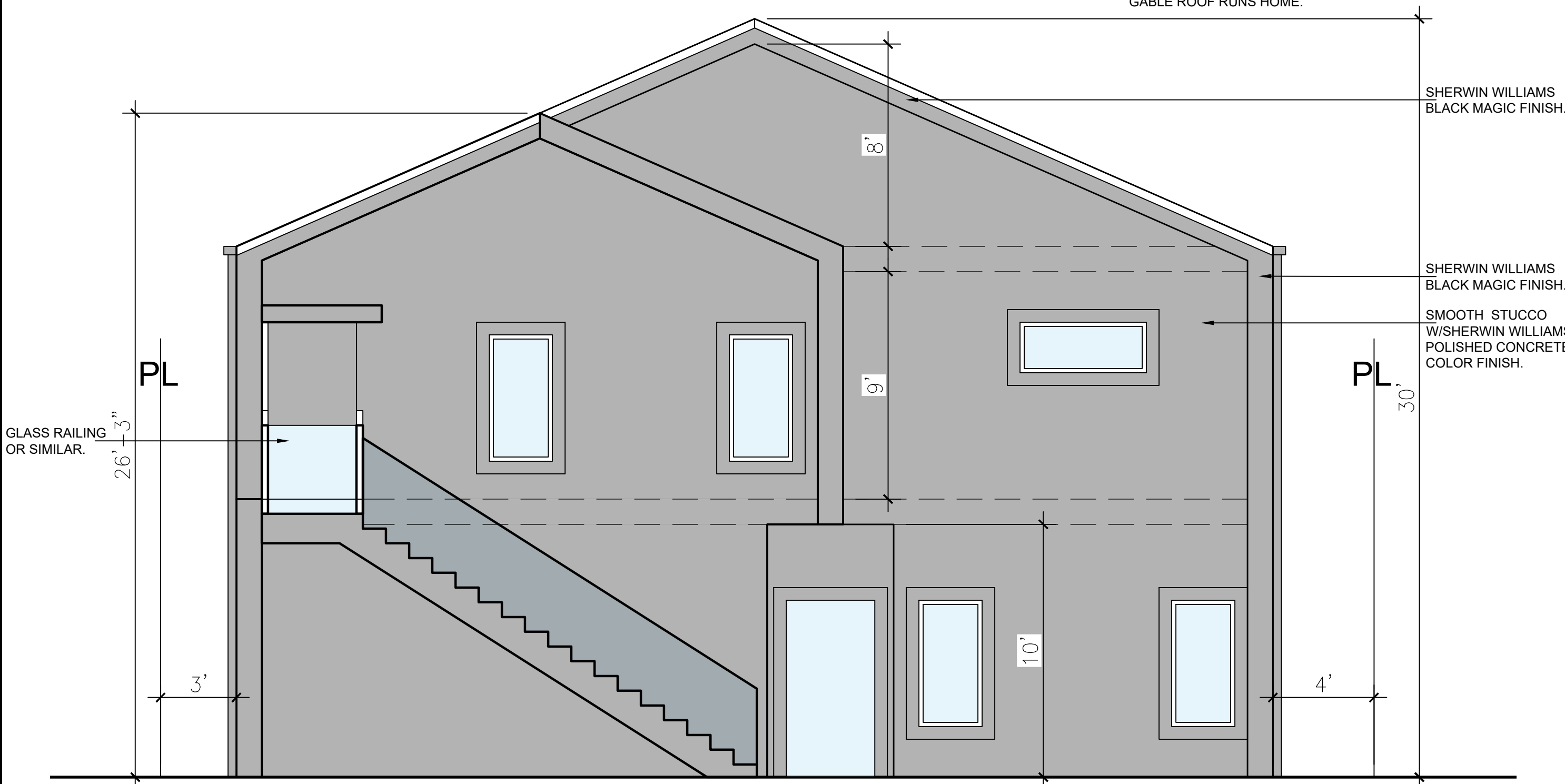
MODERN/CONTEMPORARY
GABLE ROOF RUNS HOME.



MODERN/CONTEMPORARY
GABLE ROOF RUNS HOME.

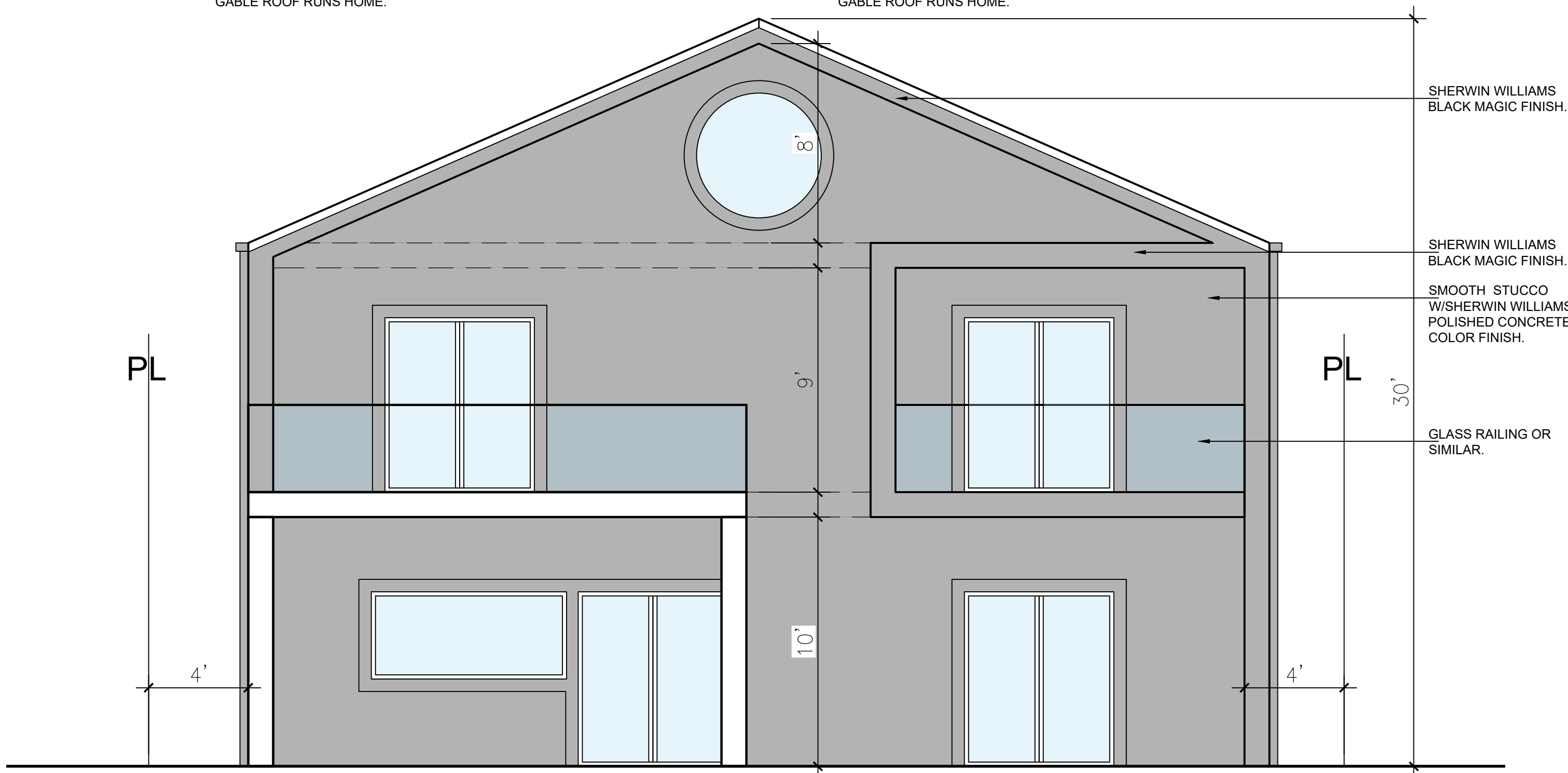


MODERN/CONTEMPORARY
GABLE ROOF RUNS HOME.



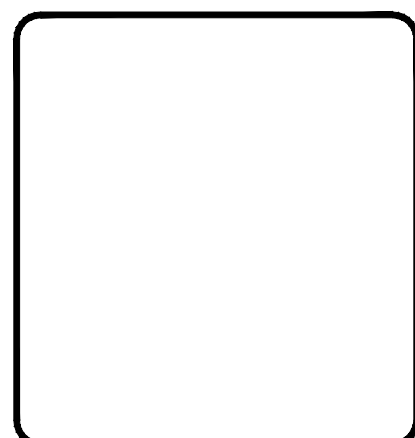
FRONT ELEVATION VIEW

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



REAR ELEVATION VIEW

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



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permission

DATE	DESCRIPTION
0-0-26	CITY SUBMITTAL

Project Name and Address:
PEREZ RESIDENCE
4623 W 147TH ST LAWDALE CA 90260

JOB NO.:	
DRAWN BY:	EMILIO AGUILERA
CHECKED BY:	EA
DATE:	02/11/2026
SCALE:	INDICATED

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

Attachment C:
Vicinity Map

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. 26-05 and Resolution 26-06

1. City of Lawndale Community Development Department
2. Project Location – Specific: 4623 W 147th 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 26-05: A request for approval of a Lot Size Exception and Design Review application to construct a new 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, Interim Community Development Director
7. Exempt status: (Check one)
 - (a) ☐ Ministerial project.
 - (b) ☐ Not a project.
 - (c) ☐ Emergency Project.
 - (d) ☒ X Categorical Exemption. State type and class number: 15303 (a)
 - (e) ☐ Declared Emergency.
 - (f) ☐ Statutory Exemption. State Code section number: _____
 - (g) ☐ Other. Explanation: _____
8. Reason why project is exempt: The construction of a new 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 construction of a single-family residence.
9. Contact Person: Jose Hernandez, Interim Community Development Director
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, Interim Comm. Dev. Director
Title