



CITY OF LAWDALE
AGENDA OF THE LAWDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, September 9, 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 - August 26, 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. 26-17: Lot Size Exception and Design Review for 4133 W. 162nd Street (Continued from the August, 26, 2026, Regular Meeting)
Recommendation: 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. 26-07 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, September 23, 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: September 6, 2026



CITY OF LAWDALE PLANNING COMMISSION

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

DATE: September 9, 2026

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Jose Hernandez, Interim Community Development Director

PREPARED BY: Adrian Gutierrez, Administrative Assistant II

SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - August 26, 2026**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

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Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Meeting - 8/26/2026.pdf](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 8/26/2026

**MINUTES OF THE
LAWNDALE PLANNING COMMISSION REGULAR MEETING
AUGUST 26, 2026**

A. CALL TO ORDER

Chairperson Urrutia called the regular meeting to order at 6:32 p.m. at the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

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

Commissioners Absent: Commissioner Ignatius Lin

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

C. PLEDGE OF ALLEGIANCE

Chairperson Urrutia led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – July 8, 2026

Commissioner Price pointed out a spelling typo in the minutes.

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

E. PUBLIC COMMENT

Resident Peggy T. spoke about the alley located in the 4500 block of 173rd Street. She spoke about homelessness and trash issues. She requested that the city clean up the alley to make it safer.

F. PUBLIC HEARINGS

1. Case No. 26-17: Lot Size Exception and Design Review for 4133 W. 162nd Street

Acting Director Hernandez presented the item.

Commissioner Price asked about the entrance to the front unit and the unit's accessibility to the garage. Acting Director Hernandez responded that the applicant would keep the existing driveway. Access to the garage will be through the alleyway. Lastly, he noted that the applicant will address the parking assignments.

Vice Chairperson Sitka asked if the addition will be single-story, to which Acting Director Hernandez responded that it would be a single-story addition. In addition, Vice Chairperson Sitka asked if the porch to the front unit is existing or new. Acting Director Hernandez replied that the front porch is existing and will remain as-is. Lastly, Vice Chairperson Sitka inquired about the entry from 162nd street to the alley.

Chairperson Urrutia asked if the garage could be converted into an accessory dwelling unit (ADU). Acting Director Hernandez responded that state regulations would allow the garage to be converted into an ADU.

Chairperson Urrutia opened the public hearing at 6:48 p.m.

Applicants Kamal Aped, Ronny Aped, and Nathan Aped addressed the commission. Ronny Aped spoke about the garage being connected through a continuous walkway.

Nathan Aped mentioned that several conditions would delay the project further, add financial burden to the property owner, and seem unnecessary based on the project description. He pointed out the requirement for soil reports, request for a decorative wall, grading requirements, and several public works conditions. He also commented that the public hearing process is excessive for a single-story addition.

Acting Director Hernandez responded that the requirements are typical for similar projects. He also brought up the Subdivision Map Act and its correlation to the Lot Size Exception process.

Chairperson Urrutia requested to continue the public hearing until the next regularly scheduled meeting while the city works with the applicant on the conditions of approval for the project. Deputy City Attorney Fortenbach agreed with the request.

A motion was carried by Chairperson Urrutia and seconded by Commissioner Martinez to continue the item until the next regularly scheduled meeting. The motion passed 4-0 with Commissioner Lin absent.

Chairperson Urrutia closed the public hearing at 7:03 p.m.

Commissioner Price mentioned that the square footage of the property is identified differently in the report. Acting Director Hernandez mentioned that he will make the necessary changes.

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

City Manager Juan Arauz introduced himself to the Commission and provided his background experience and past employment history. The Commission welcomed City Manager Arauz.

I. ITEMS FROM THE PLANNING COMMISSION

None

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 7:06 p.m. to the next regularly scheduled meeting to be held on Wednesday, September 9, 2026, at 6:30 p.m. in the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Dr. Daniel Urrutia, Chairperson

ATTEST:

Jose Hernandez,
Acting 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: September 9, 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. 26-17: Lot Size Exception and Design Review for 4133 W. 162nd Street
(Continued from the August, 26, 2026, Regular Meeting)**

PROJECT DESCRIPTION

The applicant Ronny Aped is requesting approval of two land use entitlements: Lot Size Exception and Design Review. The proposed scope of work involves the following:

- New 506 square foot single-family residence
- New 1,054 square foot garage
- Add a new 135 square foot porch to the existing single-family residence

The subject site is an existing interior lot located at 4133 W 162nd Street and zone R-2. The requested land use entitlements require Planning Commission approval for a Lot Size Exception and Design Review application ("Project").

BACKGROUND

The proposed project was presented by City Staff to the Planning Commission on August 26, 2026. During the public hearing the applicant's architect asked questions about the conditions of approval associated with Resolution No 26-07. The Planning Commission then motioned and recommended that the project be continued to the next regularly schedule public hearing so that staff my communicate with the applicant to resolve the concern's raised by the applicant's architect. City staff met with the applicant and all matters were addressed. The following conditions of approval were revisited and revised:

11. The Applicant shall install a new decorative masonry wall with decorative cap around the periphery of the Property. Fences/walls in the rear and side yard setback area shall be 6 feet in height. A fence/wall in the front yard setback is not required but, if installed, must comply with LMC Section 17.48.050, i.e. up to forty eight inches in height provided that any portion over thirty inches is see-through. The Applicant shall submit a fence permit application for all fences that are to be installed as part of this Project.

Updated and Revised

11. The Applicant shall submit a fence permit application for all fences that are to be installed as part of this Project. A fence/wall in the front yard setback is not required but, if installed, must comply with LMC Section 17.48.050, i.e. up to forty-eight inches in height provided that any portion over thirty inches is see-through.

Removed

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.

ENVIRONMENTAL ASSESSMENT

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

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 August 16, 2026. On August 26, 2026, the Planning Commission continued the project and public hearing to the next regularly scheduled Planning Commission meeting to September 9, 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. 26-07 setting forth findings of fact and conditions of approval relative to the submitted application.

Attachments

[Attachment A - PC Resolution No 26-07.pdf](#)

[Attachment B - August 26, 2026, Staff Report.pdf](#)

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

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

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

ATTACHMENT A
Resolution No 26-07

RESOLUTION NO 26-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS RELATIVE TO CASE NO. 26-17: LOT SIZE EXCEPTION, DESIGN REVIEW APPROVAL AND CEQA CATEGORICAL EXEMPTION

WHEREAS an application has been filed by Ronny Aped (“Applicant”) for approval of a Lot Size Exception and a Design Review application, (collectively “Case No. 26-17”) for the construction of a new single-family residence and garage (“Project”) located at 4133 162nd 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 40 feet in width and 130 feet in depth and thus is not a normal lot/parcel as required under the R-2 minimum standards;

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

WHEREAS 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;

WHEREAS the Property is currently developed with one existing one-story single-family residence that will remain and the Project is to construct a new single-family residential unit on the subject site, requiring 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 construction of a new single-family residence (506 sq.ft.) and a new four-car garage (1,054 sq. ft.);

WHEREAS Case No. 26-17 was properly noticed and set for public hearing before the Planning Commission on August 26, 2026 and continued to the next regularly scheduled public hearing on September 9, 2026;

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

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

- Section 1.** The recitals set forth above are true and correct and incorporated herein by this reference.
- Section 2.** That the Project involves the remodel of an existing single-family residential unit and construction of a new 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 and Design Review for the Project in part because: (a) the present owner of the Subject Property, which is under-sized, was not responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and (b) 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.** Pursuant to the design review requirements in LMC Section 17.30.030, in conditionally approving this application for design review, the Planning Commission makes the following findings:
- A. The proposed development site plan and building design features will integrate harmoniously with, and enhance the character and design of, the immediate neighborhood and surrounding*

area. The Project is consistent with the R-2 zoning district development standards, and its scale and type are similar to other developed lots in the neighborhood. The Property is currently developed with one existing single-family residence and a detached two-car garage. The current two-car garage will be demolished as part of the Project and will be replaced with a 4-car garage. The Project will improve the Property and provide a beneficial visual impact from the street. Therefore, the Project's design features will integrate harmoniously with, and enhance the character of, the surrounding area.

- B. *The site plan and building design will improve the community appearance by preventing extremes of building bulk and mass.* The Project proposes 50% lot coverage, which is below the 60% maximum permitted. Accordingly, the Project will improve the community's appearance without creating excessive building bulk. The proposed second unit will also be designed in an architectural style similar to the existing single-family residence and will comply with the City's development standards, including the architectural features recommended in the Lawndale Residential Development Standards and Guidelines. The City of Lawndale enforces these standards and guidelines to maintain neighborhood compatibility, manage building bulk and height, and guide new construction.
- C. *The site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces.* The Project is efficiently designed to provide convenient pedestrian and vehicular circulation on the Property. The subject site will be accessible along the front and rear of the property from 162nd Street and public alley right of way. The building design allows for natural light and air circulation throughout the site, and the front yard landscaping will enhance the Project's appearance from public spaces. The proposed development also provides access from both the front and rear of the Property, including 162nd Street and the alley public right-of-way.
- D. *The site plan and building design substantially conform to the City's adopted design guidelines.* The Project is consistent with the City's Residential Guidelines and will provide visual interest from the street. The proposed second unit will match the height and architectural features of the existing single-family residence, maintaining consistency with the type and scale of homes in the surrounding neighborhood.

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 and Design Review approval provided that such application is properly filed with the City at least 30 days prior to the expiration date.
4. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.
5. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.
6. Violation of, or noncompliance with, any of these conditions or other applicable provisions of the LMC shall constitute grounds for a code enforcement action.
7. Construction plans shall be submitted to the Community Development Department (Planning and Building Divisions), Public Works Department, and other agencies as required for review and approval prior to the issuance of any building permits.
8. Any changes made to the approved set of plans shall be reviewed and subject to the approval of the Community Development Director, inclusive of any facade changes.
9. Except as set forth in subsequent conditions, and subject to City department and public agency corrections and conditions, the Property shall be developed substantially in accordance with the application and plans submitted. Any major changes as determined by the Community Development Director must be brought back for review to the Planning Commission at the Applicant's expense.
10. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.
11. The Applicant shall submit a fence permit application for all fences that are to be installed as part of this Project. A fence/wall in the front yard setback is not required but, if installed, must comply with LMC Section 17.48.050, i.e. up to forty-eight inches in height provided that any portion over thirty inches is see-through.
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 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.
25. 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).
26. All utility service lines shall be fully operational at the time of issuance of certificate of occupancy.
27. The Applicant shall reconstruct any damaged and substandard sidewalk and driveway approach along 162nd Street fronting the Property and/or any portion of the alley adjacent to the site addressed as 4133 W 162nd Street, pursuant to American Public Works Association (APWA) standards.
28. The proposed (if any) driveway approach shall be realigned away from existing street trees.
29. The Applicant shall not install water or utility pull boxes within the driveway approach area.
30. The Applicant shall design the Project in a manner that prevents surface water from draining across the sidewalk.
31. All work in the public right-of-way shall be completed per APWA standards.
32. 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.
33. Final signoff and approval from the Public Works department shall not be given until all conditions of approval have been completed.
34. No artificial turf shall be installed within the City's parkway.
35. Any curb drain pipe connected to the street curb and gutter should be a minimum of 4 inches in diameter.

Additional Conditions:

36. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
37. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.

38. All scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
39. All newly planted trees shall require root barriers and be double staked and guy wired.
40. All new driveway/access areas shall be concrete, and the Applicant may 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.
41. No exterior security bars shall be allowed to be placed along the buildings' façade (windows and doors).
42. 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.
43. 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.
44. 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.
45. The site shall be maintained by the property owners, at property owners' or their successors' or assignees in interest's sole cost and expense.
46. 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.
47. 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.
48. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
49. 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.
50. 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.

51. 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.
52. 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.
53. All roof top equipment must be fully screened from public view on all sides of the building elevations.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF September 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. 26-07 was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 9th day of September 2026 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Jose Hernandez
Interim Community Development Director

ATTACHMENT B
PC Staff Report



CITY OF LAWDALE PLANNING COMMISSION

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

DATE:	August 26, 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. 26-17: Lot Size Exception and Design Review for 4133 W. 162nd Street

PROJECT DESCRIPTION

The applicant Ronny Aped is requesting approval of two land use entitlements: Lot Size Exception and Design Review. The proposed scope of work involves the following:

- New 506 square foot single-family residence
- New 1,054 square foot garage
- Add a new 135 square foot porch to the existing single-family residence

The subject site is an existing interior lot located at 4133 W 162nd Street and zone R-2. The requested land use entitlements require Planning Commission approval for a Lot Size Exception and Design Review application (“Project”).

Applicant:	Ronny Aped
Property Owner:	Ronny Aped
Location:	4133 W 162 nd Street ("Subject Property" or “Property”)
APN:	4074-011-027
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 (5,000) 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. Per Lawndale Municipal Code (LMC) section 17.48.120, the minimum lot area for a newly created lot or parcel in the R-2 zone is 5,000 square feet with minimum lot dimensions of 50 feet in width and 100 feet in depth.

ENVIRONMENTAL ASSESSMENT

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

SURROUNDING LAND USES AND ZONING

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

DEFINITIONS

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

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

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

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

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

PROPERTY HISTORY:

Tract Map No. 7422, surveyed by W.B. Jonson in September 1923, confirms the subject lot was created that same year—preceding the City of Lawndale's 1959 incorporation. The lot measures 41 feet by 130 feet, totaling 5,330 square feet. Although this falls short of the current R-2 zone minimum dimension requirements (50 feet by 100 feet), the lot is legally nonconforming. Under Lawndale Municipal Code Section 17.20.030, it remains a lawful parcel in part because it was legally established prior to the enactment of the current ordinance.

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

- a. April 1955: 600 square foot garage and shop (20x30)
- b. February 1930: 980 square foot SFR

EXISTING CONDITIONS:

The Project site is currently developed with existing 980 square foot single-story residential unit with a detached garage. The subject site does have alley access and an existing driveway accessible from 162nd Street. The Project site is located on the north side of 162nd Street and has a street frontage of 40 feet and a depth of 130 feet.

LAWNDALE MUNICIPAL CODE:

Lot Size Exceptions

The subject lot width being 40 feet makes it legal nonconforming. In developing an existing nonconforming lot, the proposed Project requires the approval of a Lot Size Exception application as written under Section 17.20.120 of the Lawndale Municipal Code (“LMC”).

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

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

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

The above-mentioned requirements are satisfied. The property owner is not the original owner at the time 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.

Design Review

Per Lawndale Municipal Code (“LMC”) Section 17.30.020, design review by the Planning Commission at a public hearing is required for any project that will result in two or more dwelling units being located on a single parcel of land.

The Project involves the construction of a new single family residential unit with a detached four-car garage that will be accessible from an existing alley. The front unit will remain the same. The proposed second residential unit will be attached to the rear of the existing single-family residence. Parking for both residential units and accessible from the public alley right of way. The proposed single-family unit is designed to have a living/dining room, kitchen, one bedroom and one bathroom. The proposed second unit will be attached to the rear of the existing single-family residence. The development will remain one story in height (14’-2”) which is less than that allowed maximum height in the R-2 zone.

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	2 units on a 5,330 sq. ft. lot	Yes
Minimum Lot Size	5,000 sq.ft.	5,330 sq. ft.	Yes
Front Yard Setback	20 feet	15’-2” (existing legal nonconforming)	Yes
Side Yard Setback	3 feet	3’-9” West & 3 ft.(garage) 9’-0”(SFR) East	Yes
Rear Yard Setback	Average of 10 feet (380 sq.ft.)	10 ft setback average	Yes
Height	30 feet maximum	14 ft. 2 in	Yes
# of Parking Spaces	2 per unit within a garage	4 car garage(enclosed)	Yes

Development Standards	Required	Proposed	Compliance
Additional Parking for 4th Bedroom	1 additional parking for 4th bedroom	None required	Yes
# of Visitor Spaces	1/2 space per unit	1 paved parking space	yes
Private Open Space - Front Unit	200 sq.ft. per unit	318 sq.ft.	Yes
Private Open Space - Rear Unit	200 sq.ft. per unit	202 sq. ft	yes

The R-2 (Two-family Residence) Zone permits more than one dwelling unit on a lot or parcel of land as long as the property has at least 5,000 sq. ft. of net land area. The subject property is 5,330 sq. ft. in size, which complies with the R-2 zone's minimum lot size for the development of 2 dwelling units on a single parcel. The proposed lot coverage is 50%, which is significantly less than the allowable maximum 60% lot coverage.

Parking

Section 17.48.180 of the LMC, pertaining to residential parking requirements, requires each dwelling unit to have 2 covered parking spaces in an enclosed garage and every dwelling unit containing 4 or more bedrooms to provide 1 additional off-street parking space. Additionally, 0.5 visitor parking spaces must be provided for each unit.

The subject site has vehicle access from 162nd Street and an existing public alley. The applicant proposes to construct a new detached four-car garage accessed from the public alley. The applicant also proposes one unenclosed guest parking space, also accessible from the public alley. Because the proposed dwelling unit will not contain four or more bedrooms, no additional off-street parking is required. As proposed, the Project complies with applicable parking standards. The existing driveway located along the front of the property will remain and offer additional parking on the property.

Building Design and Site Improvements

The Applicant has incorporated some design features, including a building facade with components of modern contemporary architectural style typical in Southern California. The building design has an overall consistency with the surrounding neighborhood. The Project is designed to have 100% of the front yard landscaped with live vegetation, including a

variation of plants, shrubs and trees. Additionally, the proposed driveway will be paved with decorative material such as stamped/colored concrete or inlaid pavers.

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

CONCLUSION:

As described above, the Project and current condition of the subject Property satisfy the requirements to approve a Lot Size Exception and Design Review per Lawndale Municipal Code section 17.20.120 and 17.30.030. For the reasons discussed above and the information attached to this report, the Project would conform with all the requirements of the General Plan and the provisions of the LMC. The proposed Project would not have an adverse effect on the public, health, safety, or general welfare. Therefore, City staff recommends approval of the Project.

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 August 16, 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. 26-07 setting forth findings of fact and conditions of approval relative to the submitted application.

RESOLUTION NO 26-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDAL, CALIFORNIA, SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS RELATIVE TO CASE NO. 26-17: LOT SIZE EXCEPTION, DESIGN REVIEW APPROVAL AND CEQA CATEGORICAL EXEMPTION

WHEREAS an application has been filed by Ronny Aped (“Applicant”) for approval of a Lot Size Exception and a Design Review application, (collectively “Case No. 26-17”) for the construction of a new single-family residence and garage (“Project”) located at 4133 162nd 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 40 feet in width and 130 feet in depth and thus is not a normal lot/parcel as required under the R-2 minimum standards;

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

WHEREAS 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;

WHEREAS the Property is currently developed with one existing one-story single-family residence that will remain and the Project is to construct a new single-family residential unit on the subject site, requiring 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 construction of a new single-family residence (506 sq.ft.) and a new four-car garage (1,054 sq. ft.);

WHEREAS Case No. 26-17 was properly noticed and set for public hearing before the Planning Commission on August 26, 2026;

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

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

- Section 1.** The recitals set forth above are true and correct and incorporated herein by this reference.
- Section 2.** That the Project involves the remodel of an existing single-family residential unit and construction of a new 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 and Design Review for the Project in part because: (a) the present owner of the Subject Property, which is under-sized, was not responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and (b) 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.** Pursuant to the design review requirements in LMC Section 17.30.030, in conditionally approving this application for design review, the Planning Commission makes the following findings:
- A. The proposed development site plan and building design features will integrate harmoniously with, and enhance the character and design of, the immediate neighborhood and surrounding area. The Project is consistent with the R-2 zoning district development standards, and its scale and type are similar to other developed lots in the neighborhood. The Property is*

currently developed with one existing single-family residence and a detached two-car garage. The current two-car garage will be demolished as part of the Project and will be replaced with a 4-car garage. The Project will improve the Property and provide a beneficial visual impact from the street. Therefore, the Project's design features will integrate harmoniously with, and enhance the character of, the surrounding area.

- B. *The site plan and building design will improve the community appearance by preventing extremes of building bulk and mass.* The Project proposes 50% lot coverage, which is below the 60% maximum permitted. Accordingly, the Project will improve the community's appearance without creating excessive building bulk. The proposed second unit will also be designed in an architectural style similar to the existing single-family residence and will comply with the City's development standards, including the architectural features recommended in the Lawndale Residential Development Standards and Guidelines. The City of Lawndale enforces these standards and guidelines to maintain neighborhood compatibility, manage building bulk and height, and guide new construction.
- C. *The site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces.* The Project is efficiently designed to provide convenient pedestrian and vehicular circulation on the Property. The subject site will be accessible along the front and rear of the property from 162nd Street and public alley right of way. The building design allows for natural light and air circulation throughout the site, and the front yard landscaping will enhance the Project's appearance from public spaces. The proposed development also provides access from both the front and rear of the Property, including 162nd Street and the alley public right-of-way.
- D. *The site plan and building design substantially conform to the City's adopted design guidelines.* The Project is consistent with the City's Residential Guidelines and will provide visual interest from the street. The proposed second unit will match the height and architectural features of the existing single-family residence, maintaining consistency with the type and scale of homes in the surrounding neighborhood.

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 and Design Review approval provided that such application is properly filed with the City at least 30 days prior to the expiration date.

4. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.
5. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.
6. Violation of, or noncompliance with, any of these conditions or other applicable provisions of the LMC shall constitute grounds for a code enforcement action.
7. Construction plans shall be submitted to the Community Development Department (Planning and Building Divisions), Public Works Department, and other agencies as required for review and approval prior to the issuance of any building permits.
8. Any changes made to the approved set of plans shall be reviewed and subject to the approval of the Community Development Director, inclusive of any facade changes.
9. Except as set forth in subsequent conditions, and subject to City department and public agency corrections and conditions, the Property shall be developed substantially in accordance with the application and plans submitted. Any major changes as determined by the Community Development Director must be brought back for review to the Planning Commission at the Applicant's expense.
10. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.
11. The Applicant shall install a new decorative masonry wall with decorative cap around the periphery of the Property. Fences/walls in the rear and side yard setback area shall be 6 feet in height. A fence/wall in the front yard setback is not required but, if installed, must comply with LMC Section 17.48.050, i.e. up to forty eight inches in height provided that any portion over thirty inches is see-through. The Applicant shall submit a fence permit application for all fences that are to be installed as part of this Project.
12. All exterior light fixtures shall be directed onto the Property, and no direct glare shall be visible from adjoining residentially zoned and/or developed properties. The maximum allowable illumination at the Property line shall not exceed 0.5 foot-candles.
13. A landscape plan that complies with the requirements of LMC Chapter 17.88, Water Efficient Landscape, to the satisfaction of the Community Development Director, must be approved prior to the issuance of building permits. Trees planted in the front yard setback shall be a minimum 36" box tree.
14. The Project shall comply with all Los Angeles County Fire Department conditions of approval.

15. The Applicant shall indemnify, defend, and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding against the City or its agents, officers or employees in connection with the Project including any action to attack, set aside, void or annul any approval by the City concerning the Project or the City's refusal to issue certificates of occupancy for the Applicant's failure to comply with any of these conditions of approval. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.
16. The Project shall comply with all of the provisions of Title 13 of the LMC relating to public services and storm water management. The Project shall also conform to National Pollutant Discharge Elimination System (NPDES) standards and Standard Urban Storm Water Mitigation Plan (SUSMP) requirements, if applicable, prior to any grading operations.
17. All Property drainage shall be directed to the street in a manner acceptable to the Building Official. The Applicant shall not block existing drainage from adjacent properties and must show sufficient elevations outside of the Property and contour lines to allow the Building Official to ascertain that existing drainage from adjacent properties is not blocked and adequate retaining systems are installed.
18. The Applicant shall contact Golden State Water Company for review of the existing water main once Los Angeles County Fire Department has issued its fire protection requirements for this Project.
19. The Applicant shall request a cost estimate for water system modifications and project review prior to the start of construction from Golden State Water Company.
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 162nd Street fronting the Property and/or any portion of the alley adjacent to the site addressed as 4133 W 162nd 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 may 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 26th DAY OF AUGUST 2026.

Dr. Daniel Urrutia, Chairperson
Lawndale Planning Commission

ATTEST

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

I, Jose Hernandez, Interim Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing Resolution No. 26-07 was duly approved by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 26th day of August 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Jose Hernandez
Interim Community Development Director

ATTACHMENT C
Architectural Plans

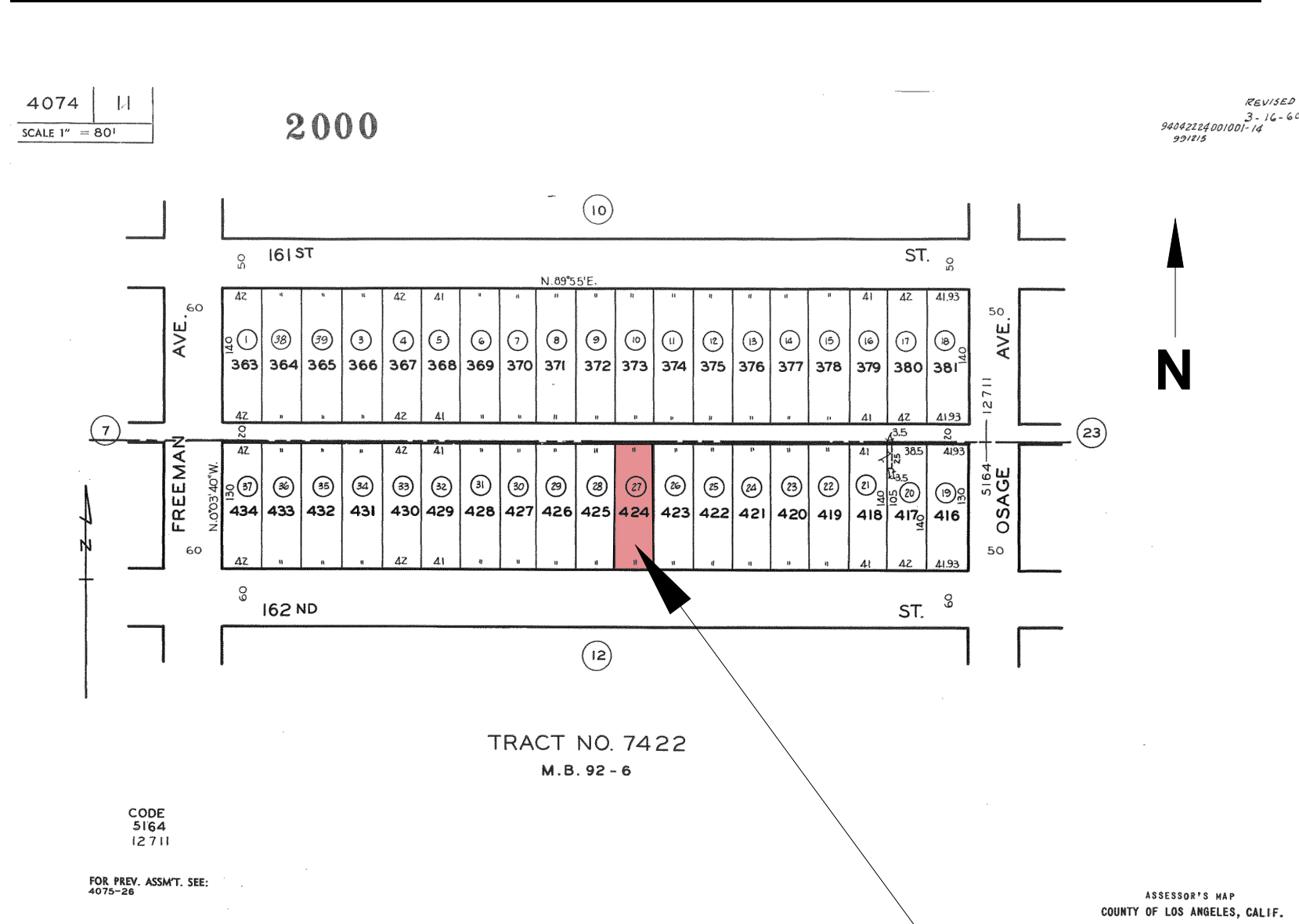
NEW SECOND DWELLING UNIT

4133 W 162ND ST. LAWNDAL CA 90260

ABBREVIATIONS

& A.B. A.C. A.C.I. ACP A.D.A.A.G.	AND ANCHOR BOLT ASPHALTIC CONCRETE AMERICAN CONCRETE INSTITUTE ACOUSTIC CEILING PANEL ACCESSIBILITY GUIDELINES ABOVE FINISH FLOOR ALUMINUM AMERICAN PLYWOOD ASSOCIATION ABRASIVE QUARRY TILE ARCHITECTURAL AMERICAN SOCIETY FOR TESTING MATERIALS	HORIZ. OR (H) H.S.B. IN. INFO. INV. JT. OR (JNT.) JST. LB. OR (#) LG. MAT. MAX. M.B. MIN. MISC. M.P.S. M.S.B. MTL.	HORIZONTAL HIGH STRENGTH BOLT INCH INFORMATION INVERTED JOINT JOIST POUNDS LONG MATERIAL MAXIMUM MACHINE BOLT MINIMUM MISCELLANEOUS MODULAR PANELBOARD SYSTEM MAIN SWITCH BOARD METAL
BLK'G B.N. BM. B.O.J. BUR BOTT. OR (B)	BLOCKING BOUNDARY NAIL BEAM BOTTOM OF JOIST BUILT UP ROOFING BOTTOM	NO. OR (#) N.T.S.	NUMBER NOT TO SCALE
C C/L C.B.B. C.J. CL.G. CLR. C.M.U. COL. CONC. CONN. CONST. CONST. JT. CONT. CONTR COMP C.T.	CONDUIT CENTER LINE CEMENTITIOUS BAKER BOARD CONTROL JOINT (COLD JOINT) CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION JOINT CONTINUOUS CONTRACTOR COMPACTED (ION) CERAMIC TILE	O.C. OPNG. P. LAM PL P/L PLYWD. PR PSF PSI. Q.T. RAD. OR (R) REINF.	ON CENTER OPENING PLASTIC LAMINATE OR PARALLAM PLATE PROPERTY LINE PLYWOOD PAIR POUNDS PER SQ. FOOT POUNDS PER SQ. INCH QUARRY TILE RADIUS REINFORCEMENT
DBL. DEG. DIA. OR Ø DIAG. DIM. DR. DWG(S)	DOUBLE DEGREE DIAMETER DIAGONAL DIMENSION DOOR DRAWING(S)	S.C. SCHED. SHT. SIM. SM SMS SPEC(S) SQ. SQ. IN. SQ. FT. STD. STL. STRUCT. SUSP. SYM.	SAW-CUT JOINT SCHEDULE SHEET SIMILAR SHEET METAL SHEET METAL SCREW SPECIFICATION(S) SQUARE SQUARE INCH SQUARE FOOT STANDARD STEEL STRUCTURAL SUSPENDED SYMMETRICAL
EA. E.C. EL. E.N. E.O.C. E.O.E. EQ. OR = E.S. EXP.	EACH ELECTRICAL CONTRACTOR EACH FACE ELEVATION EDGE NAIL EDGE OF COUNTER/ EDGE OF EQUIPMENT EQUAL EACH SIDE EXPANSION	(T) TEMP. THK. T & G T.N. T.O.B. T.O.F. T.O.PL. T.O.S. T.O.W. TYP.	TOP TEMPERED (TEMPERATURE) THICKNESS TONGUE & GROOVE TOE NAIL TOP OF BEAM TOP OF FOOTING TOP OF PLATE TOP OF SLAB TOP OF WALL TYPICAL
F.D. FDN. F.F. F.G. FLR. FIN. F.N. F.O.B. F.O.J. F.O.M. F.O.P. F.O.S. F.R.P. F.S. FT. FTG.	FLOOR DRAIN FOUNDATION FINISHED FLOOR FLOAT GLASS FLOOR FINISH FIELD NAIL FACE OF BEAM FACE OF JOIST FACE OF MASONRY FACE OF POST FACE OF STUD FIBERGLASS REINFORCED PANEL FLOOR SINK FEET FOOTING	U.B.C. U.O.N. VERT. OR (V) W.C.T. W. WD. W.G.B. WT. WWM.	UNIFORM BUILDING CODE UNLESS OTHERWISE NOTED VERTICAL VINYL WALL COVERING WITH WOOD WEATHER RESISTANT GYPSUM BOARD WEIGHT WELDED WIRE MESH
GA. G.B. G.C. GALV. G.I. GLB.	GAUGE (GAGE) GYPSUM BOARD GENERAL CONTRACTOR GALVANIZED GALVANIZED IRON GLU-LAMINATED BEAM		
H.D. HDR. HDW. HGR. HGT. OR (HT) H.M.	HUB DRAIN HEADER HARDWARE HANGER HEIGHT HOLLOW METAL		

VICINITY MAP



SITE

GREEN BUILDING NOTES

- THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE
- WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
- 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."
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3.
- MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL (4.504.6)
- A 4-INCH THICK BASE OF ½ INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.
- A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.

CONTACTS

CLIENT: 4133 W 162ND ST. LAWNDAL CA 90260	AGENT/DESIGNER: DESIGN 1 STUDIO CONTACT: NATHAN SEWELL 1245 EAST WALNUT ST, SUITE 116 PASADENA, CA 91106 PH #: (323) 384-6316	STRUCTURAL: SAA STRUCTURAL ENGINEERING, INC. CONTACT: MIKITA SIVUSHENKA 22121 CLARENDON ST. UNIT 340 WOODLAND HILLS, CA 91367 PH #: (323) 448-4682 nick@saaeng.com
TITLE 24 CONSULTANT: CASTRO DRAFTING & DESIGN CONTACT: MANUEL CASTRO 9201 BELMAC AVE BAKERSFIELD, CA 93312 PH #: 310-892-0517		

SCOPE OF WORK

- EXISTING 998 SQUARE FOOT SINGLE-FAMILY RESIDENCE, 135 SQUARE FOOT FRONT PORCH WITH A DETACHED 4-CAR GARAGE (622 SQUARE FEET), DEMO PORTION OF EXISTING GARAGE (62 SQ. FT.) THE EXISTING SINGLE-FAMILY RESIDENCE HAS TWO BEDROOMS, LIVING ROOM, DINING ROOM, KITCHEN, AND ONE BATHROOM.
- NEW SECOND DWELLING UNIT - 506 SQUARE FEET
THE PROPOSED NEW UNIT INCLUDES ONE BEDROOM (100 SQUARE FEET) WITH CLOSET, LIVING ROOM (222 SQUARE FEET), KITCHEN (82 SQUARE FEET), LAUNDRY, AND A BATHROOM
NEW GARAGE ADDITION (486 SQ. FT.), TOTAL PROPOSED 4-CAR GARAGE - 1,054 SQ. FT.
- NEW 10x20 GUEST PARKING SPACE
- NEW 10x20 UNCOVERED PARKING SPACE
- NEW FENCE PER SEPARATE PERMIT

APPLICABLE CODES

INCLUDING LAWNDAL MUNICIPAL CODE

CODE TYPE	CODE MODEL
BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
RESIDENTIAL CODE:	2022 CALIFORNIA RESIDENTIAL CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
FIRE/LIFE SAFETY CODE:	2022 CALIFORNIA FIRE CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
GREEN BUILDING CODE:	2022 CALIFORNIA GREEN BUILDING CODE

GENERAL NOTES

- IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS OR SPECIFICATIONS IN THIS PACKAGE, NOTIFY DESIGN 1 STUDIO INC IMMEDIATELY IN WRITING. DO NOT PROCEED WITH WORK IN ANY AREA WHERE A DISCREPANCY EXISTS UNTIL THE DISCREPANCY HAS BEEN RESOLVED IN WRITING BY THE DESIGNER OF RECORD. ANY WORK PERFORMED DESPITE A KNOWN OR SUSPECTED DISCREPANCY, WITHOUT PRIOR WRITTEN RESOLUTION, SHALL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- DESIGN 1 STUDIO INC HAS BEEN RETAINED SOLELY FOR PERMIT EXPEDITING SERVICES, INCLUDING PLAN SUBMISSIONS, COORDINATION WITH GOVERNMENTAL AGENCIES, AND OBTAINING PLANNING AND BUILDING DEPARTMENT APPROVALS AND CLEARANCES. DESIGN 1 STUDIO INC IS NOT THE DESIGNER OF RECORD, ARCHITECT OF RECORD, OR ENGINEER OF RECORD FOR THIS PROJECT.
- DESIGN 1 STUDIO INC IS NOT RESPONSIBLE FOR, AND HAS NO CONTROL OR CHARGE OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SCHEDULES, OR WEATHER PROTECTION, NOR FOR THE SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING WORK ON THE PROJECT.
- DESIGN 1 STUDIO INC HAS NOT BEEN RETAINED FOR THE REVIEW, SUPERVISION, ADMINISTRATION, OR MONITORING OF CONSTRUCTION, NOR FOR THE CERTIFICATION OF PAYMENTS. DESIGN 1 STUDIO INC HAS NO OBLIGATION TO VISIT THE JOBSITE, VERIFY THAT CONSTRUCTION CONFORMS TO THE APPROVED PLANS, OR MONITOR THE CONTRACTOR'S PERFORMANCE. THE CONSTRUCTION COORDINATOR SHALL BE THE OWNER'S REPRESENTATIVE AND SHALL REVIEW THE PROJECT AND RENDER NECESSARY DECISIONS FOR THE PROGRESS OF THE WORK.
- DESIGN 1 STUDIO INC'S SCOPE OF SERVICES IS COMPLETE UPON FINAL APPROVAL OF THE PLANS BY THE DEPARTMENT OF BUILDING AND SAFETY (DBS) OR APPLICABLE AUTHORITY AND DELIVERY OF THE APPROVED PERMIT TO THE CLIENT. ANY SERVICES REQUESTED AFTER PERMIT APPROVAL, INCLUDING BUT NOT LIMITED TO PLAN REVISIONS, SUPPLEMENTAL SUBMISSIONS, OR RESPONSES TO CONTRACTOR QUESTIONS, SHALL BE SUBJECT TO SEPARATE AGREEMENT AND ADDITIONAL COMPENSATION.
- WHERE STRUCTURAL ENGINEERING CALCULATIONS AND/OR DRAWINGS ARE INCLUDED IN THIS PLAN SET, SUCH WORK HAS BEEN PERFORMED BY AN INDEPENDENT CALIFORNIA-LICENSED STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER IS SOLELY RESPONSIBLE FOR THE ADEQUACY, ACCURACY, AND COMPLETENESS OF ALL STRUCTURAL CALCULATIONS, DETAILS, AND DRAWINGS. DESIGN 1 STUDIO INC DOES NOT PRACTICE STRUCTURAL ENGINEERING AND MAKES NO REPRESENTATION REGARDING THE ADEQUACY OF ANY ENGINEERING WORK PRODUCT. QUESTIONS REGARDING STRUCTURAL ENGINEERING SHALL BE DIRECTED TO THE ENGINEER OF RECORD IDENTIFIED ON THE STRUCTURAL SHEETS.
- DESIGN 1 STUDIO INC'S REVIEW OF PLANS FOR PERMIT SUBMITTAL PURPOSES IS LIMITED TO GENERAL COMPLETENESS AND COMPLIANCE WITH SUBMITTAL REQUIREMENTS. SUCH REVIEW DOES NOT CONSTITUTE A DESIGN REVIEW OR DESIGN REVIEW OF RECORD AND, WHERE APPLICABLE, THE STRUCTURAL ENGINEER OF RECORD, ANY UNAUTHORIZED DEVIATION FROM THE APPROVED PLANS SHALL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- THE CONTRACTOR SHALL BUILD IN STRICT CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. NO DEVIATIONS, SUBSTITUTIONS, OR MODIFICATIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGNER OF RECORD AND, WHERE APPLICABLE, THE STRUCTURAL ENGINEER OF RECORD. ANY UNAUTHORIZED DEVIATION FROM THE APPROVED PLANS SHALL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. SHOWING CONDITIONS AND CONDITIONS IN THE FIELD SHALL NOT BE RELIED UPON AS INFORMATION AVAILABLE AT THE TIME OF DESIGN AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY THE DESIGNER OF RECORD IN WRITING BEFORE PROCEEDING.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL WORK IN THE FIELD IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES, AND REQUIREMENTS BY GOVERNING AGENCIES, WHETHER OR NOT SAID CODES, ORDINANCES, AND REQUIREMENTS ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION, INCLUDING PROTECTION FROM WEATHER, WATER INTRUSION, AND ENVIRONMENTAL DAMAGE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WEATHER PROTECTION OF ALL OPEN OR EXPOSED WORK THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES DAMAGED BY CONTRACTOR'S OPERATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR ALL INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS AT EACH STAGE OF CONSTRUCTION BEFORE PROCEEDING TO THE NEXT STAGE. FAILURE TO OBTAIN REQUIRED INSPECTIONS SHALL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- THE OWNER OR GENERAL CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ELECTRICAL, HVAC, MECHANICAL, AND PLUMBING PERMITS.
- THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGNS PER OSHA REQUIREMENTS AND SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISION OF A DEBRIS BOX AT REGULAR SERVICING, REMOVAL OF ALL CONTRACTOR/SUBCONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF ENTIRE YARD AREA AT THE COMPLETION OF WORK.
- ALL PROCEDURES, TESTING, AND MATERIALS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. EQUIPMENT OR MATERIALS NOTED AS "FURNISHED BY OTHERS" SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.
- NO PERSON OR ENTITY SHALL SEND COMMUNICATIONS, CORRESPONDENCE, OR DIRECTIVES IN THE NAME OF DESIGN 1 STUDIO INC OR IN THE NAME OF ANY ENGINEER, DESIGNER, CONSULTANT, OR SUBCONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE APPLICABLE PARTY. ANY UNAUTHORIZED COMMUNICATION ISSUED UNDER ANOTHER PARTY'S NAME SHALL NOT BE BINDING AND SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY WHO ISSUED IT.
- THESE PLANS AND ALL ASSOCIATED DRAWINGS, SPECIFICATIONS, AND DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF THEIR RESPECTIVE AUTHORS AND SHALL NOT BE REPRODUCED, MODIFIED, OR REUSED FOR ANY OTHER PROJECT WITHOUT PRIOR WRITTEN CONSENT.

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T1.2	GREEN SHEETS
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A1.1	EXISTING/DEMO FLOOR PLAN
A1.2	DEMO EXISTING ROOF PLAN
A1.3	PROPOSED FLOOR PLAN
A1.4	PROPOSED ROOF PLAN
A1.5	PROPOSED ELECTRICAL PLAN
A2.1	DEMO/EXISTING ELEVATIONS
A2.2	PROPOSED ELEVATIONS
A3.1	PROPOSED SECTIONS
A3.2	WINDOW AND DOOR SCHEDULE
A4.1	ARCHITECTURAL DETAILS

SITE INFORMATION:
ASSESSOR'S ID: 4074-011-027
ADDRESS: 4133 W 162ND ST
LAWNDAL CA 90260-2704
USE TYPE: SINGLE FAMILY RESIDENCE
YEAR BUILT:1927
(E) & (N) NUMBER OF STORIES: 1
(E) & (N) HEIGHT: 15'-11" (MAX 30')
ZONE: R-2
ZONING: LNR 2 YY
LEGAL DESCRIPTION
(FOR ASSESSMENT PURPOSES):
TRACT # 7422 LOT 424
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: NO
OF PARKING SPACES: 4
#GUEST PARKING: 1

SITE AREAS:
LOT SIZE: 5,330 SQ. FT.
EXISTING BUILDING UNIT 1: 998 SQ. FT.
EXISTING COVERED PORCH: 135 SQ. FT.

EXISTING 4-CAR GARAGE: 622 SQ. FT.
DEMO PORTION OF EXISTING GARAGE: 62 SQ. FT.
EXISTING 4-CAR GARAGE TO REMAIN: **568 SQ. FT.**

NEW SECOND DWELLING UNIT 2: 506 SQ.FT.

NEW GARAGE ADDITION: 486 SQ. FT.
TOTAL PROPOSED 4-CAR GARAGE : 568+486 = 1054 SQ. FT.

TOTAL PROPOSED LOT COVERAGE:
980 SQ. FT. + 135 SQ.FT. + 1053 SQ.FT.+ 506 SQ.FT.=
2,675 SQ.FT.
2,675 SQ.FT./ 5,330 SQ. FT. = 50% OF LOT SIZE < 60%

EXISTING PARKING SPACES: 4
NEW PARKING SPACES: 6
- 4 COVERED PARKING SPACES
- 1 UNCOVERED PARKING SPACE
- 1 GUEST PARKING SPACE - UNCOVERED

REQUIRED COMMON OPEN SPACE: 2 X 200 = 400 SQ. FT.
PROPOSED COMMON OPEN SPACE, UNIT 1 & UNIT 2 : 407 SQ.FT.

REQUIRED PRIVATE SPACE: 2 X 200 = 400 SQ.FT.

UNIT 1 PROPOSED PRIVATE SPACE: 318 SQ.FT.

UNIT 2 PROPOSED PRIVATE SPACE: 202 SQ.FT.

FRONT YARD: 566 SQ.FT.

NUMBER OF PARKING SPACES

	NUMBER OF UNITS	REQUIRED PER UNIT	PROVIDED PER UNIT
	2	2 (COVERED)	2 (COVERED)
TOTAL			4*

*** NOTE: PARKING SPACES ARE EXISTING TO REMAIN**

NUMBER OF GUEST PARKING SPACES

	NUMBER OF UNITS	REQUIRED PER UNIT	PROVIDED PER UNIT
	2	0.5	0.5
TOTAL		1	1

DESIGN 1 STUDIO

1245 EAST WALNUT STREET, SUITE 116
PASADENA, CA 91106

REVISIONS

NO.	DATE	DESCRIPTION
DESIGN NS		ISSUED
DRAWN NS		APPROVED

NEW SECOND DWELLING UNIT

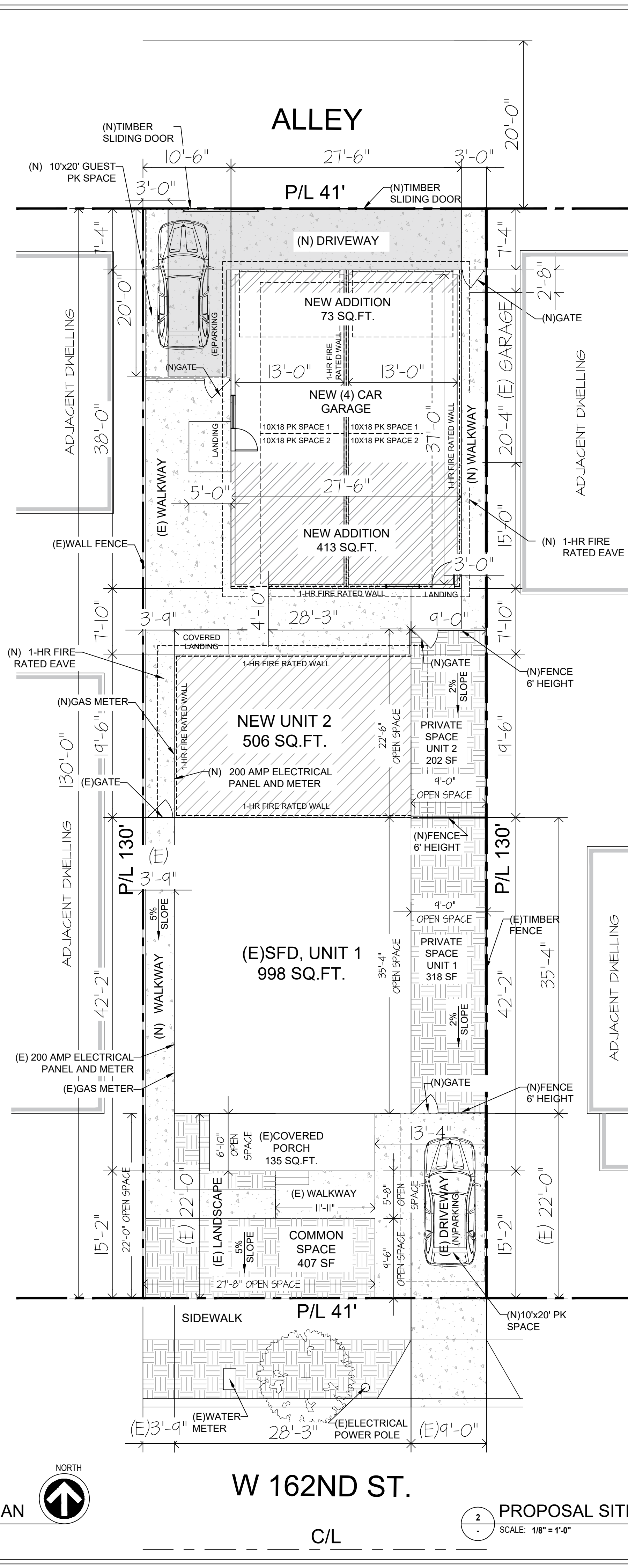
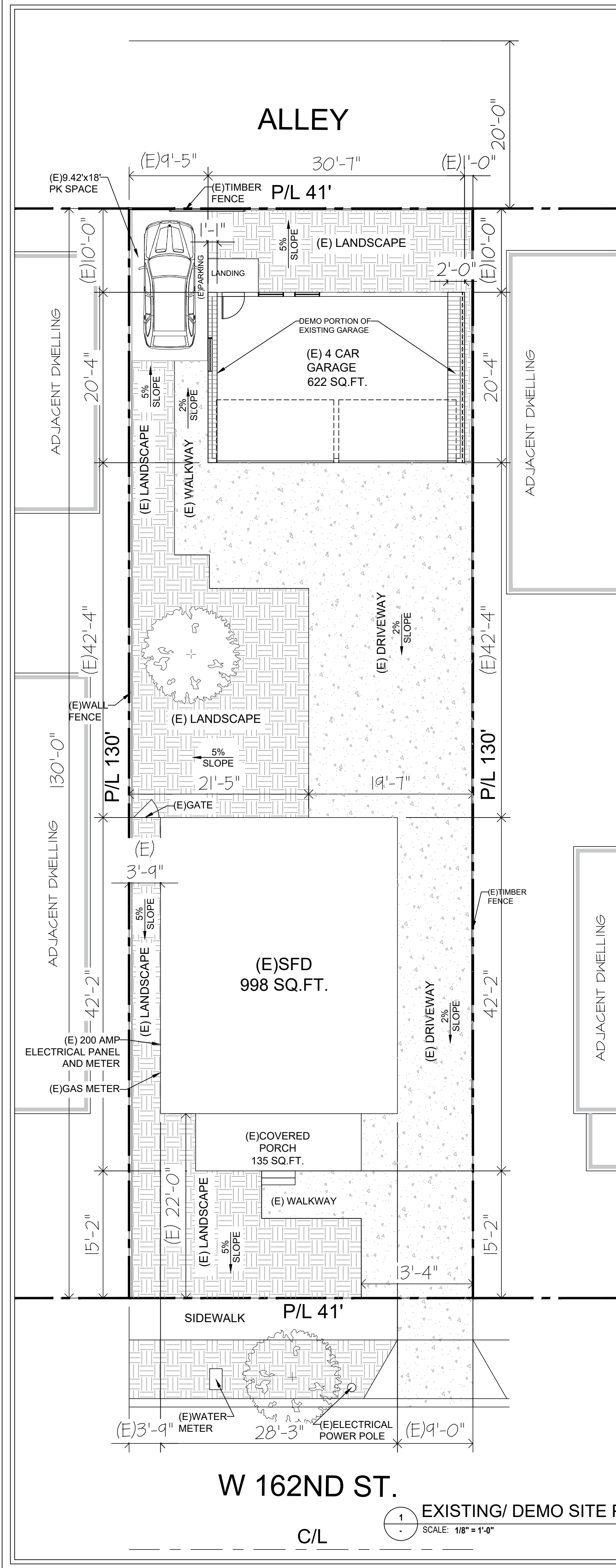
4133 W 162ND ST
LAWNDAL CA 90260

sheet title:

TITLE SHEET

sheet number:

T1.0



LEGEND:

	(E) SFD/UNIT 1, (E) GARAGE
	DEMO PORTION OF (E) GARAGE
	CONCRETE
	LANDSCAPING
	(N) UNIT 2
	TREE
	GARAGE ADDITION
	SETBACK AREA

AVERAGE SETBACK CALCULATION

LOT WIDTH	SIDE YARD #1	SIDE YARD #2	AVERAGE WIDTH
41	3	3	35
AVERAGE WIDTH	REQUIRED AVERAGE SETBACK (FT)		MIN REQUIRED SETBACK AREA (SQ.FT)
35	10		350
AVERAGE WIDTH	PROVIDED SETBACK AREA (SQ.FT)		
35	352		

NUMBER OF PARKING SPACES

	NUMBER OF UNITS	REQUIRED PER UNIT	PROVIDED PER UNIT
	2	(COVERED)	2 (COVERED)
TOTAL			4

NUMBER OF GUEST PARKING SPACES

	NUMBER OF UNITS	REQUIRED PER UNIT	PROVIDED PER UNIT
	2	0.5	0.5
TOTAL		1	1

SITE INFORMATION:

ASSESSOR'S ID: 4074-011-027
ADDRESS: 4133 W 162ND ST
LAWNDALE, CA 90260-2704
USE TYPE: SINGLE FAMILY RESIDENCE
YEAR BUILT: 1927
(E) & (N) NUMBER OF STORIES: 1
(E) & (N) HEIGHT: 15'-11" (MAX 30')
ZONE: R-2
ZONING: LNR 2 YY
LEGAL DESCRIPTION
(FOR ASSESSMENT PURPOSES):
TRACT # 7422 LOT 424
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: NO
OF PARKING SPACES: 4
#GUEST PARKING: 1

SITE AREAS:

LOT SIZE: 5,330 SQ. FT.
EXISTING BUILDING UNIT 1: 998 SQ. FT.
EXISTING COVERED PORCH: 135 SQ. FT.

EXISTING 4-CAR GARAGE: 622 SQ. FT.
DEMO PORTION OF EXISTING GARAGE: 62 SQ. FT.
EXISTING 4-CAR GARAGE TO REMAIN: **568 SQ. FT.**

NEW SECOND DWELLING UNIT 2: 506 SQ.FT.

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TOTAL PROPOSED 4-CAR GARAGE : 568+486 = 1054 SQ. FT.

TOTAL PROPOSED LOT COVERAGE:
980 SQ. FT. + 135 SQ.FT. + 1053 SQ.FT.+ 506 SQ.FT.= 2,675 SQ.FT.
2,675 SQ.FT./ 5,330 SQ. FT. = 50% OF LOT SIZE < 60%

GENERAL NOTES:

- NO EASEMENT ON LOT
- LANDSCAPING IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED ON THE SITE PLAN
- ALL TREES ARE EXISTING TO REMAIN

LANDSCAPING NOTES:

- EXISTING LANDSCAPING AND IRRIGATION CONTROLLER TO REMAIN

DRAINAGE NOTES:

- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES
- OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
- AN EXCAVATION / ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W.
- NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF TREES WITHOUT A TREE REPORT AND PERMIT
- FINISHED FLOOR TO BE 8 INCHES ABOVE FINISHED GRADE
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10FT (5% SLOPE). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBITS 6" FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [CRC R401.3, CBC 1804.4]
- IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. [CRC R401.3 EXCEPTION, CBC 1804.4]

EXISTING PARKING SPACES: 4
NEW PARKING SPACES: 6
- 4 COVERED PARKING SPACES
- 1 UNCOVERED PARKING SPACE
- 1 GUEST PARKING SPACE - UNCOVERED

REQUIRED COMMON OPEN SPACE: 2 X 200 = 400 SQ. FT.
PROPOSED COMMON OPEN SPACE, UNIT 1 & UNIT 2 : 407 SQ.FT.

REQUIRED PRIVATE SPACE: 2 X 200 = 400 SQ.FT.
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DESIGN 1 STUDIO

1245 EAST WALNUT STREET, SUITE 116
PASADENA, CA 91106

REVISIONS		
NO.	DATE	DESCRIPTION
DESIGN NS		ISSUED
DRAWN NS		APPROVED

NEW SECOND DWELLING UNIT
4133 W 162ND ST
LAWNDALE, CA 90260

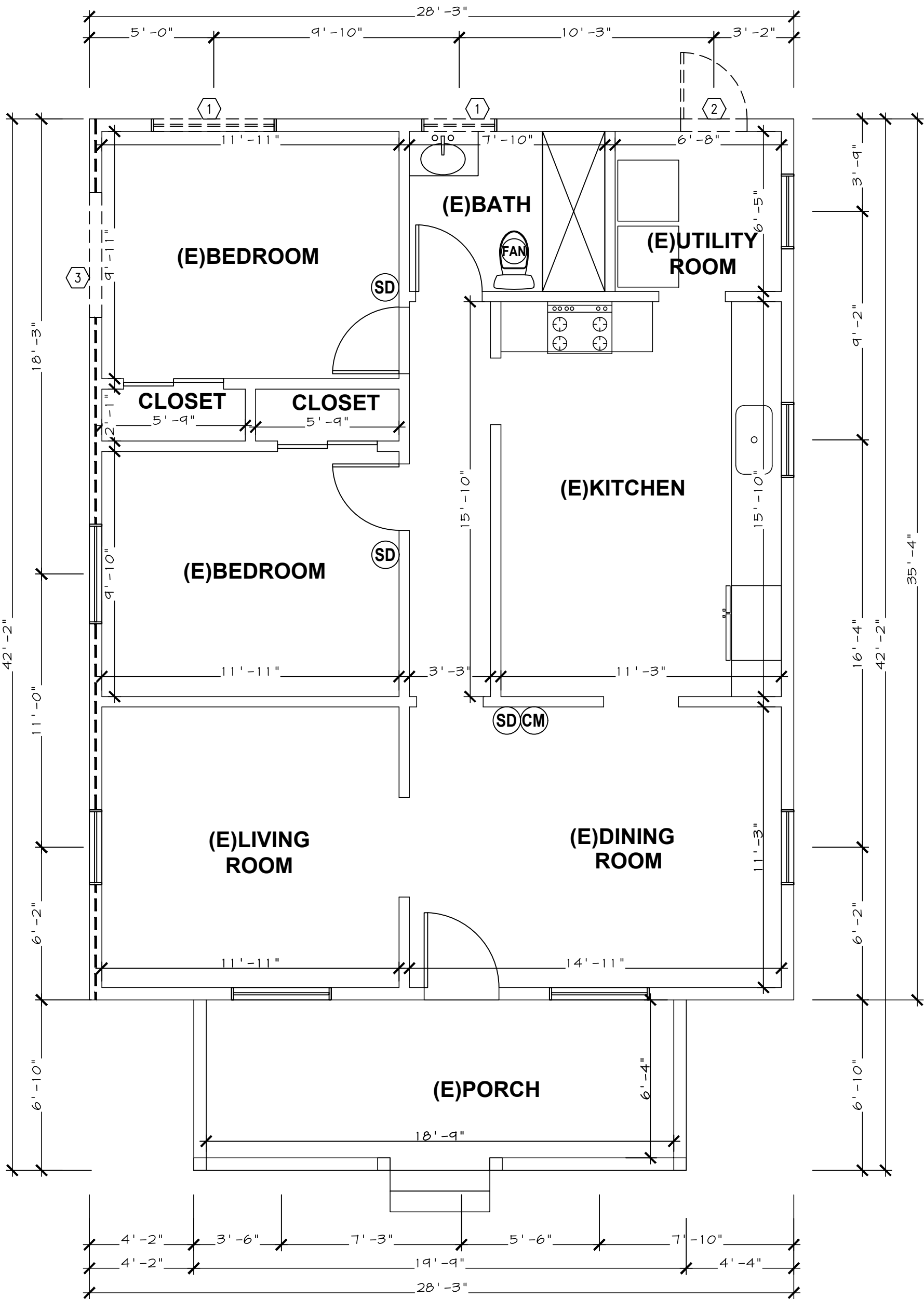
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ARCHITECTURAL
SITE PLAN

sheet number:

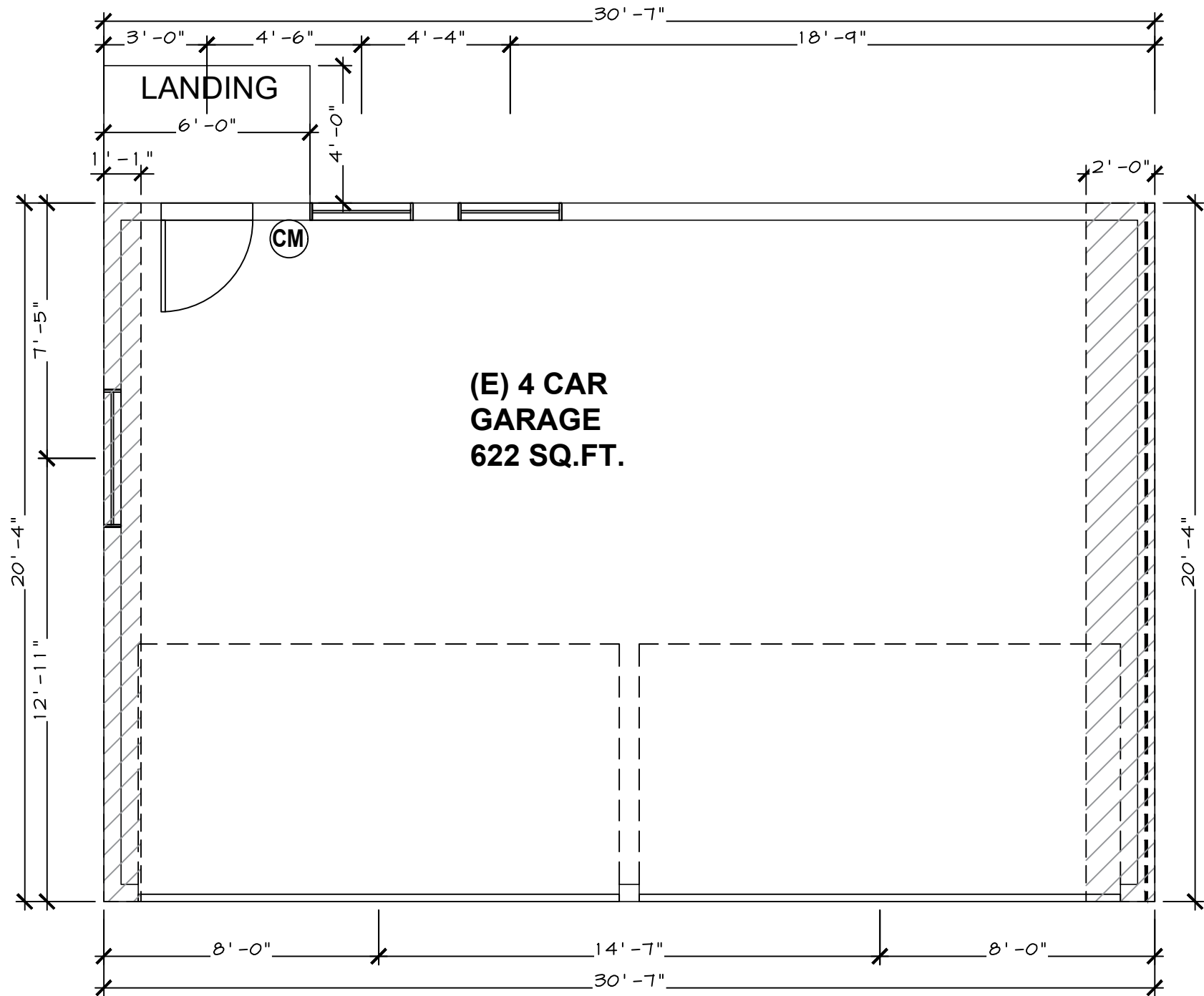
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SPR 25-23



1
-
-
DEMO/EXISTING FLOOR PLANS - SFR
SCALE: 1/4" = 1'-0"

NORTH
↑



2
-
-
DEMOLITION FLOOR PLAN - GARAGE
SCALE: 1/4" = 1'-0"

NORTH
↑

DEMOLITION NOTE:

ALL DEMOLITION AND GRADING PERMITS WILL REQUIRE A PRECONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK AND A PROJECT SIGN MUST BE POSTED ON SITE. IF A SINGLE-FAMILY DWELLING IS BEING DEMOLISHED THAT IS LOCATED ON A SLOPED LOT, A TOPOGRAPHIC SURVEY IS REQUIRED PRIOR TO THE DEMOLITION OF THE STRUCTURE. THIS MAY ALSO BE REQUIRED FOR A FLAT LOT AS DETERMINED BY THE BUILDING OFFICIAL. DOCUMENTS INDICATING RODENT AND INSECT ABATEMENT HAS BEEN PERFORMED MUST BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO START OF DEMOLITION.

RESIDENTIAL DEMOLITION NOTE:

PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTRUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVED PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULT IN A STOP WORK ORDER (CBC CHAPTER 1 SEC. 115) AND/OR REVOCATION OF THE PERMIT (CBC CHAPTER 1 SEC. 105.6). ADDITIONAL DEMOLITION WORK MAY ALSO REQUIRE COMPLIANCE WITH MUNICIPAL CODE IF MORE THAN 50% OF THE STRUCTURE IS DEMOLISHED.

KEYNOTES:

- 1 DEMO EXISTING WINDOW
- 2 DEMO EXISTING DOOR
- 3 DEMO PART OF THE WALL FOR OPENING

LEGEND

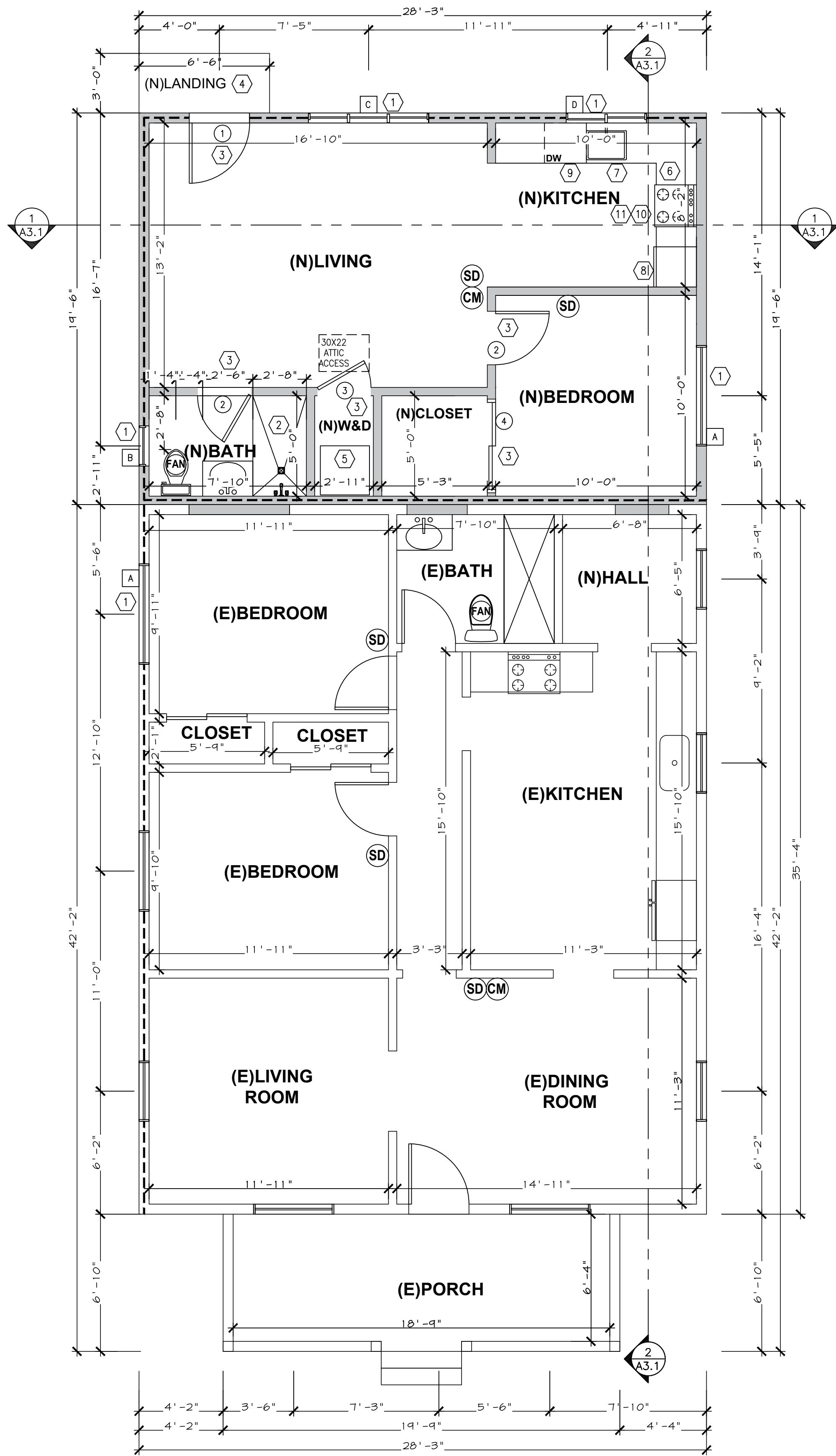
- EXISTING WALL TO REMAIN
- 1 HOUR FIRE RATED WALL
- EXISTING WALL TO BE REMOVED
- DEMO EXISTING PORTION OF GARAGE
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW
- EXISTING WINDOW TO BE REMOVED

DESIGN 1 STUDIO
1245 EAST WALNUT STREET, SUITE 116
PASADENA, CA 91106

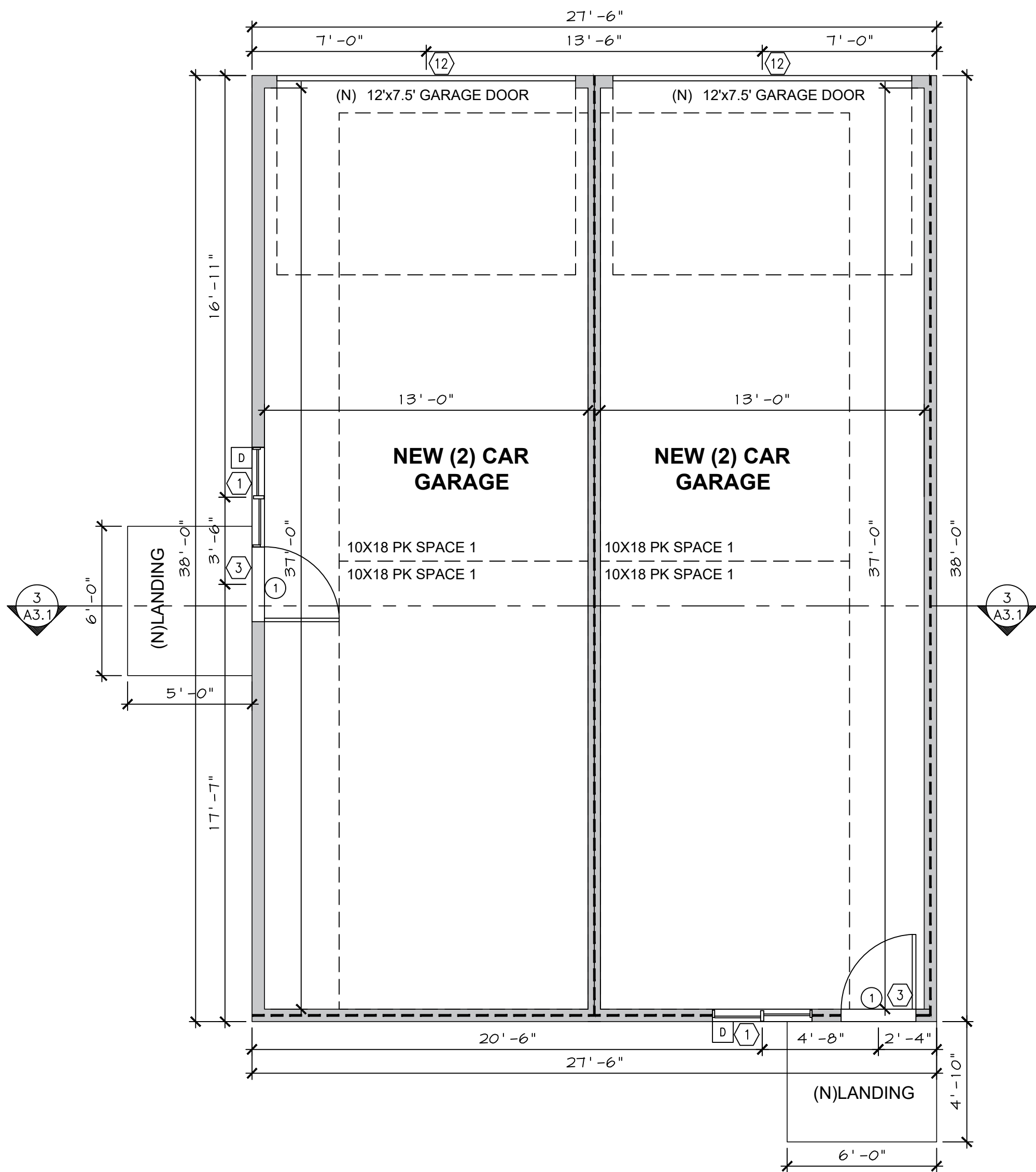
REVISIONS		
NO.	DATE	DESCRIPTION
DESIGN	NS	ISSUED
DRAWN	NS	APPROVED

NEW SECOND DWELLING UNIT
4133 W 162ND ST
LAWDALE, CA 90260

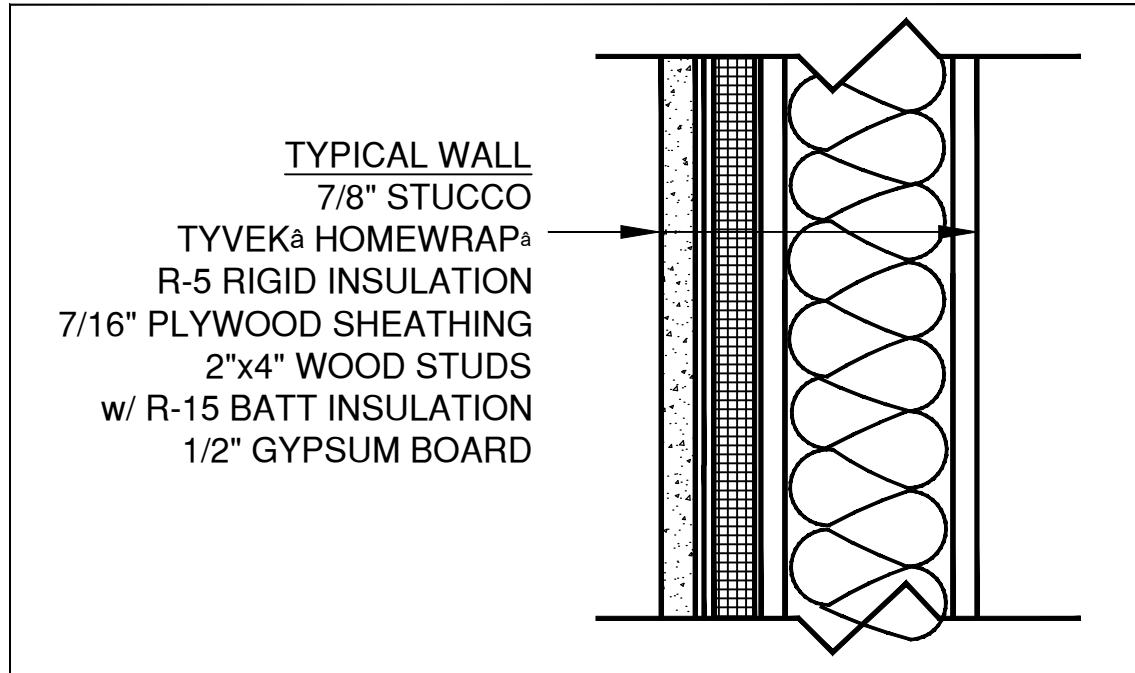
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FLOOR PLANS
sheet number:
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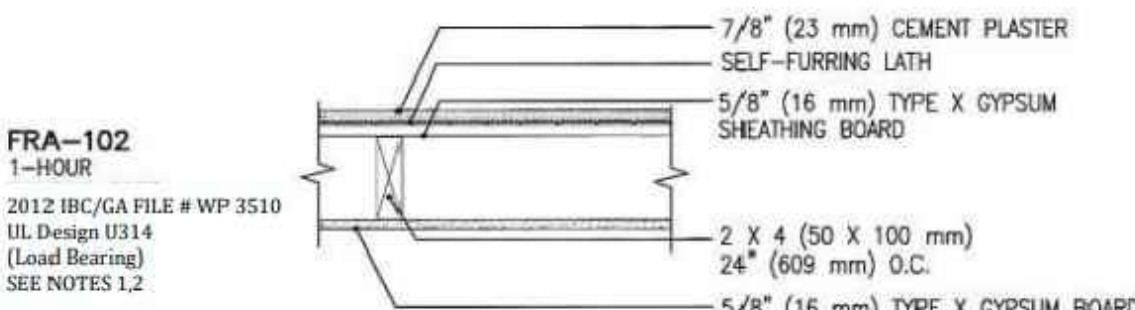
1
-
PROPOSED FLOOR PLAN - UNIT 1 AND 2
SCALE: 1/4" = 1'-0"



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



3
-
TYPICAL WALL - R-15 INSULATION
SCALE: 3" = 1'-0"



4
-
1-HOUR FIRE AND SOUND RATED WALL
SCALE: NTS

KEYNOTES:

1. INSTALL NEW WINDOW
2. INSTALL NEW BATHROOM FIXTURES, NEW FINISHES AND TILE IN RESTROOM @ 6'-0" MIN HEIGHT - SEE BATH NOTES
3. INSTALL NEW DOOR
4. INSTALL NEW COVERED LANDING
5. INSTALL NEW WASHER & DRYER
6. INSTALL NEW CABINET
7. INSTALL NEW KITCHEN SINK
8. INSTALL NEW REFRIGERATOR
9. INSTALL NEW DISH WASHER
10. INSTALL 280 CFM KITCHEN HOOD

KITCHEN RANGE HOODS NOTE:
THIS FAN IS TO BE USED FOR LOCAL VENTILATION EXHAUST. MINIMUM 100 CFM FAN TESTED AT A STATIC PRESSURE .25 WC AND RATED @ 3 SONES OR LESS REQUIRED TO BE INSTALLED. AN MUST BE ATTACHED TO A MINIMUM 5" SMOOTH DUCT AND NO LONGER THAN 85'. SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW.

11. INSTALL NEW RANGE
12. INSTALL NEW GARAGE DOOR

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CRC, OR CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE.
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6"H, TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2% (CBC 1804.4, CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12"H PLUS 2% (CBC 1808.7.4, CRC R403.1.7.3)

GENERAL NOTES:

- A. EQUIPMENT AND FURNITURE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS
- B. INSTALL NEW HEADERS PER STRUCTURAL
- C. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 72" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE DRAIN.
- D. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO HIGH HUMIDITY.
- E. SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT ABOVE THE FLOOR. [CRC R307.2, CBC 1210.2.1]
- F. FIELD-CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. [CRC R317-1.1]
- G. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR, 5.7 SQUARE FEET OF OPEN ABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY YARD, OR EXIT COURT.
- H. MINIMUM WINDOW AREA SHALL BE 8% OF THE FLOOR AREA AND 50% OPERABLE. [CRC R303.1]
- I. NEW WINDOW OPENING FOR VENTILATION SHALL BE A MINIMUM OF 4% OF THE FLOOR AREA. [CRC R303.1]
- J. BATHROOM OR SERVICE ROOM MINIMUM WINDOW AREAS SHALL NOT BE LESS THAN 3 SQUARE FEET AND 50% OPERABLE AND, PROVIDE A MECHANICAL VENTILATION SYSTEM EXHAUSTED TO THE OUTSIDE CAPABLE OF PROVIDING 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION 25 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. [CRC R303.1]
- K. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTIONS AND ALTERATION. REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1,000. [CRC R314.2.1, R314.2.2]
- L. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. [CRC R314.6 EXCEPTIONS 1, 3]
- M. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.4]
- N. SMOKE DETECTORS SHALL BE HARDWIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC 314.6]
- O.
- O.A. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH GROUP OF SLEEPING ROOM/AREA, AND AT EACH TOP OF THE STAIRS, ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R314.3]
- O.B. IN EXISTING DWELLINGS THE SMOKE ALARMS MAY BE BATTERY POWERED.
- P. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTIONS AND ALTERATION. REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1,000. [CRC R315.2.1, R315.2.2]
- Q. CO ALARMS SHALL BE HARDWIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC 315.5]
- R. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL2034, UL 217, UL2075, AND MAINTAINED PER NFPA 720. [CRC R315.1.1; R315.6.1, R315.6.2]
- S. CO ALARM AHLL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. [CRC R315.3]
- T. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.7]
- U. IN EXITING DWELLING UNIT, 2 CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF A WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTIONS 4]
- V. EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE SWINGING EXIT DOOR, MINIMUM CLEAR HEIGHT OF 6'-6", AND A MINIMUM CLEAR WIDTH OF 32" [CRC 311.2]
- W. CORRIDOR / HALL SHALL BE 36 INCHES MINIMUM CLEAR WIDTH. [CRC R311.3]
- X. MAX. PLUMBING FIXTURES FLOW RATE PER CALIFORNIA GREEN CODE [4.303]
- a. WATER CLOSETS 1.28 GPF
- b. SHOWERHEADS 1.8 GPM @ 80 PSI
- c. LAUNDRY/SINK FAUCETS 1.2 GPM @ 60 PSI
- d. KITCHEN FAUCETS 1.8 GPM @ 60 PSI
- Y. CONTROL VALVES FOR SHOWER & TUB/ SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE
- Z. PROVIDE WATER HEATER ANCHOR STRAPS WITHIN THE UPPER AND LOWER 1/3 [CPC 508.2]
- AA. BATHTUBS AND WHIRLPOOL BATHS SHALL BE PROVIDED WITH A TRAP DOOR OR ACCESS WITHIN 20 FEET OF THE PUMP [CPC 414.1]
- AB. POWER RECEPTACLES SHALL BE CHILD PROOF COVERED CEC 210.52
- AC. ALL POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS AND SIMILAR AREAS ARE TO BE PROTECTED BY A "COMBINATION AFCI BREAKER." KITCHENS, BATHROOMS, AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.
- AD. MINIMUM CLEAR WITH OF 36" FOR EXTERIOR STAIRS [CRC R311.7.1]

NOTES:

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

BATHROOM NOTES

1. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5) WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
2. SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)

CLOTHES DRYER NOTES

1. A MINIMUM OF 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED [CMC 504.4.2]
2. DRYER EXHAUST CANNOT EXCEED 14 FT WITH A MAX OF TWO 90 DEGREE ELBOWS [CMC 504.4.2.1]
3. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED [CMC 504.4.2.2]

PLUMBING NOTE

1. PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.

OCCUPANT SENSOR NOTE

OCCUPANT SENSOR IN BATHROOMS, GARAGES, LAUNDRY ROOMS, WALK-IN CLOSETS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CENC SECTION 150.0(K).2.E.I)

LEGEND

- | | | | |
|--|---|--|------------|
| | EXISTING STUD WALL TO REMAIN | | NEW WINDOW |
| | NEW STUD WALL | | |
| | 1-HOUR FIRE-RATED WALL; STC 52 (MIN STC 50) | | |
| | NEW DOOR | | |
| | CARBON MONOXIDE DETECTOR | | |
| | SMOKE DETECTOR - PHOTOELECTRIC. | | |
| | SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217. | | |
| | MIN. 50 CFM MECHANICAL EXHAUST FAN - ENERGYSTAR WITH HUMIDISTAT | | |

SPR 25-23

DESIGN 1 STUDIO

1245 EAST WALNUT STREET, SUITE 116
PASADENA, CA 91106

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN NS	ISSUED
DRAWN NS	APPROVED

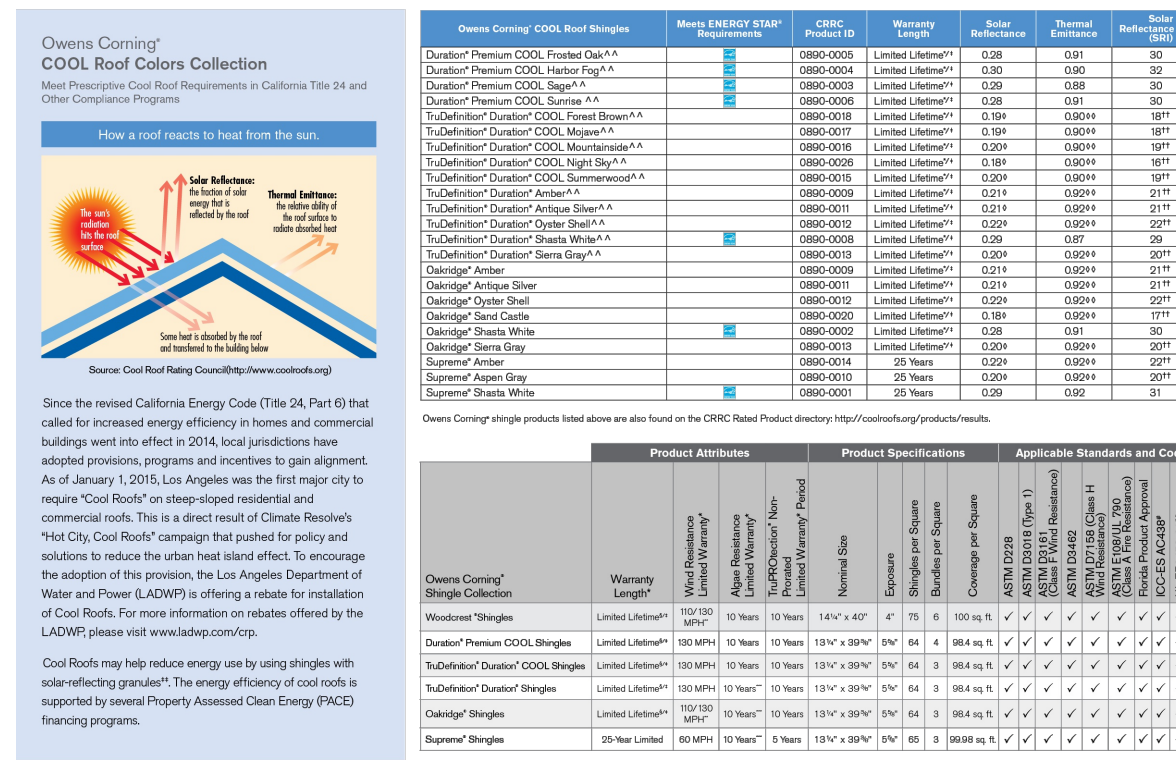
NEW SECOND DWELLING UNIT
4133 W 162ND ST
LAWDALE, CA 90260

sheet title:

PROPOSED
FLOOR PLAN

sheet number:

A 1.3



COLOR: NEW CLASS A ROOFING TO BE SHINGLES - HARBOR FOG

- ## KEYNOTES:

ROOF NOTES:

EXISTING ROOF AREA UNIT 1 - 1360 SQ.FT.
PROPOSED ROOF AREA UNIT 2 - 629 SQ.FT.

ROOFING
TYPE: COOL ROOF SHINGLES - CRRG# 0890-0004
MANUFACTURE: CERTAINTED
COLOR: HARBOR FOG (or SIMILAR COOL ROOF TO MATCH EXISTING IN
COLOR AND STYLE)
SOLAR REFLECTANCE: 0.30
THERMAL TRANSMITTANCE: 0.90
CLASS A ROOFING
UL 790 (CLASS A FIRE RESISTANCE)
MINIMUM SLOPE: 2:12

LEGEND

→ ROOF SLOPE

- FIRE DEPARTMENT NOTES:**

ATTIC VENTILATION NOTES:

VENT OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES, AND UNDERLOOR VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS. VENT OPENINGS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- A. LISTED VENT COMPLYING WITH ASTM E2886 OR
- B. PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN. 1/16" AND MAX 1/8" OPENINGS. (706A.2; R337.6.2)

VENTS SHALL NOT BE INSTALLED ON UNDERSITE OF EAVES AND CORNICES UNLESS ONE OF THE CONDITIONS SET FORTH IN SECTION 706A.3 OR R337.6.3 ARE MET.

ATTIC VENTILATION CALC:

NEW ATTIC UNIT 2 AREA: 506 SQ.FT
 $506 / 150 = 3.37$ SQ.FT
 3.37 SQ. FT. REQUIRED

$$3.37 \times 144 = 485.28 \text{ SQ.IN.}$$

O'Hagin Asphalt Shingle Vents
485.28/72 SQ.IN.IN NFVA = 6.74
TOTAL VENTS REQUIRED: 7
TOTAL VENTS PROVIDED: 8
SEE ROOF PLAN FOR ROOF VENTS POSITION

NEW ATTIC GARAGE AREA: 1,054 SQ.FT
 $1054 / 150 = 7.03$ SQ.FT
 7.03 SQ. FT. REQUIRED

$$7.03 \times 144 = 1,012.32 \text{ SQ.IN.}$$

O'Hagin Asphalt Shingle Vents
1,012.32/72 SQ.IN.IN NFVA = 14
TOTAL VENTS REQUIRED: 14
TOTAL VENTS PROVIDED: 14
SEE ROOF PLAN FOR ROOF VENTS POSITION

S.F.D. UNIT 1 - EXISTING ATTIC SQUARE FOOTAGE CALCULATION
EXISTING ATTIC 1: 1,128 SQ.FT
 $1128 / 150 = 7.52$ SQ.FT
7.52 SQ. FT. REQUIRED
3 SQ.FT PROVIDED EXISTING ATTIC VENT

$$7.52 - 3 = 4.52 \text{ SQ. FT. REQUIRED}$$
$$4.52 \times 144 = 650 \text{ SQ.IN.}$$

O'Hagin Asphalt Shingle Vents
650/72 SQ.IN.IN NFVA = 9
TOTAL VENTS REQUIRED 9
SEE ROOF PLAN FOR ROOF VENTS POSITION

DESIGN 1 STUDIO

1245 EAST WALNUT STREET, SUITE 116
PASADENA, CA 91106

NEW SECOND DWELLING UNIT

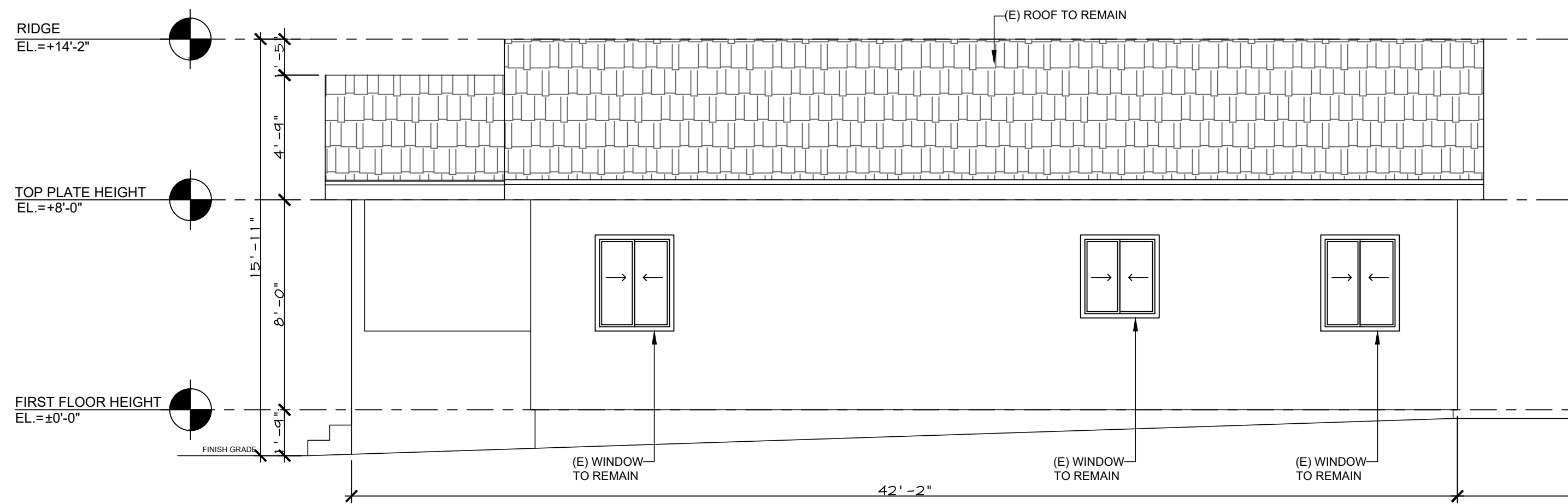
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PROPOSED
ROOF PLAN

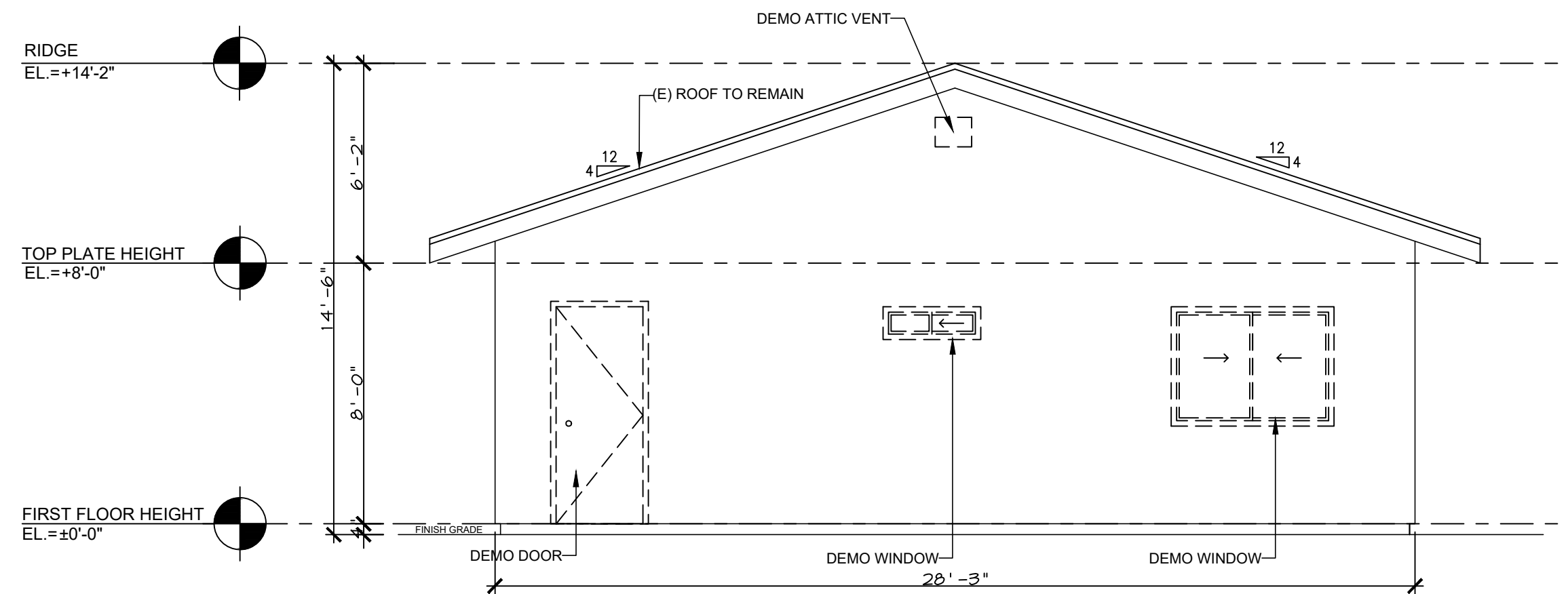
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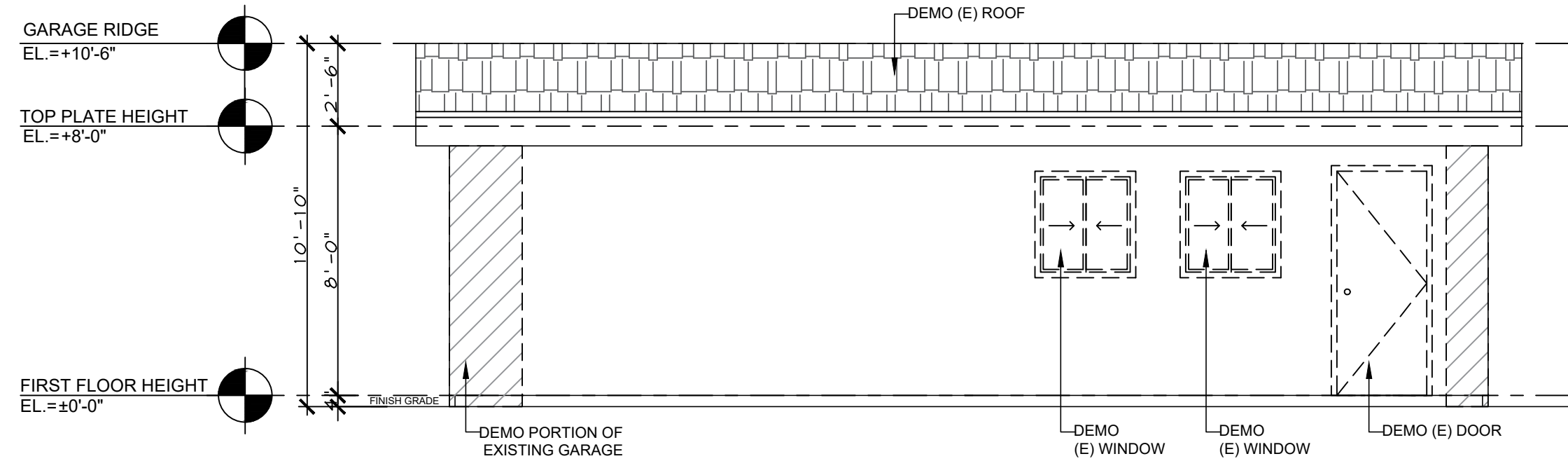
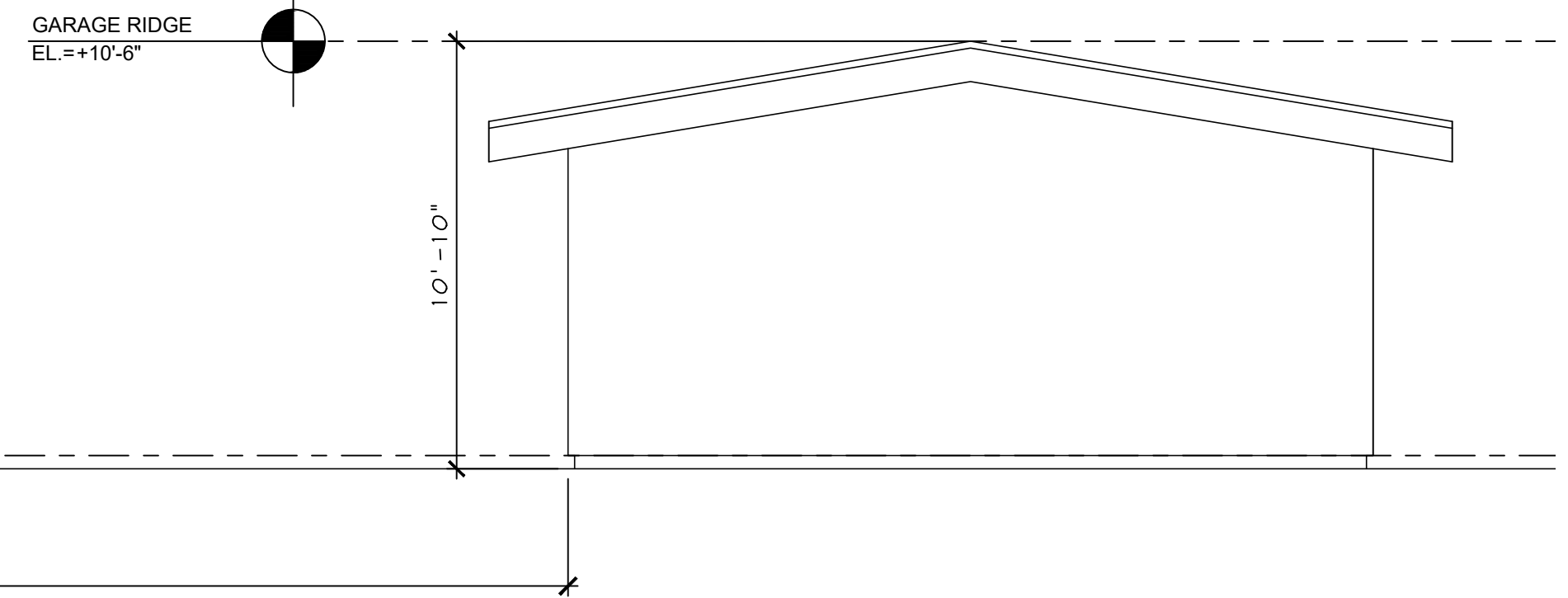
SPR 25-23



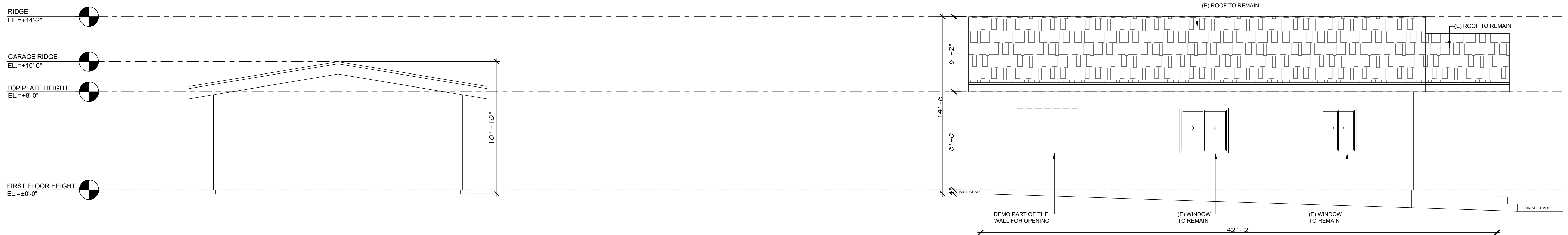
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EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



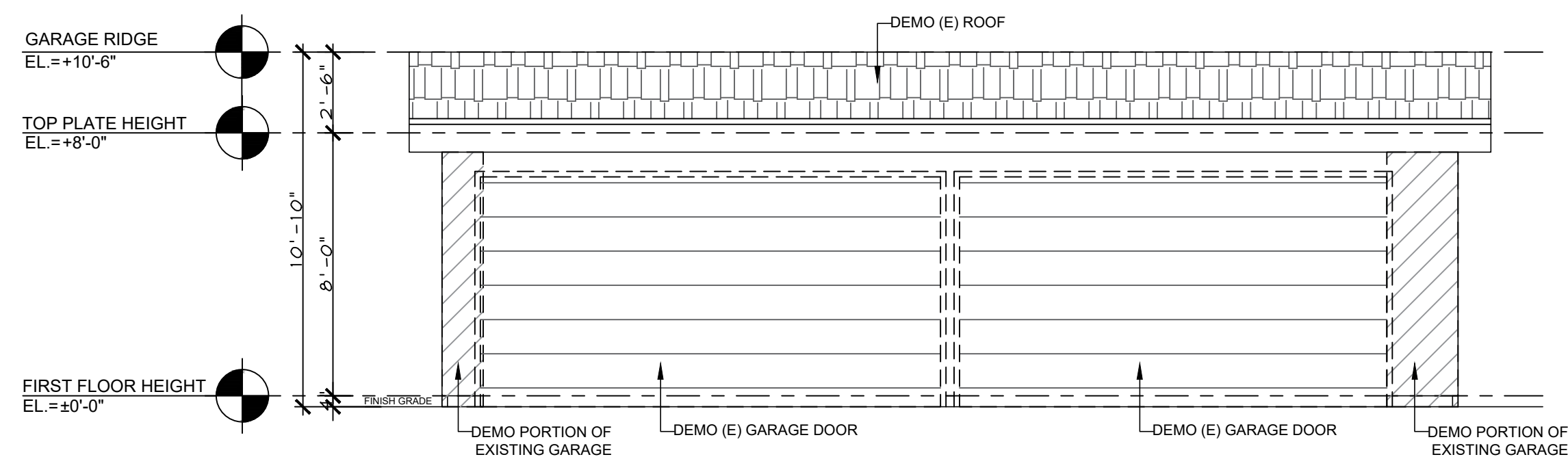
2
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EXISTING HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
-
EXISTING GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4
-
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



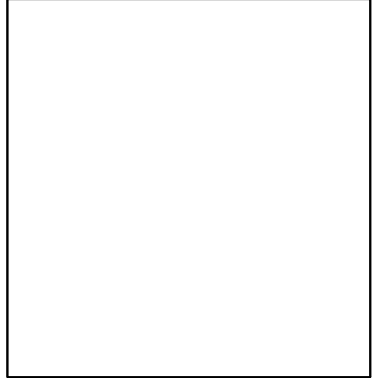
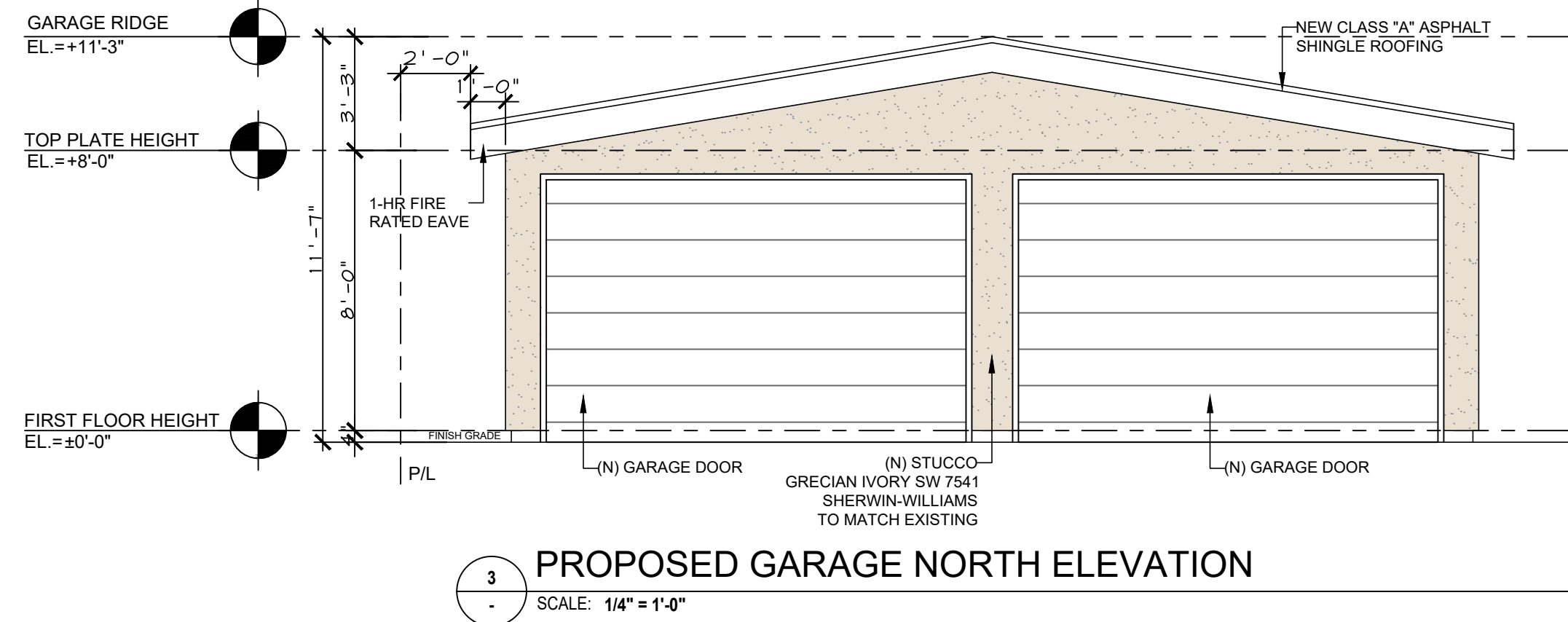
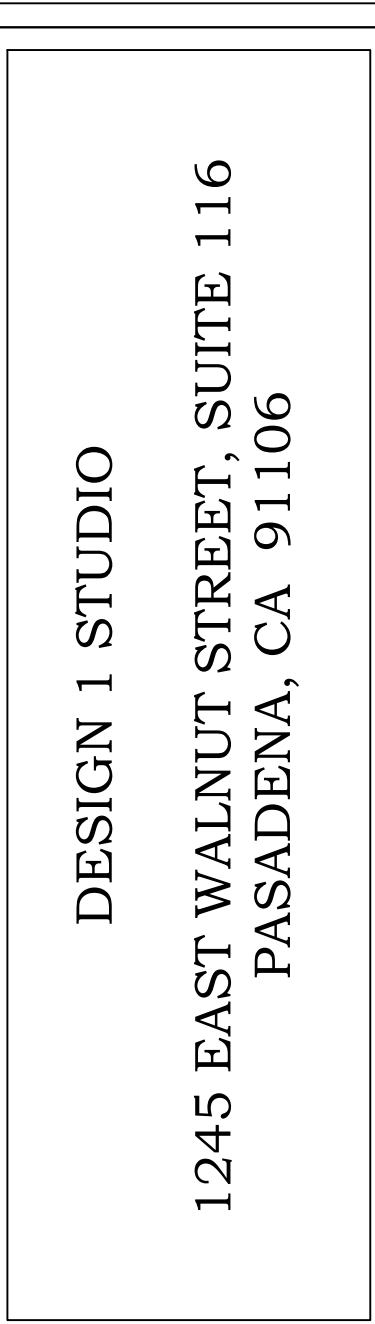
5
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EXISTING GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN 1 STUDIO
1245 EAST WALNUT STREET, SUITE 116
PASADENA, CA 91106

REVISIONS		
NO.	DATE	DESCRIPTION
DESIGN NS	ISSUED	
DRAWN NS	APPROVED	

NEW SECOND DWELLING UNIT
4133 W 162ND ST
LAWDALE, CA 90260

sheet title:
EXISTING
ELEVATIONS
sheet number:
A 2.1



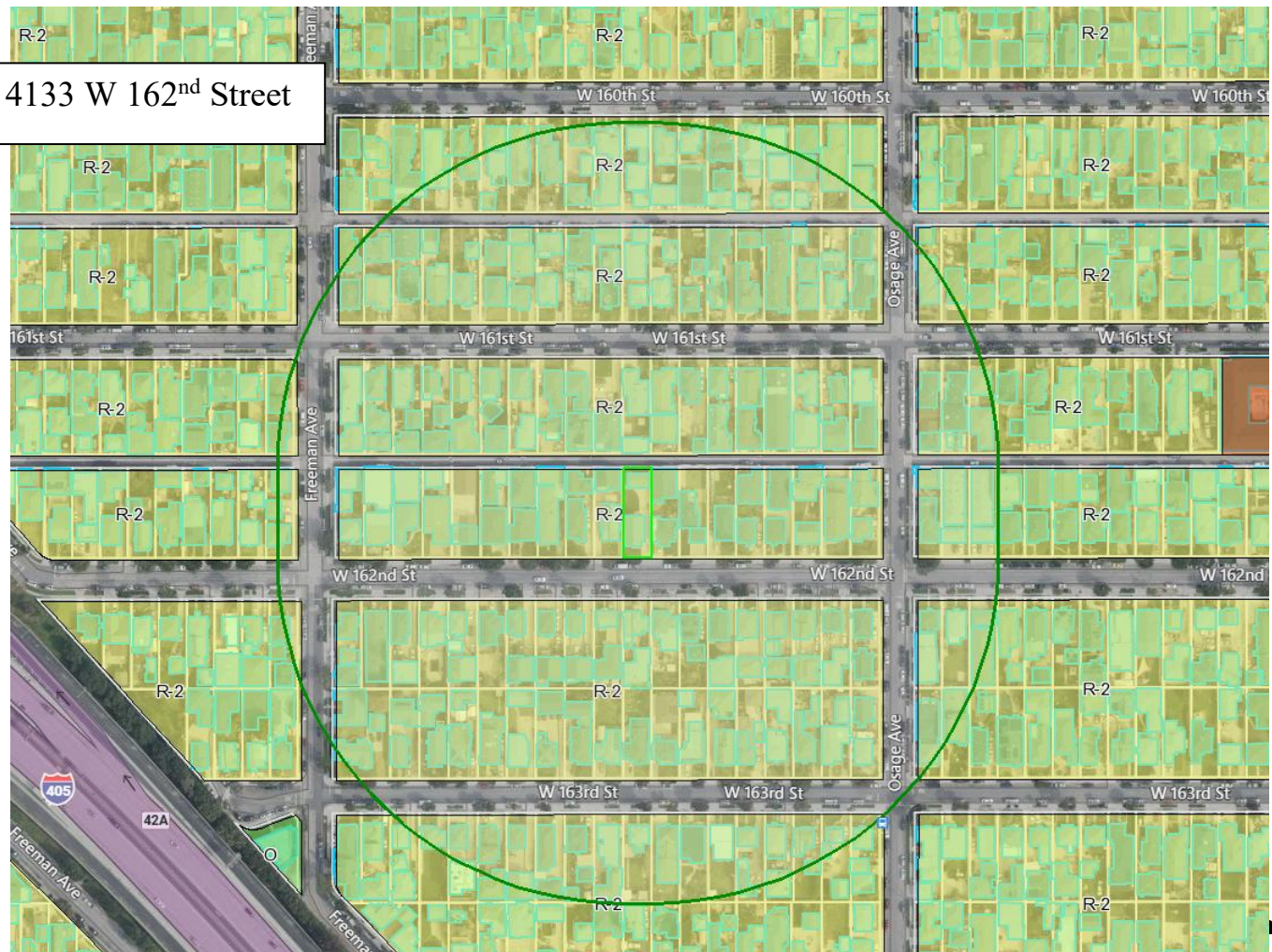
REVISIONS		
NO.	DATE	DESCRIPTION
DESIGN NS		ISSUED
DRAWN NS		APPROVED

NEW SECOND DWELLING UNIT
4133 W 162ND ST
LAWNDALE, CA 90260

sheet title:
PROPOSED
ELEVATIONS
sheet number:
A 2.2

ATTACHMENT D
Vicinity Map

Vicinity Map



City of Lawndale Community Development Department

APPLICATION/CASE NO:	Case No. 26-17
APPLICANT	Ronny Aped
SITE ADDRESS:	4133 W 162 nd Street
	Lawndale, CA 90260

ATTACHMENT E
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. 26-17 and Resolution 26-07

1. City of Lawndale Community Development Department
2. Project Location – Specific: 4133 W 162nd 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 26-17: 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