



# CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260  
Phone (310) 973-3200 – [www.lawndalecity.org](http://www.lawndalecity.org)

## AGENDA

### LAWNDALE PLANNING COMMISSION MEETING

Wednesday, January 26, 2022 - 6:30 p.m.

Lawndale City Hall Council Chamber

14717 Burin Avenue

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 comments by email to [agutierrez@lawndalecity.org](mailto:agutierrez@lawndalecity.org). Submit your written comments as early as possible, preferably prior to the start of the meeting or if you are unable to send an email, call the Community Development Department at (310) 973-3230 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. For more information see the [Temporary eComment Policy for Public Meetings](#).

#### How to observe the Meeting:

Pursuant to AB 361, the City of Lawndale is allowed to hold Planning Commission meetings via teleconferencing and members of the public can observe and address the meeting telephonically or electronically.

- Listen to the meeting by calling +1 669-699-5992 (Phone Conference ID: 766 436 880#) via Teams, join the meeting using the following link: <https://bit.ly/3nGKTNz>

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

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

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **PLEDGE OF ALLEGIANCE**

D. **CONSENT CALENDAR**

1. **Minutes of the Lawndale Planning Commission Regular Meeting – December 8, 2021**

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. 21-18: A Proposal for a Special Use Permit, General Plan Amendment, Zone Change, Density Bonus and Design Review to Develop a 12 Unit Apartment Building at the Property Located at 14723 Prairie Avenue, a Mitigated Negative Declaration and a Mitigation Monitoring & Reporting Program (Continued from the November 10, 2021, regular meeting)**
2. **Case No. 21-23: Consideration of a Special Use Permit, Design Review and Tentative Parcel Map No. 82290 for a Two-Story Three Unit Development Located at 4624 W. 169<sup>th</sup> Street and a Fining of Exemption from CEQA**

**G. REGULAR AGENDA**

None

**H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

**I. ITEMS FROM THE PLANNING COMMISSION**

**J. ADJOURNMENT**

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, February 9, 2022, in the Lawndale City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

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 will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at (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 accommodations 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 the agenda for the Planning Commission meeting to be held on January 26 2022, was posted not less than 72 hours prior to the meeting.

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Adrian Gutierrez,  
Administrative Assistant II



**MINUTES OF THE  
LAWDALE PLANNING COMMISSION REGULAR MEETING  
DECEMBER 8, 2021**

**A. CALL TO ORDER**

Chairperson Martinez called the regular meeting to order at 6:32 p.m. in the Lawndale City council chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioners Present:** Chairperson John Martinez, Vice Chairperson Scott Smith, Commissioner Madonna Sitka, Commissioner Ni Kal S. Price (arrived at 6:36 p.m.), Commissioner Escamilla

**Other Participants:** Assistant City Attorney Christina M. Burrows, Acting Director of Community Development Jared Chavez, Administrative Assistant II Adrian Gutierrez

**C. PLEDGE OF ALLEGIANCE**

Chairperson Martinez led the flag salute.

**D. CONSENT CALENDAR**

1. **Minutes of the Lawndale Planning Commission Regular Meeting – November 10, 2021**

A motion by Vice Chairperson Smith to approve the minutes was seconded by Commissioner Sitka. The vote carried 4-0, with Commissioner Price not present.

**E. PUBLIC COMMENTS**

None.

**F. PUBLIC HEARINGS**

1. **Case No. 21-18: A Proposal for a Special Use Permit, General Plan Amendment, Zone Change, Density Bonus and Design Review to Develop a 12 Unit Apartment Building at the Property Located at 14723 Prairie Avenue, a Mitigated Negative Declaration and a Mitigation Monitoring & Reporting Program (Continued from the November 10, 2021, regular meeting)**

Acting Director Chavez presented the request for a 30-day continuance.

A motion by Chairperson Martinez to continue the public hearing until the January 12, 2022, regular meeting, was seconded by Vice Chairperson Smith. The vote carried 5-0.

2. **Case No. 21-29: Consideration to Amend the General Plan to Adopt the Draft 2021-2029 Housing Element and Consideration of a CEQA Exemption**

Acting Director Chavez presented the item.

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

Randall Abram, 171<sup>st</sup> St., asked whether the lack of open space could accommodate new housing units. He questioned if property owners were open to working with the city to build the units. He also commented on the time frame for constructing these units. Acting Director Chavez responded to Mr. Abram’s comments.

Deena Sopko, 148<sup>th</sup> St., made several comments about the 41-unit mixed-use project on 153<sup>rd</sup> Street. City staff responded to her comments.

Chairperson Martinez closed the public hearing at 6:53 p.m.

City staff and the Commission discussed whether the state’s deadline to build all 2,492 allocated housing units by 2029 is realistic.

**A motion by Commissioner Sitka to approve Resolution 21-16, recommending that the City Council adopt the General Plan Housing Element Update 2021-2029, and that the project is exempt under sections 15060(c) and 15061(b)(3) of the CEQA Guidelines, was seconded by Vice Chairperson Smith. The vote carried 5 – 0.**

**G. REGULAR AGENDA ITEMS**

None

**H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT**

Acting Director Chavez announced that the Public Draft for the 2021-2029 Housing Element is available for public review and comments.

**I. ITEMS FROM THE COMMISSION**

Chairperson Martinez asked if food trucks would be allowed to operate within the city in the future. The Commission and city staff discussed zoning regulations and how other cities handle food trucks.

Chairperson Martinez and Commissioner Sitka wished everyone a happy holiday.

The Commission discussed and agreed to cancel the upcoming December 22, 2021, regular meeting.

**J. ADJOURNMENT**

Chairperson Martinez adjourned the meeting at 6:58 p.m. to the next regularly scheduled meeting to be held on Wednesday, January 12, 2022, at 6:30 p.m. at the Lawndale City Hall council chamber located at 14717 Burin Avenue, Lawndale, California.

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John Martinez, Chairperson  
Lawndale Planning Commission

ATTEST:

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Jared Chavez,  
Acting Director of Community Development

DRAFT




## CITY OF LAWDALE PLANNING COMMISSION

### STAFF REPORT

**DATE:** January 26, 2022

**TO:** Honorable Chairman and Members of the Planning Commission

**PREPARED BY:** Jared Chavez, Acting Director of Community Development 

**RE:** **CASE NO. 21-18: A PROPOSAL FOR A SPECIAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE, DENSITY BONUS AND DESIGN REVIEW TO DEVELOP A 10 UNIT APARTMENT BUILDING AT THE PROPERTY LOCATED AT 14723 PRAIRIE AVENUE ,A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING & REPORTING PROGRAM**

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#### PROJECT DESCRIPTION:

The applicant is seeking approval of a Special Use Permit, General Plan Amendment, Zone Change, Density Bonus and Design Review to develop a 10 unit, three story apartment building with a total of 21 parking spaces located on an 11,800 square foot lot at 14723 Prairie Avenue within the R-2 (Two-family Residence) zone. The applicant is also requesting a General Plan Amendment to amend the General Plan Land Use Designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from "Commercial" to "Residential Multiple Family Medium" and amend the Land Use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from "Commercial" to "Residential Multiple Family Low". Furthermore, a Zone Change is also being requested to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). The zone change will increase the residential density to one unit for every 1,320 square feet of lot area which will allow for a total of 8 units on the project site. The density bonus request will allow an additional 2 units as part of the project. The applicant is proposing to demolish an existing single family dwelling unit located on the subject site.

# AGENDA ITEM F-1

## Previous Planning Commission Meeting

During the Planning Commission meeting held on November 10, 2021 staff received comments from the Planning Commission. The commission expressed concerns regarding the amount of parking provided and the amount of open space provided as part of the project. The applicant decided to reduce the units from 12 units to 10 units to meet the parking requirements and provide more common open space to residents. The applicant initially proposed 400 sq. ft. of common open space, however the applicant decided to increase the proposed common open space to 924 sq. ft.

The proposed updated project was then continued to December 8, 2021 and again to January 12, 2022. Due to a new surge in Covid 19 cases the Planning Commission public hearing was cancelled and rescheduled for January 26, 2022. The project was re-noticed for virtual public hearing.

**APPLICANT:** Golden State Alliance, LLC  
11631 Grevillea Avenue  
Hawthorne, CA 90250

**PROPERTY LOCATION:** 14723 Prairie Avenue (the “Subject Property”)

**APN:** 4077-016-020

**ZONE:** R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence)

## **GENERAL PLAN AND AMENDMENT:**

The City’s General Plan designates the property as “Commercial,” which permits a residential density of 33 dwelling units per acre. The General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”. The amendment will allow greater density at the subject property while making the general plan land use designation consistent with the zoning.

Property Address	Existing Designation	Proposed Designation
14723 Prairie Avenue	Commercial	Residential Multifamily Medium
14727 Prairie Avenue	Commercial	Residential Multifamily Medium
14815 Prairie Avenue	Commercial	Residential Multifamily Medium
14817 Prairie Avenue	Commercial	Residential Multifamily Low
4003 W. 149th Street	Commercial	Residential Multifamily Low
4007 W. 149th Street	Commercial	Residential Multifamily Low

# AGENDA ITEM F-1

## ZONING CODE AND CHANGE OF ZONE:

The site is currently zoned R-2 (Two-family Residence) even though it has a General Plan Land Use designation of Commercial. Two residential units are permitted on a lot or parcel of not less than 5,000 square feet, provided that one additional residential dwelling unit may be constructed per each additional 3,000 sq. ft. of land above the required 5,000 sq. ft. in the R-2 Zone. The Zone Change request is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). The residential density will be increased from 14.85 units per acre in the R-2 zone to 33 units per acre in the R-3 zone.

Property Address	Existing Zoning	Proposed Zoning
14723 Prairie Avenue	R-2	R-3
14727 Prairie Avenue	R-2	R-3
14815 Prairie Avenue	R-2	R-3

## ENVIRONMENTAL ASSESSMENT:

An environmental assessment has been conducted for the Project in compliance with the provisions of the California Environmental Quality Act (CEQA). An Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the Project. As described in the Initial Study and Mitigated Negative Declaration prepared for the Project, based on the information contained therein and the entire record including the required mitigation measures, there is no substantial evidence indicating that the Project will have a significant adverse effect on the environment.

## SURROUNDING LAND USES

**AND ZONING:** North: GC (General Commercial Zone) Zone  
South: R-2 (Two-family Residence) Zone  
East: Los Angeles County  
West: R-2 (Two-family Residence) Zone

## ANALYSIS:

### Existing Site Conditions

The property is currently developed with a single story, single family dwelling unit with a garage. The property is located along the west side of Prairie Avenue and has a street frontage of approximately 100 feet and a length of 118 feet. As part of this project the existing single family residence with garage will be demolished. The property's overall size is approximately 11,800 square feet in area, which meets the zoning code's minimum area requirement for lot size.

## DESIGN REVIEW:



# AGENDA ITEM F-1

## Description of Proposed Dwelling Units

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 proposed project entails the development of a 10 unit apartment building each with an attached two-car garage. All of the units will be two bedrooms, two and a half baths and they will range in size between 1,152 to 1,234 square feet in size. The units will be attached, three levels and 35 feet in height.

## Compliance with Development Standards

With approval of the General Plan Amendment and zone change the project is subject to the development standards of the R-3 (Limited Multiple 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
<b>Density</b>	1 unit per 1,320 sq. ft. of lot area	10 units w/density bonus on a 11,800 sq. ft. lot	Yes
<b>Front Yard Setback</b>	15 feet	15 feet	Yes
<b>Side Yard Setback</b>	5 feet	5 feet	Yes
<b>Rear Yard Setback</b>	15 feet	15 feet	Yes
<b>Height</b>	35 feet maximum	35 feet	Yes
<b># of Parking Spaces for Non-Density Bonus Units</b>	2 per unit within a garage	16 spaces	Yes
<b># of Parking for Density Bonus Units</b>	0.5 Spaces Per Unit	1 space	Yes
<b># of Visitor Spaces (for Non-Density Bonus Units)</b>	0.5 Spaces Per Unit	4 spaces	Yes
<b>Private Open Space</b>			
Per Unit	150 sq. ft. per unit	150 sq. ft. per unit	Yes
<b>Common Open Space</b>	200 sq. ft. per unit	924 sq. ft. total	No (Concession)

# AGENDA ITEM F-1

The R-3 (Limited Multiple Residence) zoning district allows one residential unit for every 1,320 sq. ft. of net land area. The subject property is 11,800 sq. ft. in size, which complies with the R-3 zone's minimum lot size for the zoning district. The property allows for a maximum of eight units onsite. In addition, the applicant is requesting a residential density bonus by providing one unit (12 percent) at the "very low income" level which allows a density bonus increase of 38.75 percent. The density bonus percentage increase of 38.75 allows for an additional 3.1 residential units which is rounded up to a total of four units as per LMC Section 17.50.070.B. With the additional density bonus units, the project is allowed to provide a total of 12 residential units in all however the applicant is requesting 10 units. The proposed lot coverage is 57 percent, which is less than the allowable maximum 70 percent lot coverage.

## Parking

Section 17.48.140 of the LMC, pertaining to residential parking requirements, requires each dwelling unit to have two covered parking spaces in a garage for every dwelling with three bedrooms or less. Additionally, the code requires one-half of a visitor parking space for each unit.

The applicant is proposing a total of 16 enclosed parking stalls, four guest parking spaces and one additional parking space to service the two density bonus units. The required parking for the density bonus units is 0.5 parking spaces per unit as per LMC Section 17.50.100. This requires that the applicant provide a total of one parking space for the two density bonus units. Vehicular access to the parking will be provided from a driveway providing access off Prairie Avenue. As proposed; and with the approval of the concession for the parking to be reduced in size from 9 ft. by 20 ft. to 8 ft. by 20 ft., the Project meets the parking requirements.

## Building Design and Site Improvements

The proposed units are designed to have a traditional architectural style with contemporary finishes and treatments. The design includes asphalt shingles, stucco, and decorative elements. The design will include architectural eaves and decorative stone in earth tone colors. The applicant has worked diligently with staff to reduce the bulk and massing along the top floor level. The height, as measured from the top of ridge, is 35' while the zoning district allows for 35 feet. The project design consistent with the city's Residential Design Guidelines.

## **DENSITY BONUS AND CONCESSIONS:**

The applicant is requesting a residential density bonus by providing one unit (12 percent) at the "very low income" level which allows a density bonus increase of 38.75 percent. The density bonus percentage increase of 38.75 allows for an additional 3.1 residential units which is rounded up to a total of 4 units as per LMC Section 17.50.070.B However the applicant is requesting two density bonus units. With the additional density bonus units, the project is allowed to provide a total of 12 residential units in all however the applicant is requesting 10 in total. In addition, the applicant is also requesting two concessions as per LMC Section 17.50.080.C.2. (Table 2). The LMC allows for up to two

# AGENDA ITEM F-1

concessions for any project that provides a minimum of 10 percent of its units at the “very low income” level. The proposed project is providing 12.5 percent of its units at the “very low income” level which qualifies the project for the following concessions:

1. A reduction in common open space from the required 2,000 square feet of common open space to 924 square feet. The code requires 200 square feet of common open space per unit for each of the 10 units.
2. A reduction in size from 9 ft. by 20ft to 8ft. by 20 ft. for the required parking space provided as part of the two density bonus units from two spaces (0.5 parking spaces are required for each unit) one parking space required for both units.

## **SPECIAL USE PERMIT:**

Per Section 17.28.020 of the LMC the approval of a Special Use Permit is required for a condominium project. Accordingly, the Applicant has filed for consideration of a special use permit.

## **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 (City Hall message board) on January 13, 2022 and published in the *Daily Breeze* on January 15, 2022.

## **LEGAL REVIEW:**

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

## **RECOMMENDATION:**

IT IS RECOMMENDED THAT the Planning Commission conduct a public hearing and:

- 1) Recommend that the City Council find and determine that as described in the Initial Study and Mitigated Negative Declaration prepared for the Project, based on the information contained therein and the entire record including the required mitigation measures, that there is no substantial evidence that the Project will have a significant adverse effect on the environment.
- 2) Find and determine that the proposed amendment to the General Plan, as incorporated herein by this reference, is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale.
- 3) Find and determine that the proposed zone change to the Lawndale Municipal Code, as incorporated herein by this reference, is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale.

# AGENDA ITEM F-1

- 4) Adopt Resolution No. 21-14 setting forth recommended findings of fact and conditions of approval relative to the submitted application and recommending the City Council approve the Project.

**EXHIBITS:**

- "A": Architectural Plans
- "B": Vicinity Map
- "C": Photos
- "D": Agency Comments
- "E": Resolution No. 21-14
- "F": Draft Ordinance
- "G": Initial Study and Mitigated Negative Declaration
- "H": Mitigation Monitoring and Reporting Program

# **AGENDA ITEM F-1**

## **Exhibit “A”**

### ***Architectural Plans***









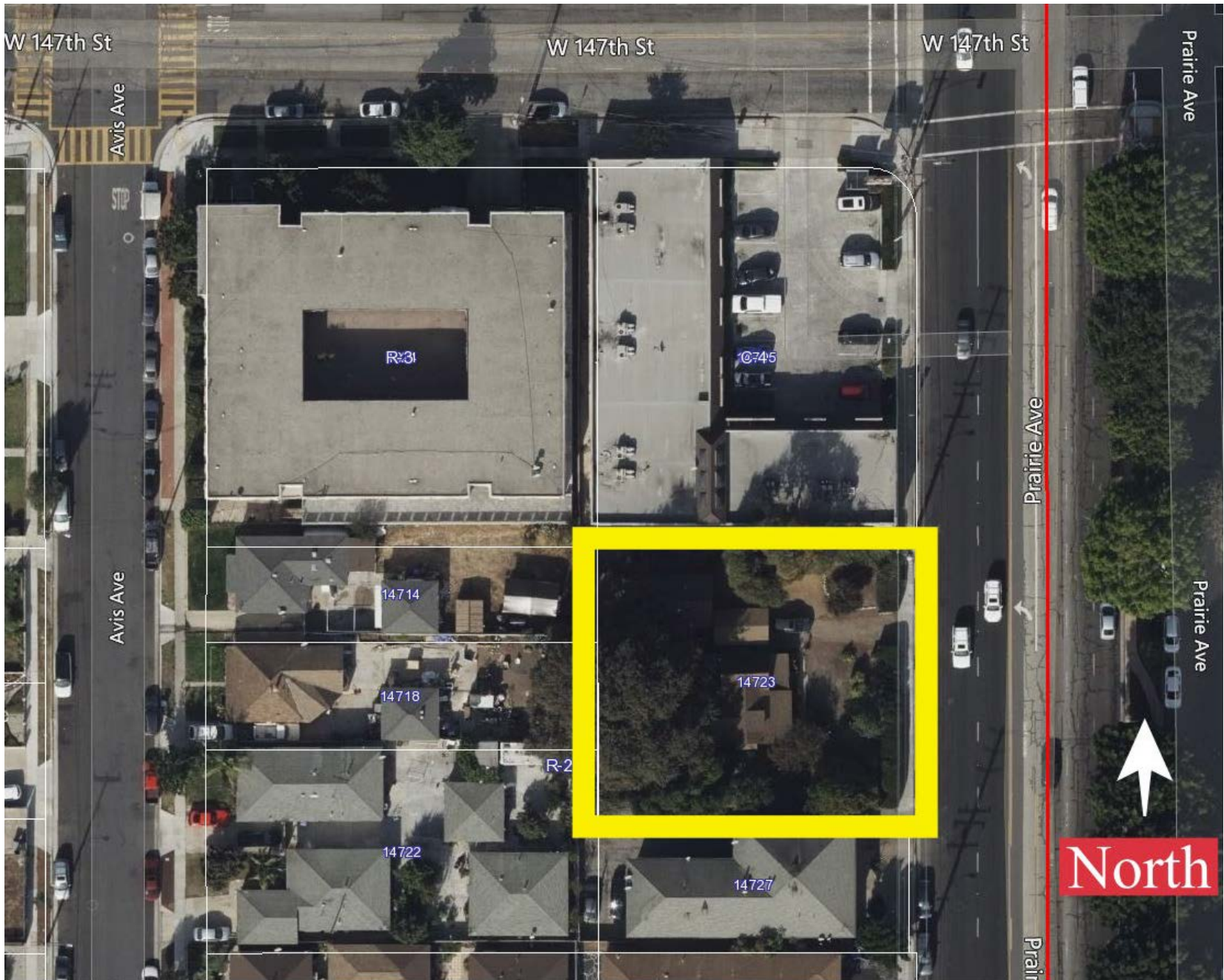




# AGENDA ITEM F-1

## Exhibit “B”

### *Vicinity Map*



# **AGENDA ITEM F-1**

## **Exhibit “C”**

### ***Photos***

















FLOOD

NO STOPPING ANY TIME

SQUARE  
MARTINI  
OPTICAL

7-Eleven

RESTAURANT

RESTAURANT

NO STOPPING ANY TIME







# **AGENDA ITEM F-1**

## **Exhibit “D”**

### ***Agency Comments***





14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

## DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

PROJECT: CASE NO. 21-18; REQUEST FOR A SPECIAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND DESIGN REVIEW FOR A PROJECT INVOLVING THE DEMOLITION OF A SINGLE FAMILY RESIDENCE AND THE DEVELOPMENT OF A TWELVE UNIT APARTMENT BUILDING ON A 11,800 SQUARE FOOT LOT LOCATED AT 14723 PRAIRIE AVENUE IN THE CITY OF LAWDALE.

- Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.
- Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.
- Our comments, concerns and/or conditions regarding the above-mentioned project are:

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Name: Timothy Chen Date: June 24, 2021

Position: Associate Civil Engineer

Department: Los Angeles County Department of Public Works

Agency: Building and Safety Division



**Robert C. Ferrante**  
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
(562) 699-7411 • [www.lacsd.org](http://www.lacsd.org)

July 1, 2021

Ref. DOC 6233408

Mr. Rafael Garcia, Associate Planner  
Community Development Department  
City of Lawndale  
14717 Burin Avenue  
Lawndale, CA 90260

Dear Mr. Garcia:

**Comment Letter for Case No. 21-18**

The Los Angeles County Sanitation Districts (Districts) received the letter and plans for the subject project forwarded by your office on June 28, 2021. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' District 5 Main Relief Trunk Sewer, located in Prairie Avenue at Marine Avenue. The Districts' 36-inch diameter trunk sewer has a capacity of 9.7 million gallons per day (mgd) and conveyed a peak flow of 8.9 mgd when last measured in 2017.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 259.1 mgd.
3. The expected increase in average wastewater flow from the project site, described in the plan as a 12-unit residential apartment complex, is 1,404 gallons per day, after the structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2708 or at [dcurry@lacs.org](mailto:dcurry@lacs.org).

Very truly yours,



Donna J. Curry  
Customer Service Specialist  
Facilities Planning Department

DC:dc

cc: A. Schmidt  
A. Howard



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### DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

PROJECT: CASE NO. 21-18; REQUEST FOR A SPECIAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND DESIGN REVIEW FOR A PROJECT INVOLVING THE DEMOLITION OF A SINGLE FAMILY RESIDENCE AND THE DEVELOPMENT OF A TWELVE UNIT APARTMENT BUILDING ON A 11,800 SQUARE FOOT LOT LOCATED AT 14723 PRAIRIE AVENUE IN THE CITY OF LAWNDALE.

Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

Our comments, concerns and/or conditions regarding the above-mentioned project are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: ALAN HEALEY Date: 6/28/21  
Position: SERGEANT - TRAFFIC  
Department: TRAFFIC  
Agency: LASD



## DEPARTMENT/AGENCY TRANSMITTAL LETTER

June 24, 2021

**RE: PROJECT CASE NO. 21-18; REQUEST FOR A SPECIAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND DESIGN REVIEW FOR A PROJECT INVOLVING THE DEMOLITION OF A SINGLE FAMILY RESIDENCE AND THE DEVELOPMENT OF A TWELVE UNIT APARTMENT BUILDING ON A 11,800 SQUARE FOOT LOT LOCATED AT 14723 PRAIRIE AVENUE IN THE CITY OF LAWNDALE.**

Attached for your review, is a proposal to review a Special Use Permit, General Plan Amendment, Zone Change and Design Review request for a project involving the demolition of a single family residence for the development of a three level, 12 unit apartment building on a 11,800 square foot lot located at 14723 Prairie Avenue. The General Plan Amendment is to amend the General Plan Land Use Designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from "Commercial" to "Residential Multiple Family Medium", and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from "Commercial" to "Residential Multiple Family Low". The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). The City of Lawndale's Community Development Department is currently reviewing the proposed project prior to conducting a public hearing before the Planning Commission.

If your agency/department has any issues, comments or recommended conditions of approval, regarding this proposal, please indicate in the enclosed pre-addressed comment sheet. If your agency has no comment, please check the appropriate box on the comment sheet. Please respond no later than **Thursday, July 15, 2021**. If we have not received any notification by the requested date, then we will assume that your agency has no comments. The City of Lawndale will notify the applicant of your issues and/or conditions and will also present your comments to the Lawndale Planning Commission.

If you have any questions, please do not hesitate to contact Rafael Garcia at (310) 973-3240 or email at [rgarcia@lawndalecity.org](mailto:rgarcia@lawndalecity.org). Thank you in advance for your time and response.

Sincerely,

Rafael Garcia, Associate Planner  
Community Development Department  
City of Lawndale

**Attachments:**

1. Agency Response Sheet
2. Applicant's Application
3. Architectural Plans
4. General Plan Land Use Diagrams
5. Zone Change Diagrams



14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

## DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

**PROJECT: CASE NO. 21-18; REQUEST FOR A SPECIAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND DESIGN REVIEW FOR A PROJECT INVOLVING THE DEMOLITION OF A SINGLE FAMILY RESIDENCE AND THE DEVELOPMENT OF A TWELVE UNIT APARTMENT BUILDING ON A 11,800 SQUARE FOOT LOT LOCATED AT 14723 PRAIRIE AVENUE IN THE CITY OF LAWDALE.**

Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

Our comments, concerns and/or conditions regarding the above-mentioned project are:

No questions or comments. Attached please see useful information for applicant.

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Name: Michael Carbajal Date: 7/6/2021

Position: Operations Engineer Technician

Department: Southwest

Agency: Golden State Water Company



Case Number: 21-18  
Date Filed: 5/26/2021

### COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SPECIAL USE PERMIT

**Project Address:** 14723 Pairie Ave

**Legal Description (Assessor's Parcel Number):** 4077-016-020

**Project Description:** 10 Unit Townhome Apartment Development

**Property Owner (s) Name (s):** Golden State Alliance, LLC

**Property Owner's Address:** 11631 Grevillea Ave, Hawthorne CA 90250

**Phone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contact Person Name (representative of property owner):** Ugo Mbelu

**Contact Persons Address:** 14623 Hawthorne Blvd #306, Lawndale 90260

**Phone Number:** 310-986-5588 **Fax Number:** \_\_\_\_\_ **E-mail:** ugo@iconarc.com

**Owner Authorization for Contact Person:** I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application.

X \_\_\_\_\_  
(Owner's Signature)

**Materials Certification:** I certify that the information and exhibits herewith, including the accuracy of the mailing radius information submitted are true and correct to the best of my knowledge:

X \_\_\_\_\_  
(Applicant's Signature)





Case Number: 21-18  
Date Filed: 5/26/2021

### COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR GENERAL PLAN AMENDMENT

**Project Address:** 14723 Pairie Ave

**Legal Description (Assessor's Parcel Number):** 4077-016-020

**Project Description:** 10 Unit Townhome Apartment Development

**Property Owner (s) Name (s):** Golden State Alliance, LLC

**Property Owner's Address:** 11631 Grevillea Ave, Hawthorne CA 90250

**Phone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contact Person Name (representative of property owner):** Ugo Mbelu

**Contact Persons Address:** 14623 Hawthorne Blvd #306, Lawndale 90260

**Phone Number:** 310-986-5588 **Fax Number:** \_\_\_\_\_ **E-mail:** ugo@iconarc.com

**Owner Authorization for Contact Person:** I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application.

X \_\_\_\_\_  
(Owner's Signature)

**Materials Certification:** I certify that the information and exhibits herewith, including the accuracy of the mailing radius information submitted are true and correct to the best of my knowledge:

X \_\_\_\_\_  
(Applicant's Signature)



Case Number: 21-18  
Date Filed: 5/26/2021

### COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR ZONE CHANGE

**Project Address:** 14723 Pairie Ave

**Legal Description (Assessor's Parcel Number):** 4077-016-020

**Project Description:** 10 Unit Townhome Apartment Development

**Property Owner (s) Name (s):** Golden State Alliance, LLC

**Property Owner's Address:** 11631 Grevillea Ave, Hawthorne CA 90250

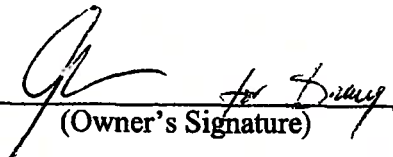
**Phone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contact Person Name (representative of property owner):** Ugo Mbelu

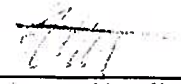
**Contact Persons Address:** 14623 Hawthorne Blvd #306, Lawndale 90260

**Phone Number:** 310-986-5588 **Fax Number:** \_\_\_\_\_ **E-mail:** ugo@iconarc.com

**Owner Authorization for Contact Person:** I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application.

x   
(Owner's Signature)

**Materials Certification:** I certify that the information and exhibits herewith, including the accuracy of the mailing radius information submitted are true and correct to the best of my knowledge:

x   
(Applicant's Signature)



Case Number: 21-18  
Date Filed: 5/26/2021

### COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR DESIGN REVIEW

**Project Address:** 14723 Pairie Ave

**Legal Description (Assessor's Parcel Number):** 4077-016-020

**Project Description:** 10 Unit Townhome Apartment Development

**Property Owner (s) Name (s):** Golden State Alliance, LLC

**Property Owner's Address:** 11631 Grevillea Ave, Hawthorne CA 90250

**Phone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Contact Person Name (representative of property owner):** Ugo Mbelu

**Contact Persons Address:** 14623 Hawthorne Blvd #306, Lawndale 90260

**Phone Number:** 310-986-5588 **Fax Number:** \_\_\_\_\_ **E-mail:** ugo@iconarc.com

**Owner Authorization for Contact Person:** I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application.

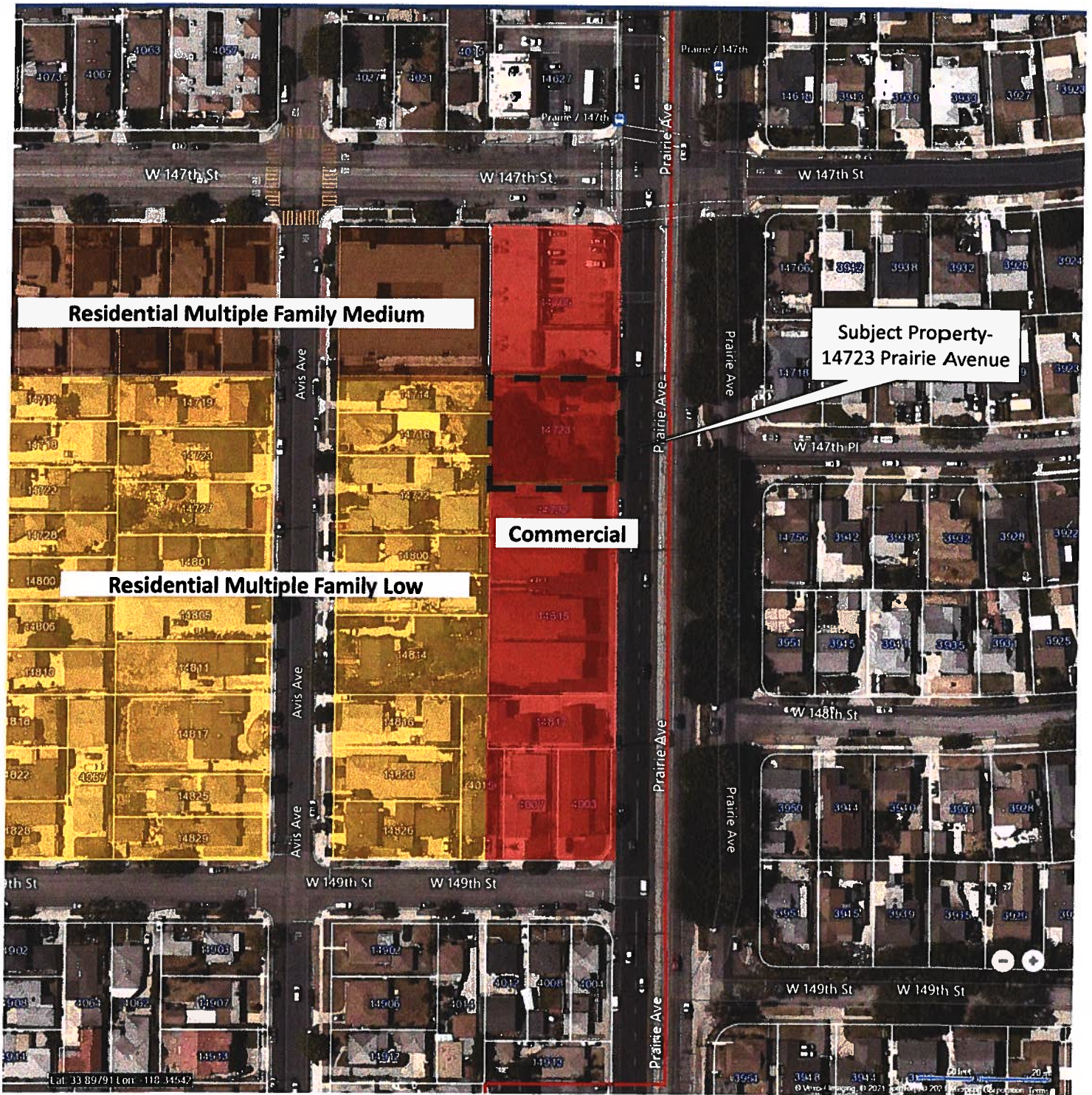
X \_\_\_\_\_  
(Owner's Signature)

**Materials Certification:** I certify that the information and exhibits herewith, including the accuracy of the mailing radius information submitted are true and correct to the best of my knowledge:

X \_\_\_\_\_  
(Applicant's Signature)

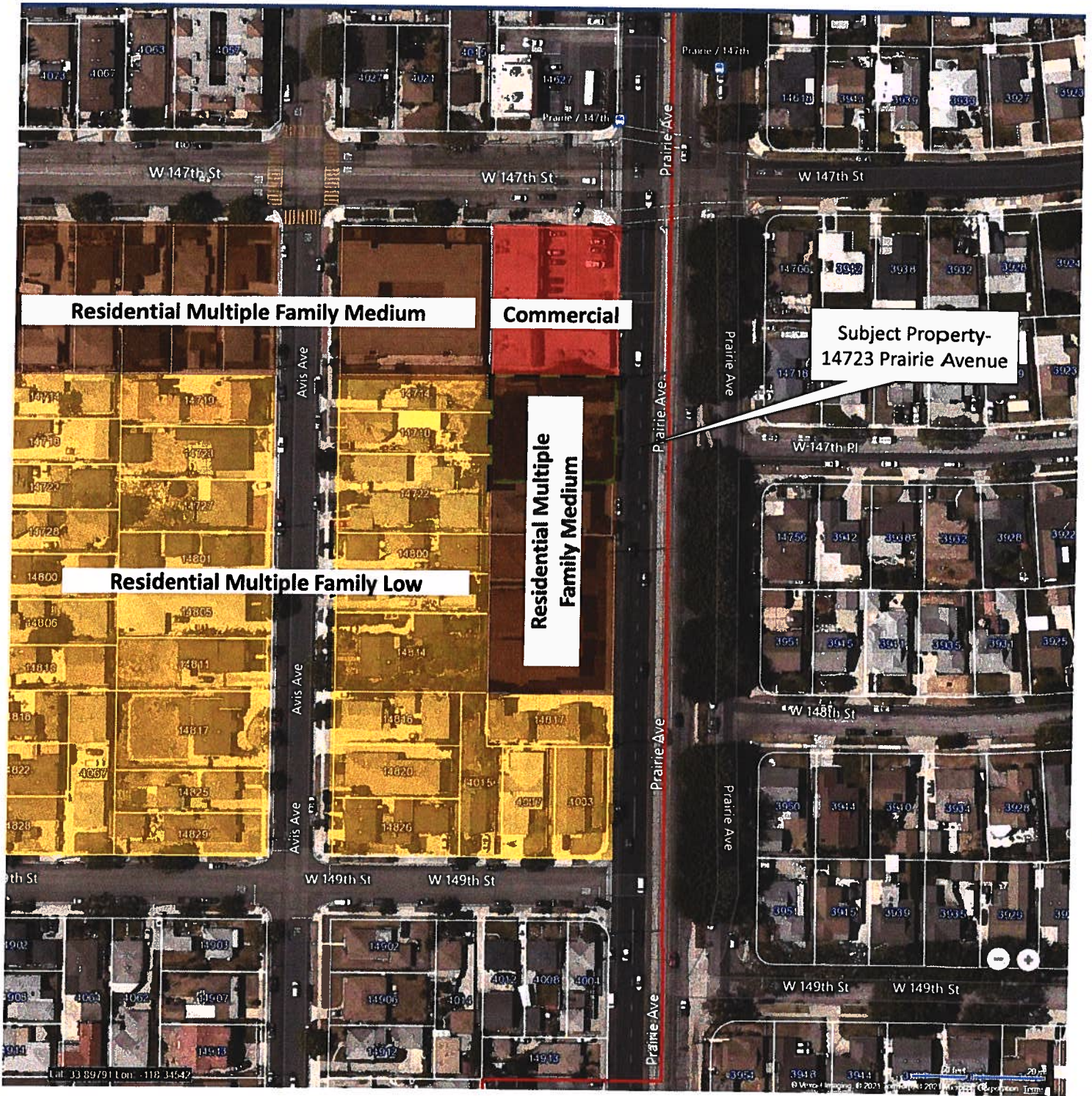


# EXISTING GENERAL PLAN LAND USE DESIGNATION





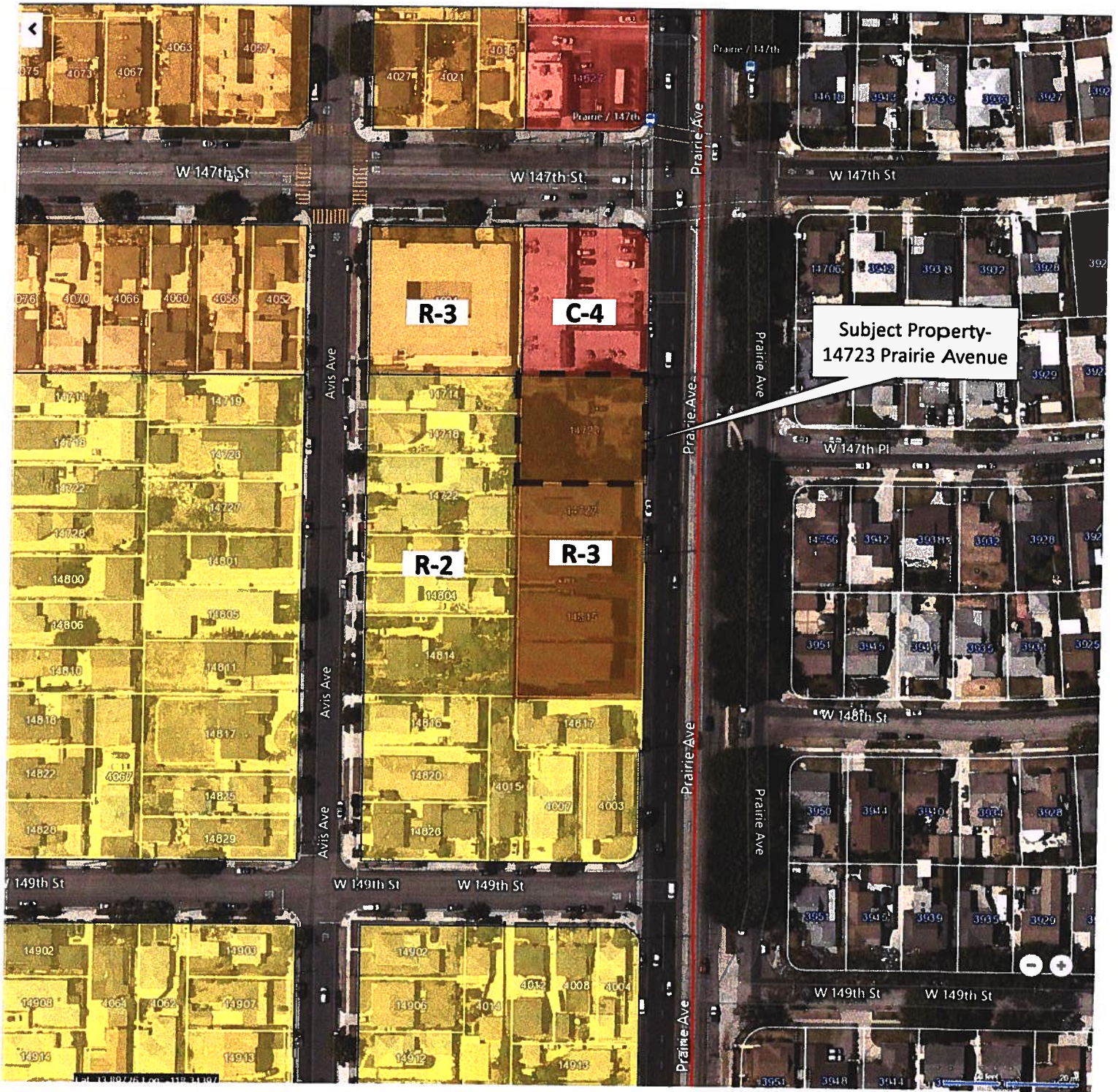
# PROPOSED GENERAL PLAN LAND USE DESIGNATION







# PROPOSED ZONING





**Golden State**  
**Water Company**  
A Subsidiary of American States Water Company

July 6, 2021

Rafael Garcia  
City of Lawndale  
Community Development Department  
14717 Burin Avenue  
Lawndale, CA 90260

Dear Rafael Garcia,

After reviewing the City of Lawndale Case No. 21-18 located at 14723 Prairie Avenue, Lawndale, Golden State Water Company (GSWC) do not have comments or questions about the project as proposed.

The following are information for the applicant to use:

1. The Architecture plans show construction of a twelve-unit apartment building at above reference project address. The applicant shall contact GSWC for fire flow tests once LA County Fire Department has issued their fire protection requirements on the aforementioned project. I have attached a LA County Fire Prevention Division Form 196 for the applicant to use.
2. A copy of GSWC's water system Atlas Map is attached.
3. If applicant decide to install new meter(s) for the units, the applicant shall contact GSWC to initiate application for new service installation. Below are general guidelines for water service applications.
  - a. For new service installation with meter size larger than 2-inch and/or system upgrade, the applicant is to request a cost estimate and project review prior to construction. A cost estimate is needed to evaluate system modifications to provide adequate supply to the project. To set up new service or for a cost estimate please contact Ms. Julia Rivas, New Business Administrator. A \$1,500 deposit will be required to determine what modifications are needed to the system. A copy of New Service Installation Application form is included for the applicant to use. Ms. Rivas is located at our Via Verde office located at:

Golden State Water Company  
160 E. Via Verde  
San Dimas, CA 91773  
(909) 305-5427 x349





**Golden State  
Water Company**

A Subsidiary of American States Water Company

- b. For new service installation with meter size of 2-inch diameter and below, the applicant is to request an Application for New Service Installation. A copy of New Service Installation Application form is included for the applicant to use. The forms are available and application can be submitted at our CSA office located at:

Golden State Water Company  
1600 W Redondo Beach Blvd, Suite 101  
Gardena, CA 90247  
(310) 767-8200

Sincerely,

Joseph Zhao, PE, PhD  
Operations Engineer

Cc: Joseph Salcido – GSWC Southwest Water Operations Superintendent  
Julia Rivas – GSWC New Business Administrator

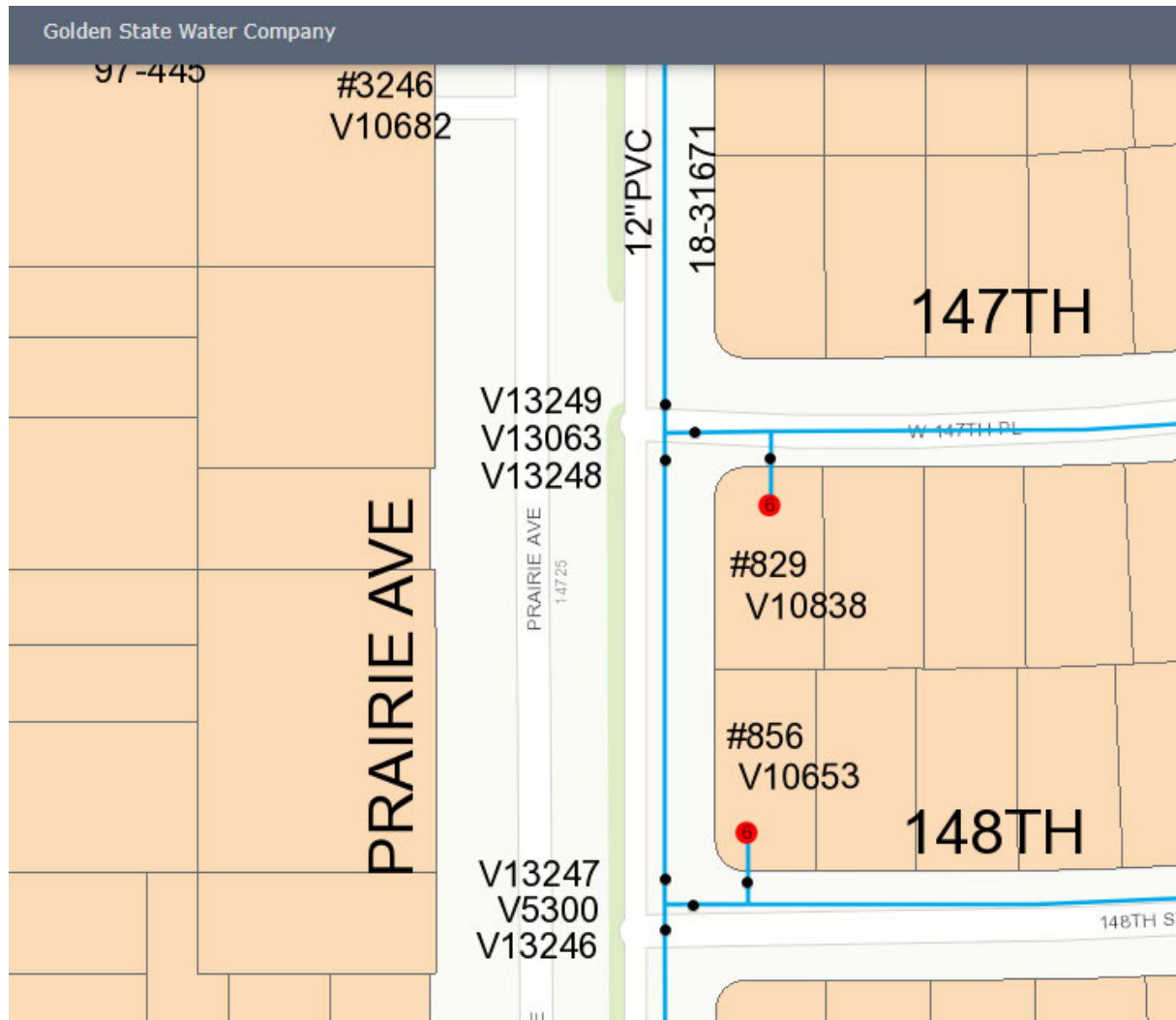
Encl: Attachment A - Water System Atlas Map  
Attachment B - LA County Fire Prevention Division Form 196  
Attachment C  
C. 1 New Business Department Application for Water Service (larger than 2-inches)  
C. 2 Application for New Service Installation (2-inches and below)



**Golden State  
Water Company**

A Subsidiary of American States Water Company

Appendix A: GSWC Water System Map





## Attachment B - LA County Fire Prevention Division Form 196



FORM 196  
Rev. 09/20

## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering  
5823 Rickenbacker Road  
Los Angeles, CA 90040  
Telephone (323) 890-4125 Fax (323) 890-4129

### Information on Fire Flow Availability for Building Permit

#### For All Buildings Other Than One and Two Family Dwellings (R-3), Townhomes, and Accessory Dwelling Unit's

#### INSTRUCTIONS:

Complete parts I & II:

Verifying fire flow, fire hydrant location and fire hydrant size.

#### PROJECT INFORMATION (To be completed by applicant)

#### PART I

Building Address: \_\_\_\_\_

City or Area: \_\_\_\_\_ APN: \_\_\_\_\_

Nearest Cross Street: \_\_\_\_\_

Distance of Nearest Cross Street  
to Property Line: \_\_\_\_\_

Applicant: \_\_\_\_\_ Telephone: (    ) \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Occupancy (Use of Building): \_\_\_\_\_ Fire Sprinklered: Yes  No

Type of Construction: \_\_\_\_\_

Square Footage: \_\_\_\_\_ Number of Stories: \_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**PART II**

**INFORMATION ON FIRE FLOW AVAILABILITY  
(Part II to be completed by Water Purveyor)**

Location of hydrant \_\_\_\_\_  
\_\_\_\_\_ Hydrant Number \_\_\_\_\_

Distance from Nearest Property Line \_\_\_\_\_ Size of Hydrant \_\_\_\_\_ Size of Water main \_\_\_\_\_

Static PSI \_\_\_\_\_ Residual PSI \_\_\_\_\_ Orifice size \_\_\_\_\_ Pitot \_\_\_\_\_

Fire Flow at 20 PSI \_\_\_\_\_ Duration \_\_\_\_\_  Flow Test Date / Time \_\_\_\_\_  
 Hydraulic model

---

Location of hydrant \_\_\_\_\_  
\_\_\_\_\_ Hydrant Number \_\_\_\_\_

Distance from Nearest Property Line \_\_\_\_\_ Size of Hydrant \_\_\_\_\_ Size of Water main \_\_\_\_\_

Static PSI \_\_\_\_\_ Residual PSI \_\_\_\_\_ Orifice size \_\_\_\_\_ Pitot \_\_\_\_\_

Fire Flow at 20 PSI \_\_\_\_\_ Duration \_\_\_\_\_  Flow Test Date / Time \_\_\_\_\_  
 Hydraulic model

(Check box if Simultaneous/ Dual flow test was performed) Combined flow at 20 psi \_\_\_\_\_

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Location of hydrant \_\_\_\_\_  
\_\_\_\_\_ Hydrant Number \_\_\_\_\_

Distance from Nearest Property Line \_\_\_\_\_ Size of Hydrant \_\_\_\_\_ Size of Water main \_\_\_\_\_

Static PSI \_\_\_\_\_ Residual PSI \_\_\_\_\_ Orifice size \_\_\_\_\_ Pitot \_\_\_\_\_

Fire Flow at 20 PSI \_\_\_\_\_ Duration \_\_\_\_\_  Flow Test Date / Time \_\_\_\_\_  
 Hydraulic model

(Check box if Simultaneous/ Triple flow test was performed) Combined flow at 20 psi \_\_\_\_\_

---

\_\_\_\_\_  
Water Purveyor

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**This Information is Considered Valid for Twenty Four Months**

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.



## Attachment C.1

New Business Department Application for Water Service (larger than 2-inches)

### APPLICATION FOR WATER SERVICE

#### GENERAL INFORMATION (Type or print clearly in ink)

Applicant's Name: (Responsible party for contract execution and funding)		
Mailing Address:		
City:	State:	Zip Code:
Telephone No:		Email Address:
Contact Name (if different from Applicant):		
Telephone No:		Email Address:
Project Name:		
Service Address or Location:		
City:	State:	Zip Code:
What is being constructed at this location:		
Desired Completion Date for Work:		

#### WATER SERVICE (Select as appropriate)

Classification <sup>1</sup>	Lateral Size (Available Size: 1", 2", 4", 6", 8", 10", 12")	Quantity
<input type="checkbox"/> Domestic		
<input type="checkbox"/> Commercial		
<input type="checkbox"/> Industrial		
<input type="checkbox"/> Irrigation (Landscaping)		
<input type="checkbox"/> Reuse Existing Services (if any)		
<input type="checkbox"/> Abandon Existing Service (if any)		

#### FIRE PROTECTION (Select as appropriate. See Applicant's Checklist Item No. 3. Fire Protection for requirements)

<b>Public</b>	
<input type="checkbox"/> Public Fire Hydrant	Quantity _____
Fire Flow requirements _____ gpm @ 20psi for a duration of _____ hours.	
<b>Private</b> (Fire service size required)	
<input type="checkbox"/> Private On Site Fire Hydrant	<input type="checkbox"/> Fire Sprinkler System
Fire Service Size _____	Quantity _____
Fire Flow requirements _____ gpm @ 20psi for a duration of _____ hours.	

#### PLAN PREPARATION (Select one)

<input type="checkbox"/> GSWC	<input type="checkbox"/> Applicant's Consultant (Requires GSWC review and approval)
Provide water plans per GSWC's standards for GSWC to review. Please visit <a href="http://www.gswater.com/about-gswc/contractor">www.gswater.com/about-gswc/contractor</a> for CAD requirements and sample plans.	

<sup>1</sup>Provide house number to each unit, store, or building if 2 or more services – Prepare Service Survey Report

**BIDDING PROCESS** (Select one)

Available Bid options. THREE COMPETITIVE BIDS ARE REQUIRED. Class A or C-34 License classification required for qualification with Golden State Water Company (select one):

- GSWC solicits project bids and manages project for Applicant using GSWC-qualified contractors.
- Install & Convey (I&C) – Applicant solicits bids directly from GSWC-qualified contractors.

Upon written request, Golden State Water Company (GSWC) may allow the Applicant to use their contractor to Install & Convey (I&C) the requested facilities. Applicant must submit the request for I&C with their Contractor's contact information. The I&C contractor is responsible for obtaining all applicable construction permits and must be an approved contractor by GSWC's Procurement Department.

**NON-REFUNDABLE APPLICATION DEPOSIT <sup>2</sup>**

A non-refundable deposit of **\$2,500** applies for application review and plan checking.

Project Type	Description
Type 1	All Services 2" or less on existing water mains - Contact Local GSWC CSA
Type 2 <sup>3</sup>	Fire Hydrant, Fire or Domestic Service Larger than 2" on existing water mains
Type 3a <sup>4</sup>	Main Extension – 100' or less to Serve Individuals per CPUC Rule No.15
Type 3b <sup>4</sup>	Main Extension – To Serve Subdivisions, Tracts, Housing Projects, Individual Development, Commercial Buildings, or Shopping Centers per CPUC Rule No.15
Type 4 <sup>4</sup>	Water Supply Assessment or Tariff Map Extension Required

**APPLICANT'S CHECKLIST**

The following items **are required** with your submittal in order for GSWC to process your request for service. All boxes must be completed or marked N/A. Incomplete submittals will be rejected by GSWC.

Examples of required submittal documents are available at [www.gswater.com/about-gswc/contractor](http://www.gswater.com/about-gswc/contractor)

1. Complete GSWC's Application for Water Service.
2. Anticipated Size and Demand of Water Service (Requested on Application and shown on Site/Plot Plan):
  - Domestic
  - Commercial
  - Industrial
  - Irrigation (Landscaping)
  - Abandon Existing Services (if any)
  - Reuse Existing Services (if any)
  - Service Survey Report (if 2 or more services)  
Please visit [www.gswater.com/about-gswc/contractor](http://www.gswater.com/about-gswc/contractor) for Service Survey Report
3. Fire Protection (approved by Fire Department/Agency):
  - Fire Flow Availability form (pdf copy)  
Signed by GSWC with a current date: Los Angeles County area, valid for 6 months. All other areas, valid for 1 year.
  - Public Fire Hydrant:
    - Approved Written Fire Flow Requirements for Public Hydrant (pdf copy)
    - Stamped Plans of Required Public Fire Hydrant Location (pdf copy)
  - Fire Service:
    - Anticipated Size (requested on Application and shown on Site /Plot Plan)
    - Approved Written Fire Flow Requirements for Private On-site Fire Hydrant (pdf copy)
    - Stamped plans of Private On-site Fire Hydrants and/or Fire Sprinkler System (pdf copy)
4. Location Map:
  - Tract Map, Parcel Map, or Assessor's Parcel Map showing subject property and cross street

<sup>2</sup>Total cost will be determined upon completion of project.

<sup>3</sup>Preliminary Cost Estimate (PCE) available upon request.

<sup>4</sup>Additional design deposit may be required, if applicable, the additional amount will be conveyed in a PCE.



**APPLICANT'S CHECKLIST**

5. Plans (with written Permitting Agency's conditions of approval):
- Site/Plot Plan (mark approximate location of fire hydrant, fire, domestic, and/or irrigation service) on GSWC's CAD Standard drawing format, including utilities in public right-of-way.
  - Provide copy of all plans in electronic format (AUTOCAD and pdf)  
Please visit [www.gswater.com/about-gswc/contractor](http://www.gswater.com/about-gswc/contractor) for detailed CAD requirements.
- Improvement plans for new development including Subdivisions, Tracts, Housing Projects, Individual Development, Commercial Buildings, or Shopping Centers (provide additional items):
- Sanitary Sewer Design
  - Grading Plans
  - Storm Drain Plans
  - Landscaping Plans
- Note: Permitting Agency's approved plans will be required prior to finalization of water plans.
6. Non-Refundable Application Deposit Check made payable to "GSWC".
7. Supplemental Water – Santa Maria Customer Service area only  
Contact Operations Engineer at (805) 349-7407 in the Santa Maria CSA Office

The **Applicant's** signature acknowledges to have read the *New Business Narrative*, completed application, and that **financial responsibility of fees and for services rendered** will be paid by, or excess deposit refunded to, the applicant.

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

**Submit completed application and required submittal documents electronically on a USB flash drive to the New Business Department address. Use same naming convention as listed on the Applicant's Checklist for all required items.**

**INCOMPLETE APPLICATIONS WILL BE REJECTED AND RETURNED TO THE APPLICANT**

**CONTACT INFORMATION**

<p><b>Mr. Robert N. Hanford, P.E.</b> New Business Manager RHanford@gswater.com</p>	<p><b>Ms. Heather Cole x 348</b> New Business Contract Administrator Heather.Cole@gswater.com</p>	<p><b>Ms. Julia Rivas x 349</b> New Business Contract Administrator JRivas@gswater.com</p>
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For all questions, please call or contact one of the following:

**Ms. Heather Cole**

Service Areas:

Coastal District: Cypress Ridge, Los Osos, Edna Valley, Santa Maria, Lake Marie, Nipomo, Orcutt, Sisquoc, and Tanglewood.

Northern District: Arden Cordova, Arden Manor, Gold River, Rancho Cordova, Sacramento, Bay Point, and Clearlake.

Foothill District: Claremont, Montclair, Pomona, Upland, San Dimas, Charter Oaks, Covina, Glendora, La Verne, Walnut, Arcadia, El Monte, Irwindale, Monrovia, Monterey Park, Rosemead, San Gabriel, and Temple City.

Mtn./Desert District: Barstow, Calipatria, Niland, Morongo Valley, Apple Valley, Lucerne Valley, and Wrightwood.

**Ms. Julia Rivas**

Service Areas:

Central District: Artesia, Cerritos, Downey, Hawaiian Gardens, La Mirada, Lakewood, Long Beach, Norwalk, Whittier, Bell, Bell Gardens, Cudahy, Hollydale, Huntington Park, Paramount, Santa Fe Springs, South Gate, Willowbrook, and Culver City.

Southwest District: Athens, Carson, Compton, Del Aire, El Camino Village, El Segundo, Gardena, Gardena Heights, Hawthorne, Inglewood, Lawndale, Lennox, Redondo Beach, and Torrance.

Orange County District: Buena Park, Cypress, Garden Grove, La Palma, Los Alamitos, Rossmoor, Seal Beach, Stanton, Cowan Heights, Lemon Heights, Orange, Placentia, Santa Ana, and Yorba Linda.

**CROSS-CONNECTION CONTROL CHECKLIST FOR NEW WATER SERVICE**

Applicant's Name:			
Mailing Address:			
City:	State:	Zip Code:	
Telephone No:		Email Address:	
Contact Name (if different from Applicant):			
Telephone No:		Email Address:	
<b>Water Use Survey:</b>			Height or No. Stories
Type of Facility:	Residential	Commercial	Industrial
What type of business will be at this location?			Multi-Story Building
(If the kind of business has not yet been determined, a review for appropriate backflow protection will be required prior to the activation of the service, upon determination of the business activities.)			
<b>For Domestic and/or Dedicated Irrigation Services, is there or will there be:</b>			
Yes	No		
		any equipment that uses water for cooling, heating, or recirculation (i.e. cooling tower or steam boiler?)	
		any aspirators on site?	
		any chemicals used or stored on site?	
		any water wells or booster pumps on site?	
		reclaimed/recycled water on site?	
		any water storage tanks or reservoirs on site?	
		a pool, spa, decorative pond or fountain?	
		facilities for pumping, injecting or spreading fertilizers, pesticides or other substances?	
		sewage lift stations or gray water systems?	
Notes or comments: _____			
_____			
<b>For All Fire Services, will:</b>			
Yes	No		
		the fire system be looped with water supplied by two or more fire services that are inter-connected?	
		the fire system contain any chemicals, such as antifreeze or rust inhibitors?	
		the facility have hydrants on site, stand pipes or pumper connections?	
		there be any pump onsite for the fire system?	
		the fire system also be supplied by an auxiliary source of water (i.e. pond, reservoir, storage tank)?	
		the fire system be dual use (domestic and fire)?	
<b>Residential Dual Use Service (Domestic and Fire Sprinklers):</b>			
Yes	No		
		Will the fire service be a flow-through system (connected at the end of the system to a point of use such as a toilet, dishwasher or other fixture to prevent water from becoming stagnant)?	
		If the fire system is a closed system (not flow-through), will the fire system be construction of material certified to NSF/NASl standard 61 (marked NSF-61 or NSF-pw)? If yes, what will the primary material be?	
Notes or comments: _____			
_____			
Note: Answering YES to either of the Dual-Use questions above may trigger an exemption to the requirements for backflow protection for residential dual use applications. For details or questions regarding the Cross-Connection Control Checklist for New Water Service, please contact the Water Quality Department at <a href="mailto:waterquality@gswater.com">waterquality@gswater.com</a> .			
<b>All required backflow assemblies will be installed within 5 feet of the point of connection per GSWC's standards. Any deviation from this requires approval from GSWC's Water Quality Department.</b>			



## Attachment C.2

### Application for New Service Installation (2-inches and below)



**Application for New Service Installation  
Southwest District  
1600 W Redondo Beach Blvd, Suite 101  
Gardena, California 90247  
Tel: (310) 767-8200      FAX: (310) 436-6065**

**Customer or Business Name:** \_\_\_\_\_

**Driver's License #:** \_\_\_\_\_ **SSN or Fed Tax ID:** \_\_\_\_\_

**New Service Street Address:** \_\_\_\_\_  
\_\_\_\_\_

**Customer Mailing Address:** \_\_\_\_\_  
\_\_\_\_\_

**Customer Home Phone:** \_\_\_\_\_ **Cell Phone:** \_\_\_\_\_

**Customer Email Address:** \_\_\_\_\_

**Contact Person Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**New Service Will Provide Water To:**

- Single Family Home**
- More than one residential unit. Number of Units:** \_\_\_\_\_
- Commercial Property. Type of Business:** \_\_\_\_\_
- Manufacturing. Product Manufactured:** \_\_\_\_\_
- Irrigation**
- Fire Service**
- Other. Explain** \_\_\_\_\_

**Customer Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

*To Be Completed by Customer*

# AMERICAN STATES WATER COMPANY

## Residential Water Meter Sizing Worksheet

(5/8 thru 2 inch Meters)



Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_

Dwelling Information: No. Bedrooms: \_\_\_\_\_ Lot Size: \_\_\_\_\_ APN: \_\_\_\_\_  
 No. Bathrooms: \_\_\_\_\_ Dwelling SF: \_\_\_\_\_ Lot No. \_\_\_\_\_

Type of Dwelling:  Single Family  Town Home/Condominium  Multifamily

AWWA M22 Fixture Values (Second Edition 2004)		Residential		
Indoor Uses:	Fill in all shaded areas	Fixture Value	No. of Fixtures	Total FV
Lavatory/Bar Faucet (Combination Hot & Cold Water Faucet)		1.5		0
Bathtub (With or Without Shower Over)		8		0
Bidet		2		0
Clothes Washing Machine (Indicate Total Number of Machines)		6		0
Dishwasher (Total Number of Machines)		2		0
Utility Faucet (Combination Hot & Cold Water Faucet)		4		0
Kitchen Faucet (Combination Hot & Cold Water Faucet)		2.2		0
Shower Head (Combination Hot & Cold Shower System)		2.5		0
Flush Toilet (1.6 GPF Tank Style)		4		0
<b>Total Indoor FV's:</b>				<b>0</b>
<b>Outdoor Uses:</b>				
Lawn Sprinklers (max no. of heads per station)		1.5		0
Hose bibs Connections (ea):				
1/2-inch		5		0
3/4-inch		9		0
1-inch		12		0
<b>Subtotal Outdoor FV's:</b>				<b>0</b>
<b>Flow Design Chart</b>		<b>No. of Dwellings</b>		
<b>Meter Selection</b>	<b>Maximum Peak Flow Rate</b>	0	X	1
<b>Size</b>	<b>Flow Rate</b>			0 FV's
5/8" x 3/4" meter	22 gpm	Peak Demand @ 60 psi  Recommended meter size:		0 gpm
3/4" x 3/4" meter	33 gpm			
1" meter	55 gpm			<b>5/8</b> inch
1-1/2" meter	110 gpm			
2" meter	176 gpm			

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Comments:** \_\_\_\_\_  
**Notes:** \_\_\_\_\_

# **AGENDA ITEM F-1**

## **Exhibit “E”**

### ***Resolution 21-14***

## RESOLUTION NO 21-14

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS AND RECOMMENDING THE CITY COUNCIL APPROVE CASE NO. 21-18: SPECIAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE, DESIGN REVIEW AND A DENSITY BONUS FOR THE DEVELOPMENT OF A 10-UNIT APARTMENT BUILDING LOCATED AT 14723 PRAIRIE AVENUE, A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM**

**WHEREAS**, an application has been filed by the property owner, Golden State Alliance, LLC (“Applicant”), for approval of a Special Use Permit, General Plan Amendment, Zone Change, Design Review and Density Bonus (collectively, “Case No. 21-18”) for the development of a three-level, 10-unit apartment building, (“Project”) proposed at 14723 Prairie Avenue in the City of Lawndale (“Property”); and

**WHEREAS**, the General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”; and

**WHEREAS**, the Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence).

**WHEREAS**, a minimum of one residential unit shall be provided at the “Very Low Income” level which will constitute an affordability percentage of 12.5 percent (1 out of 8 units) pursuant to State Density Bonus Law (Governed Code Section 65915) which will allow a density bonus percentage of 38.75 and allows four more dwelling units than would otherwise be allowable in the R-3 zoning district, but the applicant is proposing two more dwelling units for a total of 10 residential units; and

**WHEREAS**, an environmental assessment has been conducted for the Project in compliance with CEQA and, in accordance with the provisions of CEQA, an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the Project; and

**WHEREAS**, the Property is currently developed with an existing single family residence and garage, all of which are proposed to be demolished as part of the Project; and

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



**WHEREAS**, the Project will be developed in accordance with the standards set forth in the LMC and subject to the conditions deemed appropriate by the Planning Commission as set forth herein; and

**WHEREAS**, LMC §17.48.160 provides that one residential dwelling unit may be constructed for each one thousand three hundred and twenty square feet of net land area which will result in a total of eight residential units and the density bonus allows an additional two residential units which will result in a total of 10 residential units, and

**WHEREAS**, Case No. 21-18 was properly noticed and set for public hearing before the Planning Commission on November 10, 2021; and

**WHEREAS**, on November 10, 2021 the Planning Commission continued the public hearing to December 8 2021, then again to January 12, 2022; and

**WHEREAS**, the Planning Commission meeting scheduled for January 12, 2022 was cancelled due to a surge in Covid-19 Cases; and

**WHEREAS**, Case No. 21-18 was re-noticed for public hearing date of January 26, 2022; and

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

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

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

**Section 2.** The Planning Commission finds and determines that the proposed amendment to the General Plan, as incorporated herein by this reference, is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale. The General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low.” Specifically the Planning Commission finds that the proposed amendment is consistent with the following policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.

**Section 3.** The Planning Commission finds and determines that the proposed zone change to the Lawndale Municipal Code, as incorporated herein by this reference, is consistent with the goals and objectives of the adopted General Plan of the City of

Lawndale. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). Specifically the Planning Commission finds that the proposed zone change is consistent with the following policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.

**Section 4.** The Planning Commission does hereby recommend that the City Council adopt the draft Ordinance, attached hereto as Exhibit “F”, amending the General Plan and Title 17 of the Lawndale Municipal.

**Section 5.** The Planning Commission does hereby recommend that the City Council approve the Initial Study and Mitigated Negative Declaration prepared for the Project, based on the information contained therein and the entire record including the required mitigation measures, and find that there is no substantial evidence that the Project will have a significant adverse effect on the environment.

**Section 6.** That the Planning Commission has reviewed and considered the information in the staff report, the Initial Study, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The Planning Commission hereby adopts and approves the Mitigated Negative Declaration for this Project in accordance with the provisions of CEQA and the City of Lawndale’s local environmental guidelines.

**Section 7.** The Planning Commission does hereby recommend that the City Council adopt and approve the Mitigation Monitoring and Reporting Program, attached as Exhibit “H” to this Resolution.

**Section 8.** Pursuant to the change of zone requirements in LMC Sections 17.16.030.B, in approving this request, the Planning Commission recommends the City Council make the following findings:

A. When existing zoning was effective and whether there are changed conditions to warrant other or additional zoning. *The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). This increase in density will allow the City to more easily meet its Regional Housing Needs Assessment housing allocation for the upcoming cycle. The density will be increased from 14.85 units per acre in the R-2 zone to 33 units per acre in the R-3 zone. The rezone will be consistent with the following goals/policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the*

*Housing Element, which is to encourage the provision of very low income affordable housing.*

- B. Whether proposed change of zone will adversely affect the adjoining property as to value, precedent, or be detrimental to the area. *The property is located at periphery of the city adjacent to Prairie Avenue. The site faces east and access is provided off Prairie Avenue. The property to the north is developed with a commercial shopping center and is commercial in nature while several of the properties to the south are improved with two-story, multifamily developments. The zone change will allow a 10 unit apartment complex at the subject property which is consistent with the multi-family residential development in the vicinity. Prairie Avenue is classified as a major highway by the Circulation Element and no significant impacts are anticipated as a result of traffic or the proposed land use. With this in mind there will be no adverse impact on any adjoining property with regards to value and the proposed project will not be detrimental to the area, in that, much of the properties in the area are already improved with multifamily residential developments.*
- C. Whether change of zone will be in the interest of furtherance of public health, safety and general welfare. *The State has declared a state of emergency with regards to housing. The RHNA housing allocation for the city as part of the 6<sup>th</sup> cycle will be 2,497 residential units. Most of the city is already built out and developed; and the city has to rely on reusing underutilized sites in order to achieve the housing allocation imposed by the State. The proposed rezone along with the density bonus request will result in the development of a 10 unit apartment building. The site is currently underdeveloped with one single family residence. The zone change is necessary, in that, it will assist in the furtherance of public health, safety and general welfare, in that, it will result in the development of additional residential units which would help to further meet the city's RHNA housing allocation.*

**Section 9.** Pursuant to the special use permit requirements in LMC Sections 17.28.014 and 17.28.050, the Planning Commission recommends the City Council conditionally approve the Project and make the following findings:

- A. The granting of such special use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity. *The Project is consistent with the development standards of the R-3 zoning district. The development of a 10 unit apartment building is allowed with approval of a density bonus. Therefore, granting this Special Use Permit will not be detrimental to the public health or welfare or injurious to the Property or public improvements in the R-3 zoning district.*
- B. The use applied for at the subject location is properly one for which a Special Use Permit is authorized. *The LMC requires a Special Use Permit for the development of apartment buildings in the R-3 Zone. Therefore, the proposed 10-unit apartment building is authorized upon receipt of this Special Use Permit.*
- C. The site is adequate in size and shape to accommodate the Project and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust the Project to the land and uses in the neighborhood. *The Property is comprised of one parcel that has an area 11,800 square feet and is large enough to accommodate the proposed Project. In addition, the proposed plans are in compliance with all of the development standards of the R-3 zoning district.*

- D. The site abuts a local street adequate in width and pavement type to carry the kind of traffic generated by the Project. *The Property is located on Prairie Avenue which is a major highway as defined by the Circulation element and is approximately 139 feet wide providing access to a variety of arterials of the City's street system. The local streets are therefore adequate to carry the kind of traffic generated by the Project.*
- E. The granting of a Special Use Permit is consistent with the City's General Plan and its development policies. *The Project is consistent with the General Plan Land Use and Housing Elements. The Project is within the "Multi-Family Medium Density" designation of the City's Land Use Element, which allows multifamily developments. Also, Policy 1.1 of the Housing Element states that the City shall "Ensure the provision of a variety of housing types to fulfill regional housing needs." Additionally, the proposed development is in accordance with the design guidelines and the development standards established in Title 17 (Zoning) of the LMC. Finally, the project will be consistent with the following goals/policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.*
- F. The granting of the Special Use Permit will not be a menace to or endanger the public health, safety or general welfare. *The project is for the development of a 10-unit apartment building that will be three levels with attached garages. The project will comply with all development standards as well as the residential design guidelines. Furthermore, the granting of the special use permit will not be a menace to or endanger the public health, safety or general welfare, in that, the proposed use is for a residential use which consistent with the surrounding properties and permitted with approval of a Special Use Permit.*

**Section 10.** Pursuant to the design review requirements in LMC Section 17.30.030, the Planning Commission recommends the City Council conditionally approve the Project and make the following findings:

- A. The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area. *The Project is consistent with the development standards of the R-3 zoning district and the type of development in the vicinity is similar to other developed lots in the neighboring area. The Property is currently developed with an older single family residence which will be demolished as part of the Project. The Property will be improved with this Project as the design of the buildings and landscaping will have a beneficial visual impact upon the street. Therefore, the Project's design features will integrate harmoniously and enhance the character of the surrounding area.*
- B. The site plan and building design will improve the community appearance by preventing extremes of building bulk and mass. *The Project will include a wide variety of architectural features to improve the overall appearance of the building design including a traditional design with sloped roofs, asphalt singles, textured stucco finishes and decorative design elements as part of the façade. Furthermore, the building footprint will cover*

*approximately 57 percent of the lot which is less than the 70 percent maximum allowed. Therefore, the Project will improve the community appearance while complying with the zoning code.*

- C. The site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces. *The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation on the Property. The structures' design allows for air circulation throughout the site and natural illumination and the front yard will be landscaped, therefore, demonstrating proper consideration to both functional aspects and visual effects as seen from public spaces.*
- D. The site plan and building design substantially conform to the City's adopted design guidelines. *The Project substantially conforms to the City's adopted residential design guidelines. The buildings exhibit quality minimal traditional architectural style, by having asphalt shingles roofing, textured stucco finishes, and decorative design elements along the façade.*

**Section 11.** The Planning Commission recommends that the City Council find that the Project substantially conforms to LMC Section 17.30.040, Design Criteria, as follows:

- A. The building height, bulk and other design features shall be proportionate to the site and the surrounding area. *The Project complies with all development standards for the R-3 zoning district and is proportionate with the surrounding area. The proposed dwelling units have a proposed height of 35 feet, as measured from the ridge, which meets the maximum height limitation. Additionally, the proposed design and lot coverage are appropriate for the site as the project covers 57 percent of the lot, significantly less than the 70 percent maximum allowed. The proposed development is proportionate to other residential dwellings within the surrounding neighborhood.*
- B. The site layout, orientation, and location of structures, and their relationship to one another and to open spaces, parking areas, pedestrian walks, illumination and landscaping should be interrelated and arranged to achieve a safe, efficient and harmonious development. *The site plan and design of the dwelling units, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces. The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation.*
- C. The grading and development of sites should respect the qualities of the natural terrain and landscape—mature trees and other natural features. *The surrounding area is highly urbanized, relatively flat, and mostly devoid of "natural" features. The Applicant will be required to submit a Grading and Drainage Plan to be reviewed and approved by the Building Division prior to issuance of building permits. Additionally, the Applicant is conditioned to provide a landscape plan that demonstrates how vegetation will be planted throughout the site.*
- D. Building sites should be developed to achieve a harmonious relationship with existing and proposed adjoining developments. *The proposed residential dwelling units will be designed to complement each other in architectural style and the Project will be consistent with the residential character of the neighborhood. The proposed development site plan*

*and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area. The Project is also consistent with the development standards of the R-3 zoning district and the scale and type of development in the vicinity.*

- E. Each building shall reflect due consideration of a total site design program that reflects quality contemporary design practices. *With conditions imposed and modifications made to the elevation drawings for the Project, quality contemporary design practices will be utilized throughout the development. The building design will be an aesthetic improvement to the existing site and will complement the architectural styles found within the existing neighborhood.*
- F. The proposed project shall substantially comply with the design elements set forth in the city's adopted design guidelines. *The Project substantially conforms to the City's adopted residential design guidelines. The buildings exhibit quality traditional architectural style, by having asphalt shingles roofing, textured stucco finishes, and decorative design elements along the facade.*
- G. The mechanical equipment or machinery, trash storage areas and other exterior service areas shall be screened from view from all public spaces. *As proposed, the identified mechanical equipment and trash storage areas are screened from public view. Any utility meters or rooftop mechanical equipment will also be required to be screened per the LMC and/or the conditions of approval placed on the Project.*

**Section 12.** The Planning Commission recommends the City Council conditionally approve the requested development concessions pursuant to LMC Section 17.50.080 as follows:

Based on substantial evidence, the requested reductions in site development standards result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units to be set as specified in Section 17.50.030(C). The reduction in size of the parking space for the density bonus units and the reduction in the common open space are required to reduce the overall costs of the Project in order to allow the applicant to provide the affordable unit.

**Section 13.** The Planning Commission recommends the City Council approve the Project, subject to the following conditions of approval:

1. Within thirty (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 the he/she accepts and shall be bound by all of the conditions.
2. The Applicant shall submit the building construction documents to the City for plan check within one year of approval of this Project. Failure to comply with this condition shall automatically render the Special Use Permit, General Plan Amendment, Zone Change, Design Review and Density Bonus approval null and void. All conditions of approval shall be satisfied within 24 months of the approval of this Project. The Applicant may file for an extension of the Special Use Permit and Design Review approval provided that such application is properly filed with the City at least 30 days prior to the expiration date.
3. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.

4. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.
5. Violation of, or noncompliance with, any of these conditions or other applicable provisions of the LMC shall constitute grounds for a code enforcement action.
6. 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.
7. 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 façade changes.
8. 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.
9. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.
10. 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.
11. 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.
12. 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.
13. The Project shall comply with all Los Angeles County Fire Department conditions of approval.
14. 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.
15. 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.

16. 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.
17. 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.
18. The Applicant shall request a cost estimate for water system modifications and project review prior to the start of construction from Golden State Water Company.

**Public Works/City Engineer Conditions:**

19. Pay of all applicable fees and plan check fees with Public Works Department.
20. 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.
21. The applicant shall submit copies of a recent title report and subdivision guarantee to the Building Division prior to issuance of building permits and to the Public Works Department prior to approval of final map.
22. The applicant shall pay all applicable final map checking fees prior to the issuance of a building permit.
23. The applicant shall submit a copy of the approved Grading and Drainage Plan to the Public Works Department prior to the issuance of a building permit.
24. The applicant shall submit a “Final Grading and Drainage Certificate“ signed by the California registered engineer, stating that the project was constructed according to the approved grading/drainage plan and that the project drains to the street and prevent the cross-lot drainage to adjacent property.
25. The applicant shall design the project in a manner that prevents surface water from draining across the sidewalk.
26. The applicant shall comply with all requirements of California Drainage Law and/or the County Low Impact Development. Provide a copy of approved LID plan to the Public Works Department.
27. The applicant shall submit topo plans show all existing condition within private property, existing features, existing buildings, trees, dimensions, and any existing easements.
28. The applicant shall submit street plans show full street width of all existing condition within public right-of-way, curb/gutter, driveway, sidewalk, trees, dimensions, utilities, signs, traffic signal poles, striping, and proposed improvements.



29. The applicant shall submit offsite improvement plan prepared by a registered Civil Engineer. The offsite improvement plan include but not limited to propose utilities service connections, concrete work, pavement work, striping, and signs.
30. The applicant shall provide a proposed staging plan, haul route map, and off street parking during construction. The applicant must designate a construction staging area on the site. Any construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.
31. The applicant shall remove and replace existing driveway approach. New driveway approach shall be commercial driveway and comply with the Americans with Disabilities Act (ADA) and completed per satisfaction to the City Engineer.
32. Proposed new driveway apron width shall be not more than fifty percent of a lot's frontage per Lawndale Municipal Code Section 17.72.060. Applicant shall obtain concrete permit from the Public Work Department.
33. New driveway shall be realigned so that the top 'X' is located one foot inside the property line.
34. The applicant shall submit corner sight distance study for ingress and egress proposed new driveways prepared by licensed traffic/civil engineer. The applicant shall be responsible implementation of all improvements from the study findings. This include but not limited to the applicant shall be responsible all fees from other agencies associated with such improvements per satisfaction to the City Engineer.
35. The applicant shall paint red curbs on the entire fronting property on Prairie Avenue.
36. 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.
37. The applicant shall obtain trash enclosure clearance from Community Development Department.
38. The applicant shall remove all existing utility pavement markings from the sidewalk and street prior to issuance of a Certificate of Occupancy for the Project.
39. The applicant shall not install water or utility pull boxes within the new driveway approach area.
40. The applicant shall underground all dry utilities (electrical, telephone and cable TV) and install three (3) separate conduits for each utility connection. Accordingly, the applicant shall contact the utility purveyors to arrange for the preparation of the necessary plans to accomplish the under grounding prior to receiving a certificate of occupancy.
41. The applicant shall construct on-site waterlines with a separate water meter and sewer lateral for each unit unless special maintenance mechanisms for these systems are approved by the City Engineer, in which case provisions are to be made in the Covenants, Conditions, and Restrictions (CC&Rs) for sewer lateral and potable water mainline maintenance. The CC&Rs shall also contain a maintenance agreement holding the City of Lawndale harmless from damages should the common sewer and/ or water mainline cause any damage for any reason.

42. Each unit shall be connected to a separate sewer lateral at a minimum size of six inches. When connecting to an existing lateral, a City approved contractor shall verify the size of such lateral and shall provide proof of its integrity by providing a videotape of the lateral to the Public Works/ Engineering Division. Videotaping and verification of sewer lateral size and conditions must be made in the presence of the City Engineer or his/her designee. Any existing sewer laterals that are less than six (6) inches in diameter shall be abandoned at the property line per city instructions.
43. All required water meters, meter service changes and/or fire protection lines shall be installed by the developer. Any new water meters shall be installed in parkways.
44. The applicant shall provide copy of Los Angeles County Sanitation District letter of approval/fee receipt for sewer connection fee.
45. The applicant shall pay necessary sewer connection fees.
46. The applicant shall submit proposed sewer impact study prepared by the engineer.
47. All work in the public right-of-way shall be completed per APWA standards.
48. Remove and reconstruct damaged, out of grade, and depressed sidewalk fronting the property to the satisfaction of the City Engineer. New sidewalk and driveway approaches need to comply with Americans with Disabilities Act (ADA).
49. The applicant shall obtain an encroachment permit from the Public Works Department prior to conducting any off-site improvements or to be work in the public right-of-way.
50. The applicant shall provide a copy of approved Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Public Works.
51. The applicant shall provide a copy of approved storm water pollution prevention plan (SWPPP) to the Department of Public Works.
52. The applicant shall provide a copy of approved best management practice plan (BMP) to the Department of Public Works.
53. No final sign off shall be given until all conditions of approval from the Public Works Department have been completed.
54. The applicant shall pay for all applicable city fees and LA County fees including any permit fees prior to the issuant of the Building Permits.

**CEQA Mitigation Measures:**

55. The Applicant shall comply with all requirements of the Mitigation Monitoring and Reporting Program attached as Exhibit “B” to this Resolution. The basic requirements are recorded here to facilitate review and implementation. More detailed information on the timing and responsible parties for these mitigation measures is provided in the Mitigation Monitoring and Reporting Program.
  - a. **HMI1-** The applicant shall ensure that any positively identified asbestos containing materials (ACM) in the single-family residence located at 14723 Prairie Avenue shall be disposed of in accordance with OSHA programs and regulations.

- b. **HM2-** Prior to issuance of a demolition permit, lead-based paint testing shall be conducted on the existing structure. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.

**Planning Conditions:**

56. A minimum of one residential unit shall be provided at the “Very Low Income” level which will constitute an affordability percentage of 12.5 percent (1 out of 8 units). This shall allow for a Density Bonus of up to 38.75 percent as part of the project which will allow up to 3.1 residential units which may be rounded up to a total of 2 units as per LMC Section 17.50.070.B. A maximum of 10 residential units may be allowed so long as the project complies with all other zoning requirements.
57. The Applicant shall enter into an affordable housing agreement with the City consistent with Lawndale Municipal Code section 17.50.130.
58. Based on the affordability percentage provided (12.5 percent of the units at “Very Low Income” level) the project shall be entitled to the following concessions:
  - a. Common Open space shall be reduced from 2,400 square feet to 946 square feet; and
  - b. Parking size for one density bonus parking space reduced size of 8 ft. x 20 ft.
59. Each dwelling unit shall have a minimum two hundred cubic feet of private and secure storage space. Callout and provide dimensions of said area. Provide a cross section of the storage area. Provide dimensions of the storage space (L x W x H) areas demonstrating compliance. All storage space must be provided on ground floor.
60. A minimum of 150 square feet of private open space shall be provided for every two-bedroom unit onsite. Private open space shall have a minimum contiguous area of 100 square feet with no dimension less than 7 feet in any direction. Portions of the private open space areas must comply with the minimum 7 foot dimension requirement along the second and third floor level.
61. The maximum height of the building shall be limited to a maximum height of 35 feet.
62. Dimension the projection of the deck into the front yard setback on the second level floor plan. The deck must have open rails, cannot have solid walls within the front yard setback.
63. Onsite parking shall provide the following:
  - a) Regular Units (8 Units): 2- enclosed garage spaces per unit (total of 16 parking spaces).
  - b) Guest Parking: One-half guest space per unit (total of 4 parking spaces).
  - c) Density Bonus Units (2 Units): One-half space per unit (total of 1 parking spaces).
  - d) Parking structure must be enclosed.
64. Provide colored elevations and callout all materials, siding and features as part of the elevations for all sides.
65. An additional 4 foot setback must be provided as part of the second and third level floor levels. Dimension accordingly.
66. Building PAD certification will be required to confirm that all setbacks will comply with the approved plans.

**Additional Conditions:**

67. The Applicant shall provide sufficient decorative outdoor lighting for all units, to the satisfaction of the Community Development Director.
68. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
69. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
70. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
71. All newly planted trees shall require root barriers, double staked, and guy wired.
72. All driveway and parking areas shall be concrete and the Applicant shall install a decorative stamped and color sealed concrete driveway along the first twenty feet of driveway to the satisfaction of the Community Development Director. The color and pattern shall be approved by the Community Development Director prior to installation.
73. No exterior security bars shall be allowed to be placed along the buildings' façade.
74. Driveway and parking areas shall incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or underground swales.
75. The location of all backflow devices shall be approved by the City prior to installation. Back flow devices shall be located to the furthest extent possible from the property line.
76. 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.
77. 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.
78. 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.
79. The Applicant shall provide architectural elements to the front facade of buildings to prevent the buildings from exhibiting bulk and boxlike appearance to the satisfaction of the Community Development Director. No exterior structural alteration or building color change, other than the colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community Development.
80. 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.
81. All landscaping and irrigation systems shall be continuously maintained in good repair by the property owners or homeowners association. Irrigation systems shall not produce

overspray. All landscaping shall be maintained in a healthy condition and dying and dead landscaping shall be promptly replaced with similar plant materials and of a size similar to the plant being replaced.

82. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
83. 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.
84. 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.
85. 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 and on Sundays and national holidays.
86. 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.
87. The Project shall comply with all development standards set forth in LMC Section 17.80.070(A) pertaining to condominium developments.
88. All roof top equipment must be fully screened from public view on all sides of the building elevations.
89. Unpermitted conversions or subdivisions of any interior spaces within the twelve units, into habitable spaces is prohibited.
90. All Planning fees shall be current before building permits are issued.
91. All flatwork and landscaping work shall require the approval of a Flatwork Permit before permits are issued.
92. Any new walls/fences shall require approval of a fence permit application.

**PASSED, APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY OF JANUARY, 2022.**

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John Martinez, Chairperson

I, Jared Chavez, Acting Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 21-14** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **26<sup>th</sup> day of January, 2022** by the following roll call vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

---

Jared Chavez, Acting Community Development Director

DRAFT

# **AGENDA ITEM F-1**

## **Exhibit “F”**

### ***Draft Ordinance***

**ORDINANCE NO. \_\_\_\_-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
LAWDALE, CALIFORNIA SETTING FORTH FINDINGS OF  
FACT AND DETERMINATIONS RELATIVE TO CASE NO. 21-18:  
GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR THE  
DEVELOPMENT OF A 12-UNIT APARTMENT BUILDING  
LOCATED AT 14723 PRAIRIE AVENUE AND A MITIGATED  
NEGATIVE DECLARATION AND MITIGATION MONITORING  
AND REPORTING PROGRAM**

SUMMARY: This ordinance amends the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amends the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”; and amends the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence) as part of a proposed 12-unit apartment building.

WHEREAS, an application has been filed by the property owner, Golden State Alliance, LLC (“Applicant”), for approval of a General Plan Amendment and Zone Change, (collectively, “Case No. 21-18”) for the development of a three-level, 12-unit apartment building, (“Project”) proposed at 14723 Prairie Avenue in the City of Lawndale (“Property”); and

WHEREAS, the General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”; and

WHEREAS, the Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence).

WHEREAS, an environmental assessment has been conducted for the Project in compliance with CEQA and, in accordance with the provisions of CEQA, an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the Project; and

WHEREAS, the Property is currently developed with an existing single family residence and garage, all of which are proposed to be demolished as part of the Project; and

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

WHEREAS, the Planning Commission considered this ordinance at a properly noticed public hearing on November 10, 2021 and recommended adoption by the City Council; and



WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on November \_\_\_\_, 2021 in the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California, to consider this matter.

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

SECTION 1. The City Council of the City of Lawndale hereby makes the following findings:

- A. The above recitals are true and correct and incorporated fully herein.
- B. The City Council finds and determines that the proposed amendments to the General Plan, as incorporated herein by this referenced, are consistent with the goals and objectives of the adopted General Plan of the City of Lawndale. The General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low.” Specifically the City Council finds that the proposed amendment is consistent with the following policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.
- C. The changes to the Zoning Code of the City of Lawndale made by this Ordinance are consistent with the General Plan of the City of Lawndale. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). Specifically the City Council finds that the proposed zone change is consistent with the following policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.

SECTION 2. Pursuant to the change of zone requirements in LMC Sections 17.16.030.B, in approving this request, the City Council makes the following findings:

- A. When existing zoning was effective and whether there are changed conditions to warrant other or additional zoning. *The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). This increase in density will allow the City to more easily meet its Regional Housing Needs Assessment housing allocation for the upcoming cycle. The density will be increased from 14.85 units per acre in the R-2 zone to 33 units per acre in the R-3 zone. The*

*rezone will be consistent with the following goals/policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.*

- B. Whether proposed change of zone will adversely affect the adjoining property as to value, precedent, or be detrimental to the area. *The property is located at periphery of the city adjacent to Prairie Avenue. The site faces east and access is provided off Prairie Avenue. The property to the north is developed with a commercial shopping center and is commercial in nature while several of the properties to the south are improved with two-story, multifamily developments. The zone change will allow a 12 unit apartment complex at the subject property which is consistent with the multi-family residential development in the vicinity. Prairie Avenue is classified as a major highway by the Circulation Element and no significant impacts are anticipated as a result of traffic or the proposed land use. With this in mind there will be no adverse impact on any adjoining property with regards to value and the proposed project will not be detrimental to the area, in that, much of the properties in the area are already improved with multifamily residential developments.*
- C. Whether change of zone will be in the interest of furtherance of public health, safety and general welfare. *The State has declared a state of emergency with regards to housing. The RHNA housing allocation for the city as part of the 6<sup>th</sup> cycle will be 2,497 residential units. Most of the city is already built out and developed; and the city has to rely on reusing underutilized sites in order to achieve the housing allocation imposed by the State. The proposed rezone along with the density bonus request will result in the development of a 12 unit apartment building. The site is currently underdeveloped with one single family residence. The zone change is necessary, in that, it will assist in the furtherance of public health, safety and general welfare, in that, it will result in the development of additional residential units which would help to further meet the city's RHNA housing allocation.*

SECTION 3. As described in the Initial Study and Mitigated Negative Declaration prepared for the Project, based on the information contained therein and the entire record including the required mitigation measures, the City Council hereby finds that there is no substantial evidence that the Project will have a significant adverse effect on the environment.

In order to qualify as a “concession or incentive,” the city must be able to find, based on substantial evidence, that the requested reductions in site development standards result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units to be set as specified in Section 17.50.030(C); and

A minimum of one residential unit shall be provided at the “Very Low Income” level which will constitute an affordability percentage of 12.5 percent (1 out of 8 units) pursuant to State Density Bonus Law (Governed Code Section 65915) which will allow a density bonus percentage of 38.75 and allows four more dwelling units than would otherwise be allowable in the R-3 zoning district for a total of 12 residential units; and

SECTION 4. That the City Council has reviewed and considered the information in the staff report, the Initial Study, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The City Council hereby adopts and approves the Mitigated Negative Declaration for this Project in accordance with the provisions of CEQA and the City of Lawndale’s local environmental guidelines.

SECTION 6. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty (30) days after its final passage and adoption, and within fifteen (15) days after its final passage, the City Clerk shall cause it to be posted and published in a newspaper of general circulation in the manner required by law.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
Robert Pullen-Miles, Mayor

ATTEST:

State of California            )  
County of Los Angeles        )        SS  
City of Lawndale             )

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly introduced the foregoing Ordinance No. \_\_\_\_-21 at its regular meeting held on the \_\_\_\_<sup>th</sup> day of April, 2021, and duly approved and adopted said ordinance at its regular meeting held on the \_\_\_\_<sup>st</sup> day of April, 2021, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Pat Kearny, Mayor Pro Tem					
Rhonda Hofmann-Gorman					
Bernadette Suarez					
Sirley Cuevas					

\_\_\_\_\_  
Erica Harbison, City Clerk

Date \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory M. Murphy, City Attorney

# **AGENDA ITEM F-1**

## **Exhibit “G”**

***Initial Study and Mitigated Negative Declaration***

**INITIAL STUDY AND MITIGATED  
NEGATIVE DECLARATION FOR  
FOR CASE NO. 21-18**



**CITY OF LAWNDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**CITY OF LAWNDALE  
14717 Burin Avenue  
Lawndale, CA 90260  
(310) 973-3200  
[www.lawndalecity.org](http://www.lawndalecity.org)**

**SEAN M. MOORE, AICP  
DIRECTOR OF COMMUNITY DEVELOPMENT**

**California Environmentally Quality Act  
Initial Study**

**City of Lawndale**

14717 Burin Ave., Lawndale, CA 90260 Ph. (310) 970-3230 Fax (310) 970-2183

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**Introduction:** This Initial Study has been prepared to comply with the requirements of the California Public Resources Code, Section 21000, et seq., and the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Section 15000, et seq.). This Initial Study considers the environmental effects associated with the project request for a Special Use Permit, General Plan Amendment, Zone Change and Design Review for a project involving the demolition of a single family residence and the development of a 12-unit apartment building on an 11,800 square foot lot located at 14723 Prairie Avenue in the City of Lawndale. The General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence).

**Project Title and File No:** Case No. 21-18: Development of a 12-unit apartment building, General Plan Amendment, Zone Change, Design Review and Density Bonus.

**Related File No(s):** None

**Submittal Date:** May 26, 2021

**Lead Agency:** **City of Lawndale**  
14717 Burin Avenue  
Lawndale, CA 90260  
(310) 973-3230

**Project Contact:** Rafael Garcia, Associate Planner  
Community Development Department  
Ph. 310.973.3240  
E: RGarcia@lawndalecity.org

**Project Sponsor:** Golden State Alliance, LLC  
11631 Grevillea Avenue  
Hawthorne, CA 90250

**Project Location:** The City of Lawndale is located in the Los Angeles metropolitan South Bay Area approximately 3 miles east of the Pacific Ocean. The City is located south of the 105 Freeway with the 405 Freeway bisecting the community. The project is located at 14723 Prairie. The General Plan Land Use designation as well as the zone change will impact several properties listed on page 2.

The specific sites that will be affected by the Project are identified on Figure 3.

**Project Description:** Golden State Alliance, LLC is requesting approval for a Special Use Permit, General Plan Amendment, Zone Change and Design Review for the development of a 12-unit apartment building on an 11,800 square foot lot located at 14723 Prairie Avenue. The General Plan Amendment is to amend the General Plan Land Use Designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium” and amend the Land Use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). The zone change will increase the residential density to one unit for every 1,320 square feet of lot area which will allow for a total of 8 units onsite. The density bonus request will allow an additional 4 units onsite. The current zoning allows for a total of four residential units on the site. In all, the applicant is proposing to develop a total of 12 apartment units on the site.

**General Plan Designation:**

- 14723 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Medium
- 14727 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Medium
- 14815 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Medium
- 14817 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Low
- 4003 W. 149<sup>th</sup> Street: Existing- Commercial; Proposed- Res. Mul. Family Low
- 4007 W. 149<sup>th</sup> Street: Existing- Commercial; Proposed- Res. Mul. Family Low

**Zoning Designation:**

- 14723 Prairie Avenue: Existing- R-2; Proposed- R-3
- 14727 Prairie Avenue: Existing- R-2; Proposed- R-3
- 14815 Prairie Avenue: Existing- R-2; Proposed- R-3
- 14817 Prairie Avenue: Existing- R-2; No Change
- 4003 W. 149<sup>th</sup> Street: Existing- R-2; No Change
- 4007 W. 149<sup>th</sup> Street: Existing- R-2; No Change

**Surrounding Land Uses:** Residential and Commercial

**Site Size:**

- 14723 Prairie Avenue: 11,800 sf (Project Site)
- 14727 Prairie Avenue: 5,757 sf
- 14815 Prairie Avenue: 17,771 sf
- 14817 Prairie Avenue: 5,928 sf
- 4003 W. 149<sup>th</sup> Street: 5,190 sf
- 4007 W. 149<sup>th</sup> Street: 5,246 sf

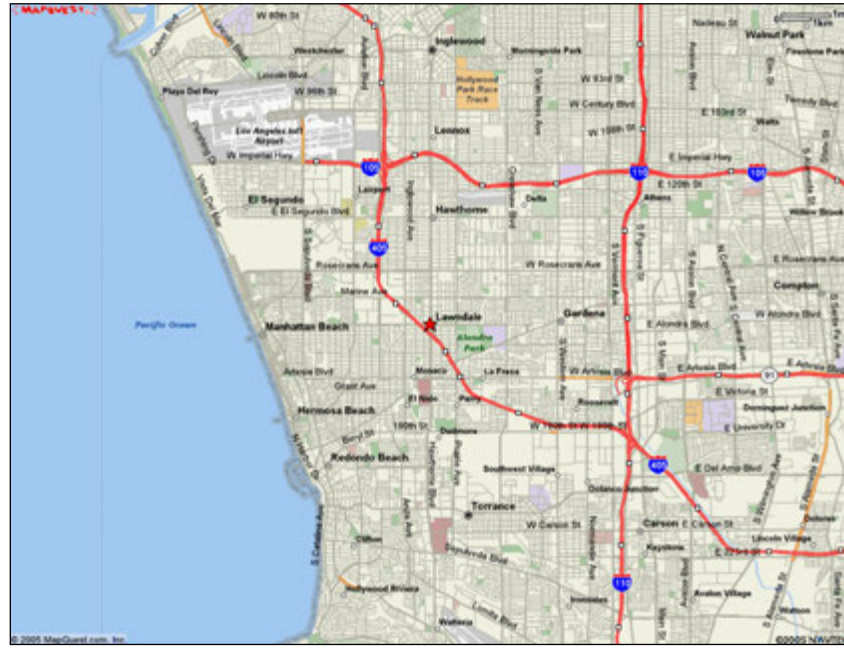
**Assessor’s Parcel No:**

- 14723 Prairie Avenue: 4077-016-020 (Project Site)
- 14727 Prairie Avenue: 4077-016-019
- 14815 Prairie Avenue: 4077-016-018
- 14817 Prairie Avenue: 4077-016-029
- 4003 W. 149<sup>th</sup> Street: 4077-016-025
- 4007 W. 149<sup>th</sup> Street: 4077-016-024

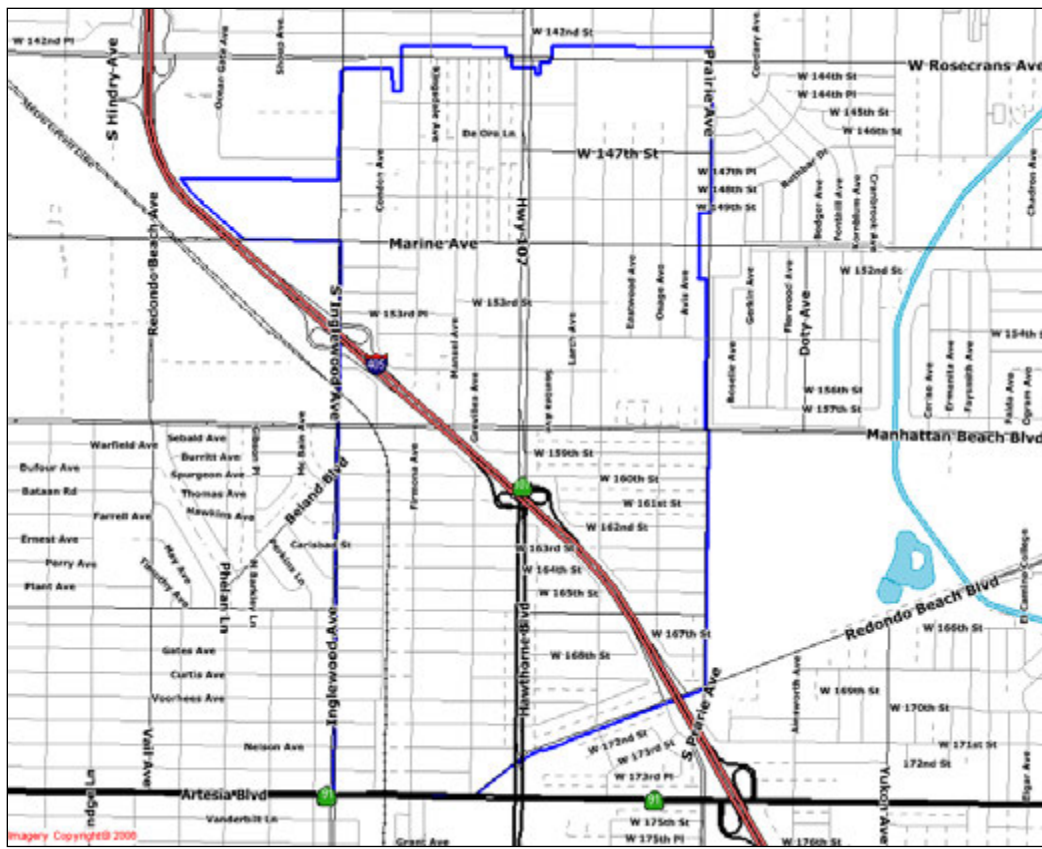
**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Los Angeles County**



**Figure 1 – REGIONAL LOCATION MAP**



**Figure 2 – VICINITY MAP**



**Figure 3 – EXISTING GENERAL PLAN LAND USE DESIGNATION**



**Figure 4 – PROPOSED GENERAL PLAN LAND USE DESIGNATION**



**Figure 5 – EXISTING ZONING**



**Figure 6 – PROPOSED ZONING**



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards/Hazardous Materials        |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project **WOULD NOT** have a significant impact on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant impact on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on an earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by: Rafael Garcia Department Representative: Community Development

Reviewed by: Sean M. Moore, AICP Date: August 30, 2021

**ENVIRONMENTAL CHECKLIST:**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

- a) **No Impact.** The Project includes redevelopment in an urbanized area in the City of Lawndale. The project site is not part of a scenic vista, nor is it close enough to a scenic vista (i.e., ocean or mountain view) that the Project would obstruct views. Any potential views through the site to the Santa Monica Mountains, located approximately 14 miles north and northwest of the site, the ocean, located approximately 3.5 miles west of the project site, or other scenic resources, are unavailable due to relatively flat topography and the presence of existing buildings. Therefore, no impact would occur.
- b) **No Impact.** The Project is not located adjacent to or within view of a State Scenic Highway. No trees, rock outcroppings, historic buildings, or other scenic resources are located on the project site. Therefore, no impact would occur.
- c) **Less-Than-Significant Impact.** A significant impact would occur if the Project would substantially degrade the existing visual character or quality of the project site and its surroundings. The proposed building will be one to three levels and taller than the existing surrounding uses, they would not degrade the existing visual character or quality of their surroundings. Furthermore, the site is developed with a single family residence with no unique aesthetic or architectural qualities. The proposed three level, multifamily residential project would be expected to improve the architectural character of the site through good design and architectural features. It would be designed in an architectural style typical in Southern California, and would not create a visual contrast through unique or unusual elements. The Project would comply with the development standards of both the R-3 (Limited Multiple Residence) Zone. Therefore, the Project will not substantially degrade the visual character of the project site and/or its surroundings. Impacts will be less than significant.
- d) **Less-Than-Significant Impact.** A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. For security purposes, the proposed structures would incorporate lighting into open space areas and at pedestrian and automobile access locations. Light would be shed from windows, and parking ingress and egress points would also be lighted. Because the Project would result in increased density and massing on the project site, ambient lighting levels in the project area may increase. However, the Project would be required to comply with Lawndale Municipal Code

Section 17.56.150(B)(3) in that glare may be shielded or directed in such a manner that the glare is not perceptible at or beyond any property line. In addition, based on the scale of the Project, a comprehensive lighting plan will be provided.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>II. AGRICULTURE RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **No Impact.** The Project consists of the redevelopment of an existing single family site to 12-unit residential apartment complex. No portion of the project site is currently in use for agricultural purposes. The Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural uses. Therefore, no impact would occur.
- b) **No Impact.** A significant impact would occur if the Project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural purposes; it is zoned as Two-family Residence Zone (R-2) and is proposed to be zoned to Limited Multiple Residence (R-3). No agricultural zoning is present in the surrounding area, and no nearby lands are enrolled under the Williamson Act. Therefore, no impact would occur.



- c) **No Impact.** The project site is zoned Two-family Residence Zone (R-2) and is proposed to be rezoned to Limited Multiple Residence (R-3). No land within the City is zoned for forest land or timberland. Therefore, no impact would occur.
- d) **No Impact.** The project site does not consist of any forest land and no forest land is present within the City of Lawndale. Therefore, no impact would occur.
- e) **No Impact.** As discussed above, the project site is located in an urbanized area of the City of Lawndale and is currently developed with one single-family residence. The residence has been in existence for decades. The Project would not result in changes to the existing environment that would convert any farmland to nonagricultural uses. Therefore, no impact would occur.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

- a) **Less-Than-Significant Impact.** The applicable air quality plan for the project site is the 2016 South Coast Air Quality Management Plan (AQMP), developed by the Southern California Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG). A project is considered consistent with the AQMP if (1) the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP, and (2) the project would not exceed the assumptions in the AQMP based on the year of project buildout phase. The Project (2022-2023 buildout anticipated) is consistent with the SCAG population growth forecasts. Because the growth assumed in the AQMP is based on SCAG growth forecasts, the Project is consistent with the AQMP. Impacts would be less than significant.
- b) **Less-Than-Significant Impact.** The SCAQMD’s approach for assessing cumulative air quality impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and state Clean Air Act (CAA). The SCAQMD has set forth regional significance thresholds designed to

assist in the attainment of ambient air quality standards. Short- and long-term emissions resulting from the Project are not predicted to exceed district thresholds and not result in a cumulative net increase in criteria pollutants above AQMD thresholds. Impacts would be less than significant.

- c) **Less-Than-Significant Impact.** The Project is a small scale, residential development, and consequently, is not likely to expose sensitive receptors to substantial pollutant concentrations. In addition, emissions from the Project are not likely to exceed AQMD thresholds. Impacts would be less than significant.
- d) **Less-Than-Significant Impact.** Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the project site. The Project would utilize typical construction techniques and the odors would be typical of most construction sites. Additionally, the odors would be temporary and construction activity associated with the Project would be required to comply with SCAQMD Rule 402. A less-than-significant impact relative to an odor nuisance would occur during construction of the Project. According to the SCAQMD CEQA Air Quality Handbook, land uses that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of these uses. Therefore, it is unlikely that the Project would generate objectionable odors affecting a substantial number of people. Impacts would be less than significant.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **No Impact.** The project site is located in an urbanized area and is currently vacant. The project site does not contain any natural habitat or species identified as a candidate, sensitive, or of special status. Therefore, no impact would occur.
- b) **No Impact.** The project site and surrounding area is in a highly urbanized, developed portion of the City of Lawndale. No riparian habitat or other sensitive natural communities exist on-site, and no bodies or courses of water to provide habitat for fish exist on or adjacent to the project site. Therefore, no impact would occur.
- c) **No Impact.** As discussed above, the project site is primarily vacant and is located in an urbanized area of Lawndale that is developed with residential, commercial, and industrial uses. No wetland features exist on or adjacent to the project site. Therefore, no impact would occur.
- d) **No Impact.** The project site and surrounding area is highly urbanized. Furthermore, the project site is treeless and primarily vacant and does not function as a wildlife corridor. Therefore, no impact would occur.
- e) **No Impact.** The existing site is primarily vacant and does not contain any trees or other biological resources; however, as part of the project, the applicant will be required to install street trees and other landscaping as a site improvement. No impact would occur.
- f) **No Impact.** As discussed above, the project site is located in an urbanized area of Lawndale and is not located in, or adjacent to, an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The nearest plan, a Natural Community Conservation Plan, for the City of Rancho Palos Verdes, is located over nine miles south of the Project. Therefore, no impact would occur.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

- a) **Less-Than-Significant Impact.** The proposed project entails the demolition of a single family dwelling and construction of a 12-unit apartment development. The General Plan FEIR identified 32 potentially historic structures within the City. One of the properties identified in this survey was the residence located at 14723 Prairie Avenue. However, the General Plan FEIR concluded that there were no known historic resources, structures or buildings within the City of Lawndale. Furthermore, a recent search of the Office of Historic Preservation

California Historical Resources as well as the National Register of Historic Places provided by the National Park Service. The proposed project is not expected to cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5.

- b) **Less-Than-Significant Impact.** No paleontological or archaeological resources have been previously recorded within the City of Lawndale. No human remains will be disturbed. Therefore the impact is less than significant.
- c) **Less-Than-Significant Impact.** The project site is not known or expected to have been used for the interment of human remains. Nonetheless, if such remains are encountered during project construction, California Health and Safety Code § 7050.5 requires construction to stop until the County Coroner has made the necessary findings as to the origin and disposition of the remains, complying in turn with Public Resources Code § 5097.98. Compliance with these regulations would ensure the Project would not result in significant impacts due to disturbing human remains.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>VI. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

- a) **No Impact.** The Project involves the development of a 12-unit apartment while amending the General Plan Land Use Designation as well as the zoning of the subject properties. The proposed development will have be required to comply with all state codes (Title 24). Furthermore, the proposed development will be required to comply with the design regulations as well as the zoning development standards. No impacts will result.
- b) **No Impact.** The Project involves the development of a 12-unit apartment while amending the General Plan Land Use Designation as well as the zoning of the subject properties. The development of the property located at 14723 Prairie Avenue is located in an already built-out area and will not conflict with any state or local plan; therefore, no impacts will occur as a result of the proposed project. No impacts will result.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>VII. GEOLOGY AND SOILS – Would the project:</b>				

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

a) i) **No Impact.** No known faults or fault-related features are located within the City of Lawndale. Therefore, ground rupture would not be expected to occur. However, the Project will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117. These regulations establish requirements for evaluating and mitigating earthquake-related hazards, along with mandating a geotechnical report for the project site. Compliance with such requirements, as determined by the City’s Building and Safety Division, will reduce impacts attributable to fault rupture to the maximum extent practicable with current engineering practices.

ii) **No Impact.** The project site is located within the seismically active area of Southern California and strong ground shaking due to seismic activity is anticipated at the project site. Numerous regional and local faults are capable of producing severe earthquakes of magnitude 6.0 or greater. While no known fault lines exist within the City of Lawndale, additional subsurface faults in the area include the Newport-Inglewood Fault Zone, which is located about two miles from the City, and the Whittier-Elsinore Fault Zone, located 15 miles from the City. As discussed above, the Project would be required to comply with the seismic safety requirements in the CBC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Impacts would be less than significant.

iii) **No Impact.** Soil liquefaction occurs when loose, saturated, granular soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Factors that contribute to the potential for liquefaction include a low relative density of granular materials, a shallow groundwater table, and a long duration and high acceleration of seismic shaking. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Liquefaction potential is greatest where the groundwater level is shallow, and submerged loose, fine sands occur

within a depth of approximately 50 feet or less. The project site is not located in an area known to be susceptible to liquefaction. Compliance with the City’s established building standards and CBC, as well as adherence to the requirements contained in a site-specific geotechnical investigation shall be undertaken. Therefore, no impact is anticipated.

iv) **No Impact.** The project site is located in a relatively flat alluvial plain several miles from any hills or mountains, meaning there is no probability of seismically-induced landslides occurring. Therefore, no impact is anticipated.

- b) **Less-Than-Significant Impact.** Erosion could occur during the grading phase of the Project. All grading activities will require grading permits from the City of Lawndale Building and Safety Division. During the construction phases of the Project, activities are subject to requirements of the National Pollutant Discharge Elimination System (NPDES) Construction Permit. Compliance with the NPDES permit includes the implementation of Best Management Practices (BMPs), some of which are specifically implemented to reduce soil erosion or loss of topsoil. BMPs must be put into practice at the time of demolition of an existing structure, or at the start of new construction, and will remain in place until a certificate of occupancy has been issued. In addition to the NPDES permit, grading, excavation, and fill activities require a local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Weather Erosion Control Plan (WWECP) to be developed for the Project. The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. No continued erosion potential would exist after completion of construction.
- c) **No Impact.** The project site is located in a relatively flat urbanized area. The project site is not located in a hilly area susceptible to landslides. Prior to the approval of final plans, the geotechnical report to be required as a condition of approval for the Project shall conclude whether the project site is appropriate for the intended development. During grading, investigation of soil stability and implementation of required grading practices shall be required. Compliance with the City’s grading regulations will ensure that no substantial erosion will occur during grading and compaction of the site. If unstable soils are identified during grading, the condition shall be mitigated in accordance with the recommendation of the project geologist or civil engineer and the requirements of the City Engineer and Building Official. Therefore, no impact is anticipated.
- d) **Less-Than-Significant Impact.** If expansive soil is identified during the soil study prepared pursuant to the geotechnical report to be required as a condition of approval for the Project, such soil will not be used for compaction purposes. Such expansive soils shall be stockpiled separately and removed from the site. This construction technique is standard practice for the preparation of building sites. Therefore, impacts would be less than significant.
- e) **No Impact.** The Project site is currently served by a public sewer system. The Project shall be connected to this public sewer system. Septic tanks and other alternative wastewater disposal systems are not required or necessary for the Project. No impact would occur.
- f) **Less-Than-Significant Impact.** No paleontological or archaeological resources have been previously recorded within the City of Lawndale. No human remains will be disturbed. Therefore the impact is less than significant.

**Mitigation Measures: No mitigation measures will be required**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact

<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

- a) **Less-Than-Significant Impact.** The development or amendments will not have a significant environmental impact with regard to the greenhouse gas emissions. The Project is for a General Plan Amendment to amend the Land Use Designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium” and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). The zone change from R-2 to R-3 will increase the residential density to one unit for every 1,320 square feet of lot area. Almost all of the properties adjacent to the area are already improved with multifamily developments along Prairie Avenue. This land use was previously studied in the General Plan FEIR and it was determined that no significant impacts on air quality were anticipated should the use be allowed. Furthermore, the proposed development at 14723 Prairie Avenue will be required to comply with the zoning development standards of the zoning code and any future development will be required to comply with all code requirements. No significant air quality impacts will result in the long term as a result of the Project, nor will the Project directly expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Therefore, the impact is less than significant.
  
- b) **Less-Than-Significant Impact.** The development or amendments will not affect any local or regional air quality plan nor will the amendments cause the violation of any air quality standard or contribute to such a violation. The Project is for a General Plan Amendment to amend the Land Use Designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium” and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). The zone change from R-2 to R-3 will increase the residential density to one unit for every 1,320 square feet of lot area. Almost all of the properties adjacent to the area are already improved with multifamily developments along Prairie Avenue. This land use was previously studied in the General Plan FEIR and it was determined that no significant impacts on air quality were anticipated should the use be allowed. Furthermore, the proposed development at 14723 Prairie Avenue will be required to comply with the zoning development standards of the zoning code and any future development will be required to comply with all code requirements. No significant air quality impacts will result in the long term as a result of the Project, nor will the Project directly expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Therefore, the impact is less than significant.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact

<b>IX. HAZARDS AND HAZARDOUS MATERIALS –</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **Less-Than-Significant Impact.** The Project includes the construction of a residential apartment complex. This use will not involve the routine transport, use, or disposal of hazardous substances other than typical household solvents and minor amounts of herbicides or pesticides that would be used for landscaping. Typical household solvents include paints, wood finishes, glues/adhesives, and degreasers. Therefore, impacts would be less than significant.
- b) **Less-Than-Significant Impact with Mitigation Incorporated.** Hazardous materials could be released during the demolition phase of the Project. Due to the age of the existing structure, it is possible that asbestos and lead based paint are present. With implementation of Mitigation Measures HM1 and HM2, impacts will be less than significant.
- c) **Less-Than-Significant Impact with Mitigation Incorporated.** The nearest school to the project site is Leuzingner High School located approximately 900 feet to the west of the project site. The Project includes a single family residence and would not emit hazardous materials. However, as described in VIII b) above, the demolition of the existing structure has the possibility to cause a significant hazard impact to the nearby school, specifically during the demolition phase. With implementation of Mitigation Measures HM1 and HM2, impacts will less than significant.
- d) **No Impact.** The project site is not identified on the Cortese List (Government Code Section 65962.5). Therefore, no impact would occur.
- e) **No Impact.** The project site is not located within an airport plan boundary. The nearest public airport is the Hawthorne Municipal Airport located approximately 2.1 miles northeast of the project site. The project site is not located within the Hawthorne Airport flight path safety zone. Therefore, no impact would occur.



- f) **No Impact.** The Project would not involve any uses that would interfere with the City’s Emergency Operations Plan. The Project would not alter street patterns associated with the major emergency evacuation routes. Therefore, no impact would occur.
- g) **No Impact.** The project site is located in an urbanized area of Lawndale surrounded by urban uses and is not located in the vicinity of any wildfire areas. The Project would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. Therefore, no impact would occur.

**Mitigation Measures:**

**HM1-** The applicant shall ensure that any positively identified asbestos containing materials (ACM) in the single-family residence located at 14723 Prairie Avenue shall be disposed of in accordance with OSHA programs and regulations.

**HM2-** Prior to issuance of a demolition permit, lead-based paint testing shall be conducted on the existing structure. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>X. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(i) result in a substantial erosion or siltation on-or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(iv) impede or redirect floor flows	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) In floor hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- h) **Less-Than-Significant Impact.** Construction activities such as earth moving, maintenance/operation of construction equipment, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff. However, as previously discussed, the Project will be subject to the NPDES General Construction Activity Permit. In accordance with the requirements of the permit, the applicant would prepare and implement a site specific SWPPP. The SWPPP would specify BMPs to be used during construction. These would include but not be limited to erosion control, sediment control, and non-stormwater management and materials management BMPs.

In accordance with NPDES requirements, the applicant would be required to prepare and implement Stormwater Management Plan requirements throughout the operational life of the Project. Stormwater BMPs to address water quality in stormwater runoff would be incorporated into the design of the Project. BMPs would include source control and treatment control BMPs. Source control BMPs would be used to prevent pollutants from entering into the stormwater discharges and may include effective site design and landscape planning, storm drain signage, properly managed trash storage areas, and proper maintenance of structural/treatment control BMPs. Treatment BMPs remove pollutants from stormwater discharges and may include catch basins, infiltration/retention, cisterns for collection and reuse of rainwater, and pervious pavement.

With implementation of source control and treatment BMPs such as those described above, the Project would reduce or eliminate the discharge of potential pollutants from the stormwater runoff to the maximum extent practicable. Therefore, construction and operation of the Project would not result in a violation of water quality standards or discharge requirements. Impacts would be less than significant.

- i) **Less-Than-Significant Impact.** The Project would be expected to increase water usage compared to existing conditions. Potable water would be supplied by the Golden State Water Company, which draws its local water supplies from groundwater and imported supplies from the Metropolitan Water District of Southern California. The City of Lawndale is served by the Southwest District Customer Service Area of the Golden State Water Company. This service area will require the applicant to submit for project review prior to construction to evaluate whether system modifications are needed to provide adequate water supply to the Project, which the applicant would be required to undertake.

In addition, the Project site is located within the West Coast Basin. This basin is adjudicated and is therefore regulated by a Watermaster, the California Department of Water Resources, Southern District. The Watermaster Program ensures that water is allocated by established rights and that only safe yields are produced from the basin. This guarantees that the groundwater levels will not be depleted. Groundwater use as a result of implementing the Project would be in accordance with existing plans and projections of the Department of Water Resources and would not substantially deplete groundwater supplies.

A majority of the aquifers within the West Coast Basin are confined. A confined aquifer is located between layers of impermeable materials, such as clay, which impede the movement of water into and out of an aquifer. Because of this, aquifers in the West Coast Basin receive the majority of their natural recharge from adjacent groundwater basins or from the Pacific Ocean (seawater intrusion).

The improvements that would occur as part of implementing the Project would include a rear yard, side yards, and courtyards that would be landscaped allowing water to percolate through the soil and potentially recharge groundwater supplies. However, due to the confined aquifers in the West Coast Basin, only little or no groundwater recharging is possible. Therefore, impacts related to groundwater would be less than significant.

- j) **Less-Than-Significant Impact.** The project site is located in a highly developed area of Lawndale. There are no streams or rivers located in the Project's vicinity. Therefore the impact is less than significant.

- (i) **Less-Than-Significant Impact.** Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with BMPs to be required as a condition of approval will eliminate erosion and siltation. During project operation, stormwater or any runoff irrigation waters would be directed into existing storm drains that currently receive surface water runoff. Drainage is carried through underground storm sewers to the Pacific Ocean. Alterations to existing drainage patterns are not expected to occur. Construction activities for the Project would include appropriate storm drain connections and implementation of BMPs, to be required as a condition of approval, related to stormwater flows. Therefore, impacts would be less than significant.
- (ii) **Less-Than-Significant Impact.** As discussed above, the Project site is located in a highly developed area of Lawndale and is not near a stream or river. The surrounding area has an existing curb and gutter system to handle runoff. Any alteration of flows on-site would be controlled and then conveyed to existing off-site regional storm drain facilities by temporary flood control improvements. As a result, street surface flow would remain the same and the Project would not result in flooding on- or off-site. Impacts would be less than significant.
- (iii) **Less-Than-Significant Impact.** A significant impact would occur if runoff water exceeded the capacity of existing or planned storm drain systems serving the project site. A project-related significant adverse effect would also occur if the Project would substantially increase the probability that polluted runoff would reach the storm drain system. The Project would result in a change from a single family residence with sparse vegetation to a multifamily use with landscaping and associated open space. With this in mind, any impact generated would be less than significant.
- (iv) **Less-Than-Significant Impact.** The floor flows on the project site could be slightly redirected due to an increase in impermeable surfaces. In general, this would increase the amount of stormwater that would be conveyed to the existing storm drain system compared to existing conditions. However, the impacts would be less than significant.
- k) **No Impact.** The project site is located more than three miles inland from the coast at an elevation of approximately 58 feet Mean Sea Level (MSL). The possibility of a tsunami affecting the project site is considered to be remote. Similarly, damage to the project site due to a seiche is not likely at the project site because no bodies of water are present near the site. Furthermore, the project site, which is not located within a hilly area or positioned down slope from any unprotected slopes or landslide areas, is not positioned in an area of potential mudflow. Therefore, no impact would occur.
- l) **No Impact.** The project will not conflict with or obstruct with the implementation of a water quality control plan or sustainable groundwater management plan. The project will be forwarded and reviewed by the Public Works Department and the proper approvals will have to be secured from Golden State Water Company. There is no impact.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XI. LAND USE AND PLANNING – Would the project:</b>				

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **No Impact.** A significant impact would occur if the Project were sufficiently large or configured in such a way so as to create a physical barrier within an established community. Residential uses are located immediately adjacent to the project site on the south and west, commercial uses are located immediately adjacent to the south, east and west. The Project is a medium density residential development and fits within the land use fabric around the site. No new street patterns are proposed, and the Project would not block access to an established community. Therefore, no impact would occur.
- b) **No Impact.** A significant impact would occur if the Project were inconsistent with applicable plans, policies, and zoning designations. Various local plans guide development of the project site. At the local level, the Lawndale General Plan implements land use policies for the project site and vicinity. The Lawndale Municipal Code governs land use at the project site through development restrictions and building standards. The Project site is currently vacant and is zoned R-2. The applicant is proposing to rezone the subject site from R-2 to R-3 which will allow for multifamily residential. The proposed multifamily use is permitted within the R-3 zoning district and the surrounding area is improved with multifamily developments along Prairie Avenue. Therefore, no impact would occur.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XII. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **No Impact.** The Project site is located in an urbanized area of the City. The nearest mineral resource is the Lawndale Oil Field located under the northwest corner of the City. The existing zoning classifications do not allow for any oil drilling land use, consequently, the Project site would not be available for future drilling activities. Therefore, no impact would occur.
- b) **No Impact.** As stated above, the Project is not known to contain any significant mineral resources. Therefore, no impact would occur.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XIII. NOISE</b> – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **Less-Than-Significant Impact.** A significant impact would result if the Project caused the ambient noise level measured at the property line of the affected uses to exceed the exterior noise standards at the property line.

**City of Lawndale Noise Standards**

The City of Lawndale General Plan identifies California Administrative Code, Title 24, Section 3501 as a threshold for new residential structures. The Code requires that new residential structures located where the Community Noise Equivalent Level (CNEL), the average sound level during a 24-hour day, exceeds 60 dBA must have an acoustical analysis performed to ensure that the proposed design will limit the interior noise level to 45 dBA or below in any habitable room. In addition, the City of Lawndale Municipal Code states that interior unit noise levels shall not exceed 40 dBA CNEL. The minimum sound insulation for walls and floor/ceiling assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms, parking spaces, etc., shall provide airborne sound insulation, impact sound insulation, and isolation of vibration and sources of structure-borne noise (including shock mounting of mechanical equipment). The Lawndale Municipal Code requires that construction activity occur between 7:00 a.m. and 7:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction activity is prohibited all other hours.

**Existing Ambient Noise Levels**

The existing noise environment of the project area is characterized by vehicular traffic and noises typical to a dense urban area (e.g., sirens, horns, helicopters, etc.). Vehicular traffic is the primary source of noise in the project vicinity, and includes vehicular activity associated with the traffic activity on Prairie Avenue immediately to the east of the project site.

**Operational Noise**

The City of Lawndale exterior noise standards for residences is 60 dBA. The Project is not anticipated to generate any vehicular noise above 60 dBA. Mobile noise levels would not audibly increase along any roadway segment due

to operation of the Project. Vehicular noise would result in a less-than-significant impact. A second source of noise in the project area is area sources associated with industrial or commercial land uses. The City of Lawndale Municipal Code requires that interior noise levels shall not exceed 40 dBA CNEL for residential units. The code requires that residential units will be in compliance with the City of Lawndale Municipal Code. This will insure that area source impacts associated with the project will be less than significant.

- b) **Less-Than-Significant Impact.** A significant impact would occur if the Project caused excessive groundborne vibration or noise levels. High levels of vibration may cause physical personal injury or damage to buildings. However, groundborne vibration levels rarely affect human health. Instead, most people consider groundborne vibration to be an annoyance that may affect concentration or disturb sleep. In addition, high levels of groundborne vibration may damage fragile buildings or interfere with equipment that is highly sensitive to groundborne vibration (e.g., electron microscopes).

**Construction Vibration**

The use of heavy equipment (e.g., a large bulldozer) generates vibration levels of 0.089 inches per second at a distance of 25 feet. The nearest residential structures to the project site would be approximately 25 feet from occasional heavy-duty equipment activity and could experience vibration levels of 0.089 inches per second. Vibration levels at these receptors would not exceed the potential building damage threshold of 0.5 inches per second.

**Operational Vibration**

Operational ground-borne vibration in the project vicinity would be generated by vehicular travel on the local roadways. However, similar to existing conditions, project-related vibration levels would not be perceptible by sensitive receptors. Impacts would be less than significant.

- c) **No Impact.** The project site is not located within two miles of a public airport or airstrip and is not located within an adopted airport land use plan. The Project would not expose people residing or working in the project area to excessive noise levels related to airport noise. Therefore, no impact would occur.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XIV. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

- a) **Less-Than-Significant Impact.** A potentially significant impact would occur if the Project induced substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The Project includes 12 apartment units. According to the most recent Southern California Association of Governments (SCAG) profile of the City of Lawndale, the average household size in Lawndale in 2021 was 3.4 persons per household. Based on this number, the Project would have a likely population of 41 residents. The 2020 population of Lawndale was 32,799 persons and a 41 person increase would represent less than a one-quarter of one percent increase in population.
- b) **Less-Than-Significant Impact.** The Project would be built on an existing primarily vacant site that includes a parcel with one single-family residence, which will be replaced by the Project. Therefore, impacts will be less than significant. As stated above, the project site is primarily vacant with the exception of one single-family residence. Consequently, the Project would displace very few residents. Therefore, impacts will be less than significant.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XV. PUBLIC SERVICES</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

- a) Fire Protection-

**No Impact.** The LA County Fire Department provides fire protection services in the City of Lawndale. Fire Station #21, located at 4312 W. 147th Street in Lawndale, would be the first respondent to the project site in the event of an emergency. Fire Station #21 is located less than 0.5 miles from the project site and can provide a response time of two to three minutes. This station is staffed with five persons and provides fire engine and paramedic rescue response services. The secondary responder would be Fire Station #160, located at 5323 W. Rosecrans Avenue in Hawthorne. This station is located just over 1.5 miles from the project site and is staffed with three persons, providing fire engine response services. It would have a response time of five to six minutes.

Police Protection-

**Less-Than-Significant Impact.** The Los Angeles County Sheriff’s Department is contracted to provide police protection services for the City. Two stations serve the City, the Lawndale Service Center Substation, located at 15331 Prairie Avenue in Lawndale, and the Sheriff’s Department South Los Angeles Station, located at 1310 W. Imperial Highway in Los Angeles. Lawndale has currently contracted for a daytime patrol of three crime units, one motorcycle unit, and one traffic unit. Nighttime patrols consist of five crime units. The City of Lawndale has an open contract with the LA County Sherriff’s Department in that if they decide to pay for more patrolling officers, the Sherriff’s Department has the resources to quickly provide the service. Likewise, the City could decrease service at any time. The County Sherriff’s Department periodically analyzes the operating performance for their contracted cities. During this analysis they determine the minimum operating standards for each patrol area and advise the cities accordingly. For security reasons this information is not released to the public. Nevertheless, the relatively small increase in population from the Project would have a less-than-significant impact on the ability of the Sheriff’s Department to adequately serve the Project. Impacts would be less than significant.

Schools-

**Less-Than-Significant Impact.** There are two school districts that serve the City, the Lawndale Elementary School District (LESD) and the Centinela Valley Union High School District (CVUHSD). The LESD is comprised of six elementary schools, two middle schools, and one charter high school. The LESD serves approximately 6,200 students. The CVUHSD has a student population of approximately 7,300, and students attend either Hawthorne, Lawndale, or Leuzinger High Schools for comprehensive secondary programs, or Lloyde High School, Centinela Valley Adult School, or Independent Study High School for continuation programs.

The LESD is not near maximum capacity and has seen declining enrollment numbers over the past five years. Therefore, it would be able to accommodate new students from the Project. Similar to the LESD, enrollment numbers for the CVUHSD have been declining over recent years. Therefore, it would be able to accommodate new students from the Project. In addition, the applicant would be required to follow State law and pay school impact fees. Pursuant to Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees “... is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Therefore, impacts would be less than significant.

Parks-

**Less-Than-Significant Impact.** A significant impact would occur if the Project exceeded the capacity or capability of the local park system to serve the Project. The City of Lawndale has two types of parkland, city parks and school parks. City parks consist of 3.08 acres, and school parks consist of 14.7 acres, for a total of 17.78 acres. The potential population increase of 41 residents is marginal and insignificant in nature. Furthermore, the developer is required to pay the appropriate park impact fee as required by Chapter 12.34, Park Development Fees, of the Lawndale Municipal Code, which funds the maintenance and development of parks. Impacts would be less than significant.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with	No Impact



			<b>Mitigation Incorporated</b>	
<b>XVI. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**Comments:**

- a) **Less-Than-Significant Impact.** The Project would increase the number of residents and, therefore, will increase demand on nearby parks including Jane Addams Park and Rogers-Anderson Park. However, the developer is required to pay the appropriate park impact fee as required by Chapter 12.34, Park Development Fees, of the Lawndale Municipal Code, which funds the maintenance and development of parks. Impacts would be less than significant.
- b) **Less-Than-Significant Impact.** The Project does not include the construction or expansion of recreational facilities. The developer is required to pay the appropriate park impact fee as required by Chapter 12.34, Park Development Fees, of the Lawndale Municipal Code, which funds the maintenance and development of parks. Impacts would be less than significant.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XVII. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **Less-Than-Significant Impact.** The Project proposes to amend the General Plan Land Use designation and zoning designation for a total of six properties. Only the property located at 14723 Prairie Avenue is proposed to be developed with a new 12-unit multifamily development project. The project is serviced by Prairie Avenue which is defined by the Circulation Element as a “major highway”. The proposed development will not conflict with any

program plan, ordinance or policy addressing any circulation system, including transit roadways bicycle or pedestrian facilities. Therefore any impacts will be less than significant.

- b) **Less-Than-Significant Impact.** The Project proposes to amend the General Plan Land Use designation and zoning designation for a total of six properties. Only the property located at 14723 Prairie Avenue is proposed to be developed with a new 12-unit multifamily development project. The project is serviced by Prairie Avenue which is defined by the Circulation Element as a “major highway”. Only one site is proposed to be developed with a multifamily development, therefore, the Project will not result any substantial vehicle trips and related traffic congestion and will not substantially alter existing land use conditions. The proposed development resulting from the amendments will comply with the design regulations as well as the zoning development standards. The project will not conflict or be inconsistent with any CEQA Guideline Section. Therefore any impacts will be less than significant.
- c) **No Impact.** The Project will not create or increase the hazards to a design feature, or include the use of incompatible uses. Therefore, no impact would occur.
- d) **No Impact.** The Los Angeles County Fire Department provides fire protection services in the City of Lawndale. The Project shall comply with all Fire Department requirements. In addition, the Project would not result in inadequate emergency access, as the LA County Fire Department would review the site plan to ensure that required fire protection safety features, including adequate emergency access, are implemented. Therefore, no impact would occur.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<p><b>XVII. TRIBAL CULTURAL RESOURCES</b> – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe:</p>				
<p>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register historical resources defined in Public Resources Code section 5020?</p>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision(C) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

- i. **Less-Than-Significant Impact.** The proposed project entails the demolition of a single family dwelling and construction of a 12-unit apartment development. The General Plan FEIR identified 32 potentially historic

structures within the City. One of the properties identified in this survey was the residence located at 14723 Prairie Avenue. However, the General Plan FEIR concluded that there were no known historic resources, structures or buildings within the City of Lawndale. Furthermore, a recent search of the Office of Historic Preservation California Historical Resources as well as the National Register of Historic Places provided by the National Park Service revealed no historic resources within the City. The impact is determined to be less than significant.

- ii. **Less-Than-Significant Impact.** The proposed project was part of an SB 18 and AB 52 consultation request noticing. Several consultation initiation requests along with the project description were sent, however the City did not receive a response. The City conducted research as Best Management Practices by requesting a sacred lands search with the Native American Heritage Commission and it was found that the proposed project site is not located within any. The impact is determined to be less than significant.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Require or result in the construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

Utilities and Service systems (a through e): No considerable increase in land use intensification will result from the project. The proposed land uses had previously been studied under the General Plan FEIR and it was determined that no significant impacts on utilities and service systems were anticipated. The proposed development has received comments from the utility providers and there were no objections from any of the utility providers. Furthermore, any additional development resulting from the amendments will be required to comply with the all applicable development standards. New development is proposed as part of only one sit and no substantial demand will be placed on existing utilities and service systems. No adverse impacts will result.

- a) **Less-Than-Significant Impact.** The Project would require connection to the public sewer system. As a result, the Project is required to obtain approvals from the local water company and the County Sanitation District. The Project would result in an increased amount of wastewater generation. The Project has the potential to increase wastewater generation by approximately 1,404 gallons per day. Therefore, a net increase of wastewater per day would occur. However, when last measured in 2017, the trunk sewer that serves the project site conveyed a peak flow of 8.9 million gallons per day (mgd). This trunk sewer has a capacity of 9.7 mgd. In addition, wastewater generated by the Project would be treated at the Joint Water Pollution Control Plant located in the City of Carson. This plant has a design capacity of 400 mgd and currently processes an average flow of 277.4 mgd. Both the local sewer system and wastewater treatment plant are able to accommodate the wastewater associated with the Project. Therefore, impacts would be less than significant.
- b) **Less-Than-Significant Impact.** The Project would require connection to the public sewer system. As a result, the Project is required to obtain approvals from the local water company and the County Sanitation District. No objection was provided by Golden State Water Company with regards to servicing the new development with sufficient water supplies. The applicant will have to apply for a new service installation with a meter size larger than 2inch and or system upgrade. Therefore, impacts would be less than significant.
- c) **Less-Than-Significant Impact.** The Project would require connection to the public sewer system. As a result, the Project is required to obtain approvals from the local water company and the County Sanitation District. The Project would result in an increased amount of wastewater generation. The Project has the potential to increase wastewater generation by approximately 1,404 gallons per day. Therefore, a net increase of wastewater per day would occur. However, when last measured in 2017, the trunk sewer that serves the project site conveyed a peak flow of 8.9 million gallons per day (mgd). This trunk sewer has a capacity of 9.7 mgd. In addition, wastewater generated by the Project would be treated at the Joint Water Pollution Control Plant located in the City of Carson. This plant has a design capacity of 400 mgd and currently processes an average flow of 277.4 mgd. Both the local sewer system and wastewater treatment plant are able to accommodate the wastewater associated with the Project. Therefore, impacts would be less than significant.
- d) **Less-Than-Significant Impact.** A significant impact would occur if the Project’s solid waste generation exceeded the capacity of permitted landfills. The Project would represent an increase in residential development and a net increase in solid waste generation for the Project. The Project would marginally increase solid waste generation due to the small size of the project. This represents a small fraction of the maximum disposal of the landfills serving the project site. Therefore, impacts would be less than significant.
- e) **No Impact.** Solid waste management is guided by the California Integrated Waste Management Act of 1989 that emphasizes resource conservation through reduction, reuse, and recycling of solid waste. All local, State, and federal guidelines regarding solid waste will be complied with during Project construction and operation, including Assembly Bill 1327, which requires that adequate areas for collecting and loading recyclable materials be provided. No impact would occur.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact

<b>XX. WILDFIRE</b> – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utility lines) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Expose people or structures to significant risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **No Impact.** The project would not impair any emergency response plan or evacuation plan due to it being only 12 units and relatively small in nature. It would also have to comply with all zoning and building code requirements. No impact would occur.
- b) **No Impact.** The subject area is not located near state responsibility areas or lands classified as very high fire hazard severity zones. No adverse impacts will result.
- c) **No Impact.** The subject area is not located near state responsibility areas or lands classified as very high fire hazard severity zones. No adverse impacts will result.
- d) **No Impact.** The subject area is not located near state responsibility areas or lands classified as very high fire hazard severity zones. No adverse impacts will result.

**Mitigation Measures: No mitigation measures will be required.**

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**Comments:**

- a) **Less-Than-Significant Impact.** As explained in the preceding analysis, the project does not have the potential to degrade the quality of the environment nor will the project contribute to cumulatively considerable impacts. The Project is for a General Plan Amendment to amend the General Plan Land Use Designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium” and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149<sup>th</sup> Street) from “Commercial” to “Residential Multiple Family Low”. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). The zone change will increase the residential density to one unit for every 1,320 square feet of lot area. Many of the properties are already improved with multifamily developments along Prairie Avenue. Only the property located at 14723 Prairie Avenue is proposed to be developed with a 12-unit multifamily development. Any future development resulting from the amendments will be required to comply with all applicable development standards. The preceding analyses concludes that no significant unmitigated impacts to the environment will occur. The project site is primarily improved with a single family residence. The project site contains minimal landscaping and does not likely support sensitive species. The Project does not have the potential to substantially reduce the habitat of a fish species, cause a fish population to drop below self-sustaining levels, eliminate a plant or fish community, or reduce the number or restrict the range of a rare or endangered plant. No historic resources are located on or adjacent to the project site.
- b) **Less-Than-Significant Impact.** A significant impact may occur if the Project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although related projects may be constructed in the project vicinity, the cumulative impacts to which the Project would contribute would be less than significant, as all potential impacts of the Project would be reduced to less-than-significant levels with implementation of the mitigation measures provided in the previous sections. None of these potential impacts are considered cumulatively considerable, and implementation of the mitigation measures identified in this Mitigated Negative Declaration will ensure that no cumulative impacts will occur as a result of the Project.
- c) **No Impact.** A significant impact may occur if the Project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the Project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures, the Project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

**Mitigation Measures: No mitigation measures will be required.**

**EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier FEIR or Negative Declaration (Section 15063(c)(3)(D)).

Earlier analyses used:

- 1) City of Lawndale General Plan Final EIR/Master Environmental Assessment, 1991
- 2) City of Lawndale General Plan, 1992
- 3) City of Lawndale Zoning Code, as amended
- 4) State of California Native American Commission Sacred Lands File

All documents listed above are on file and may be reviewed at:

City of Lawndale  
Community Development Department  
14717 Burin Avenue  
Lawndale, CA 90260  
(310) 973-3232

# **AGENDA ITEM F-1**

## **Exhibit “H”**

### ***Mitigation Monitoring and Reporting Program***



**The 12 Unit Apartment Building (14723 Prairie Avenue)  
Mitigation Monitoring and Reporting Program**

<b>Mitigation Monitoring and Reporting Program</b>						
	<b>Mitigation Monitoring</b>			<b>Reporting</b>		
<b>Mitigation Measures</b>	<b>Period of Implementation</b>	<b>Monitoring Responsibility</b>	<b>Monitoring Procedure</b>	<b>Comments</b>	<b>Date</b>	<b>Initials</b>
<b>Hazards and Hazardous Materials</b>						
<b>HM1</b> The applicant shall ensure that any positively identified asbestos containing materials (ACM) in the single-family residence located at 14723 Prairie Avenue shall be disposed of in accordance with OSHA programs and regulations.	During construction	City of Lawndale Community Development Department Staff	CDD Department Staff shall on a monthly basis consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement			
<b>HM2</b> Prior to issuance of a demolition permit, lead-based paint testing shall be conducted on the existing structure. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.	During construction	City of Lawndale Community Development Department Staff	CDD Department Staff shall on a monthly basis consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement			



# CITY OF LAWDALE PLANNING COMMISSION

## STAFF REPORT

**DATE:** January 26, 2022

**TO:** Honorable Chairman and Members of the Planning Commission

**PREPARED BY:** Jared Chavez, Acting Community Development Director *JC*

**RE:** **CASE NO. 21-23: A PROPOSAL FOR A SPECIAL USE PERMIT, DESIGN REVIEW AND TENTATIVE PARCEL MAP NO. 82290 FOR CONDOMINIUM PURPOSES TO DEVELOP THREE ATTACHED RESIDENTIAL UNITS AT 4624 W 169<sup>TH</sup> ST. AND CONSIDERATION OF A CATEGORICAL CEQA EXEMPTION**

---

### PROJECT DESCRIPTION:

The applicant is seeking approval of a Special Use Permit, Design Review, and Tentative Parcel Map No. 82290 to develop three, attached, double-story residential condominium units with attached double-car garages. The property, addressed as 4624 W. 169<sup>th</sup> Street, is 8,593 square foot (sq. ft.) lot and is located within the R-2 (Two-family Residence) zone. The applicant will demolish the existing structures as a part of the project.

**APPLICANT:** Marvin Badawi  
4624 W 169<sup>th</sup>  
Lawndale, CA 90260

**PROPERTY OWNER:** The Badawi Family Trust  
4624 W 169<sup>th</sup> St.  
Lawndale, CA 90260

**LOCATION:** 4624 W 169th. (the "Property")

**APN:** 4081-014-001

# AGENDA ITEM F-2

**ZONE:** R-2 (Two-Family Residence) (R-2 Zone)

**GENERAL PLAN:**

The City's General Plan designates the property as "Residential Multi-Family Low," which permits a density of 17.4 dwelling units per acre. This designation permits single-family detached, duplex/double units, condominiums, town homes, or any combination of the above and ancillary uses.

**ZONING CODE:**

The site is in an R-2 zone which allows two residential dwelling units on lots that are at least 5,000 sq. ft. in size, or 2,500 sq. ft. per dwelling unit. One additional residential dwelling unit may be constructed per each additional 3,000 sq. ft. of land above the 5,000 sq. ft. minimum requirement.

**ENVIRONMENTAL ASSESSMENT:**

The project is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") Guidelines pursuant to the following sections due to the Project's in-fill development of condominiums, and division of residential property into four or fewer parcels and is in conformance with the City's General Plan:

- Section 15315 "Minor Land Divisions"
- Section 15332 "In-fill development."

**SURROUNDING LAND USES AND ZONING:**

North:	R-2 (Two-family Residence) Zone
South:	R-2 (Two-family Residence) Zone
East:	Railroad easement LA County Metro
West:	R-2 (Two-family Residence) Zone

**ANALYSIS:**

Existing Site Conditions

The property is currently developed with a single-story residential dwelling unit. The property is located along the south side of 169<sup>th</sup> street, east of the railroad tracks and has a street frontage of approximately 60.65 feet and a length of 145 feet. As part of this project, the single-story residence will be demolished. The property's overall size is approximately 8,593 sq. ft., which meets the zoning code's minimum area requirement.

# AGENDA ITEM F-2

## DESIGN REVIEW:

### Description of Proposed Dwelling Units

Per Lawndale Municipal Code (LMC) Section 17.30.020, a Design Review by the Planning Commission, through 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 proposed project entails the development of three two-story new residential condo units with an attached double-car garage for each. All units will have three bedrooms and two and 1/2 baths. Unit A is proposed to be 2,051 sq. ft. in size, Unit B is proposed to be 2,158 sq. ft. in size, and Unit C is proposed to be 2,112 sq. ft. in size. The maximum height of a dwelling unit in the R-2 Zone is 30 feet. The dwelling units will be approximately 30 ft. tall including the hipped roof.

### Compliance with Development Standards

The project is subject to the development standards of the R-2 Zone as set forth in the LMC. The following matrix identifies the development standards and proposed development characteristics. The proposed units cover forty-one percent of the entire lot, which is significantly less than the allowable sixty percent maximum of total lot coverage.

### Parking

Section 17.48.140 of the LMC, requires each dwelling unit with three bedrooms or less, to have two covered parking spaces in a garage. Additionally, the code requires one-half of a visitor parking space for each unit.

The applicant is proposing an attached double-car garage for each dwelling unit with driveway access to the garages from 169<sup>th</sup> Street. Additionally, the applicant is proposing two guest parking spaces which will also be accessed from the same driveway. As proposed, the Project meets the set parking standards.

Development Standards	Required	Proposed	Compliance
<b>Density</b>	2,500 sq. ft./ unit	3 units on a 8,593 sq. ft. lot	Yes
	5,000 sq. ft. minimum lot size		
<b>Front Yard Setback</b>	20 feet	20 feet	Yes
<b>Side Yard Setback</b>	3 feet	East: 3 Feet Driveway side: 16ft.	Yes
<b>Rear Yard Setback</b>	10 feet	10 feet	Yes
<b>Height</b>	30 feet maximum	30 ft. height	Yes

# AGENDA ITEM F-2

<b># of Parking Spaces</b>	2 per unit within a garage	2 per unit within a garage	Yes
<b>Additional Parking for 4<sup>th</sup> bedroom</b>	1 additional parking for 4 <sup>th</sup> bedroom	Not applicable	Yes
<b># of Visitor Spaces</b>	1/2 space per unit	2 spaces	Yes
<b>Private Open Space</b>			
Unit A	200 sq. ft. per unit	337 sq. ft.	Yes
Unit B	200 sq. ft. per unit	264 sq. ft.	Yes
Unit C	200 sq. ft. per unit	486 Sq. ft.	Yes
<b>Common Open Space</b>	200 sq. ft. per unit = 600 sq. ft.	848 sq. ft.	Yes

### Building Design and Site Improvements

The proposed units are designed to have a minimal traditional architectural style. The design includes asphalt shingles, stucco, and decorative elements such as window trims and decorative stone all in earth tone colors.

### **SPECIAL USE PERMIT:**

Per Section 17.28.020 of the LMC the applicant is required to secure an approval of a Special Use Permit for the condominium project.

### **TENTATIVE PARCEL MAP:**

Per the City's subdivision requirements and State Law, the applicant is seeking a Tentative Parcel Map for a condo subdivision for the purpose of allowing the development of three townhome style residential units. Tentative Parcel Map applications are required to subdivide a residentially zoned land into four or less developable parcels which meet the requirements of the zoning ordinance. The Tentative Map must include existing conditions in and around the subdivision.

### **PUBLIC REVIEW:**

Public Hearing notices were mailed to property owners within a 500 ft. radius of the project site on January 14, 2022. A notice was also posted on the City Hall posting board on January 15, 2022, and published in the *Daily Breeze* on January 15, 2022.

### **LEGAL REVIEW:**

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

### **RECOMMENDATION:**

IT IS RECOMMENDED THAT the Planning Commission conduct a public hearing and:

- 1) Find and determine that the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15315 and 15332 of the CEQA Guidelines; and

## AGENDA ITEM F-2

- 2) Adopt Resolution No. 21-17 setting forth findings of fact and conditions of approval relative to the submitted application and approving the Project.

**EXHIBITS:**

- “A”: Architectural Plans and Tentative Map No. 82290
- “B” Vicinity Map
- “C”: Photos
- “D” Agency Comments
- “E” Resolution No. 21-17

# **AGENDA ITEM F-2**

## **Exhibit “A”**

***Architectural Plans and Tentative Parcel Map No.  
82290***

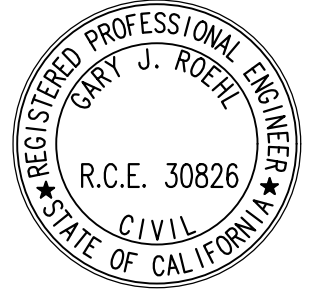
# PARCEL MAP NO.82290

IN THE CITY OF LAWDALE  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

ENGINEER

## DENN ENGINEERS

3914 DEL AMO BLVD., STE. 921  
TORRANCE, CA 90503  
310-542-9433



18-269

**SUBDIVIDER**  
BADAWI CONSULTING, INC.  
MARVIN BADAWI  
23129 COLONY PARK DRIVE  
CARSON, CA 90745  
PHONE 310-863-4480

**LEGAL DESCRIPTION**

LOT 365,  
TRACT NO. 5568  
M.B. 78-72-73  
APN 4081-014-001

**JOB ADDRESS**

4624 W 169TH STREET  
LAWDALE, CA 90260

FOR CONDOMINIUM PURPOSES

GARY J. ROEHL

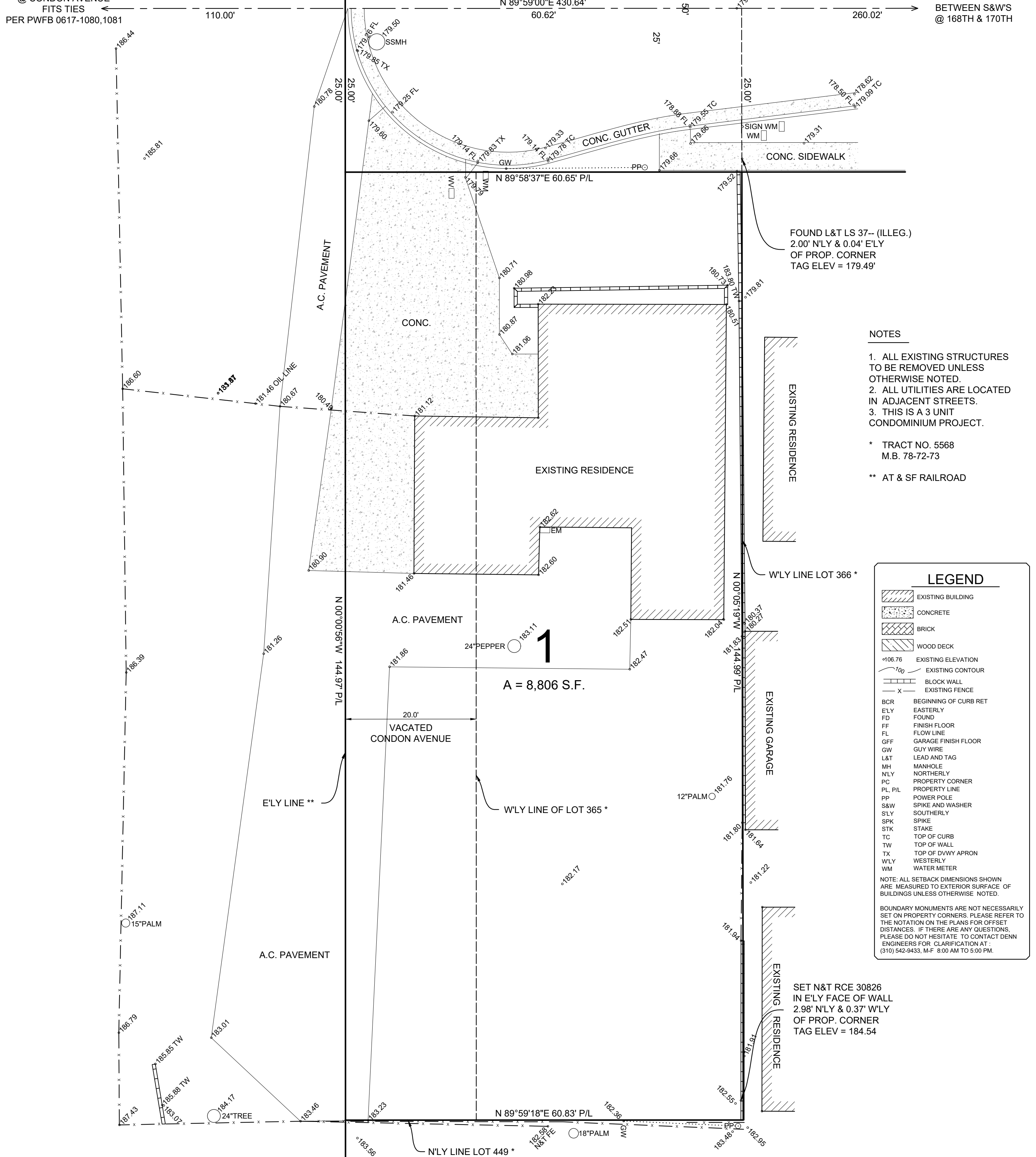
R.C.E. 30826

DATE 7/23/2018

## W 169TH STREET

TO FOUND BENT SPK  
@ CONDON AVENUE  
FITS TIES  
PER PWFB 0617-1080,1081

ESTAB. BY PRORATION  
BETWEEN S&W'S  
@ 168TH & 170TH



FOUND L&T LS 37-- (ILLEG.)  
2.00' N'LY & 0.04' E'LY  
OF PROP. CORNER  
TAG ELEV = 179.49'

**NOTES**

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 3 UNIT CONDOMINIUM PROJECT.

- \* TRACT NO. 5568  
M.B. 78-72-73
- \*\* AT & SF RAILROAD

**LEGEND**

	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	*106.76 EXISTING ELEVATION
	*100 EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
	BCR BEGINNING OF CURB RET
	ELY EASTERLY
	FD FOUND
	FF FINISH FLOOR
	FL FLOW LINE
	GFF GARAGE FINISH FLOOR
	GW GUY WIRE
	L&T LEAD AND TAG
	MH MANHOLE
	NLY NORTHERLY
	PC PROPERTY CORNER
	PL/P/L PROPERTY LINE
	PP POWER POLE
	S&W SPIKE AND WASHER
	S/LY SOUTHERLY
	SPK SPIKE
	STK STAKE
	TC TOP OF CURB
	TW TOP OF WALL
	TX TOP OF DWVY APRON
	WLY WESTERLY
	WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

SET N&T RCE 30826  
IN E'LY FACE OF WALL  
2.98' N'LY & 0.37' W'LY  
OF PROP. CORNER  
TAG ELEV = 184.54





PL-1 EXTERIOR PLASTER  
OMEGA 9202 SAJON - WHITE  
SPEC LINK: OMEGA PRODUCTS.COM/ACRYLIC-COLORS/2/



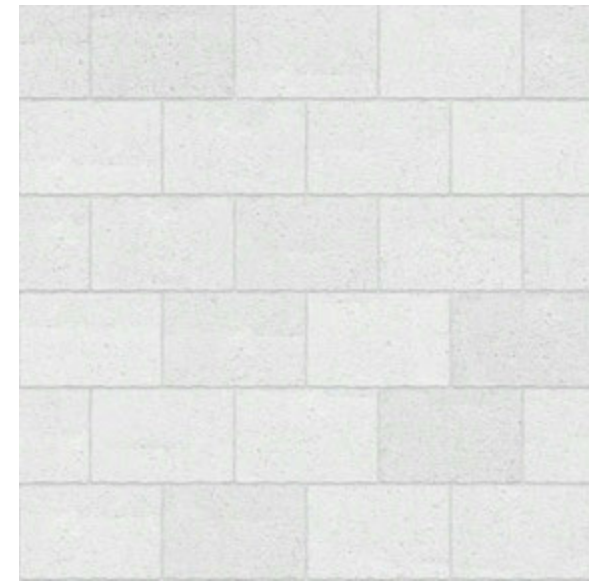
ST-1 EXTERIOR STONE SPLIT FACE - TUNDRA GREY MARBLE  
LINK TO SPEC: PACIFICASTONE.COM/PRODUCT/TUNDRA-GREY-2/



ST-1 ALTERNATE: EXTERIOR STONE SPLIT FACE - BLACK STAR  
LINK TO SPEC: PACIFICASTONE.COM/PRODUCT/BLACK-STAR-4/



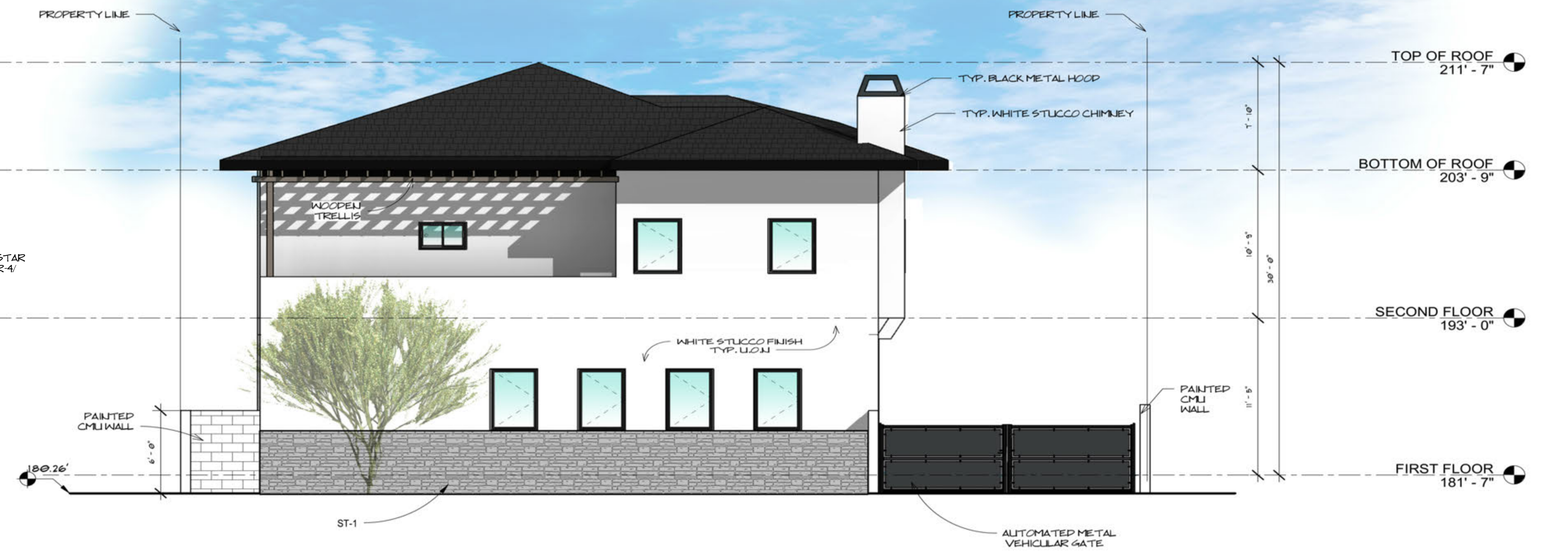
ROOFING SHINGLE  
MALARKEY ROOFING - WINDSOR NEX TECHNOLOGY -  
MIDNIGHT BLACK  
SPEC LINK: MALARKEYROOFING.COM/PRODUCT\_DETAIL/WINDSOR

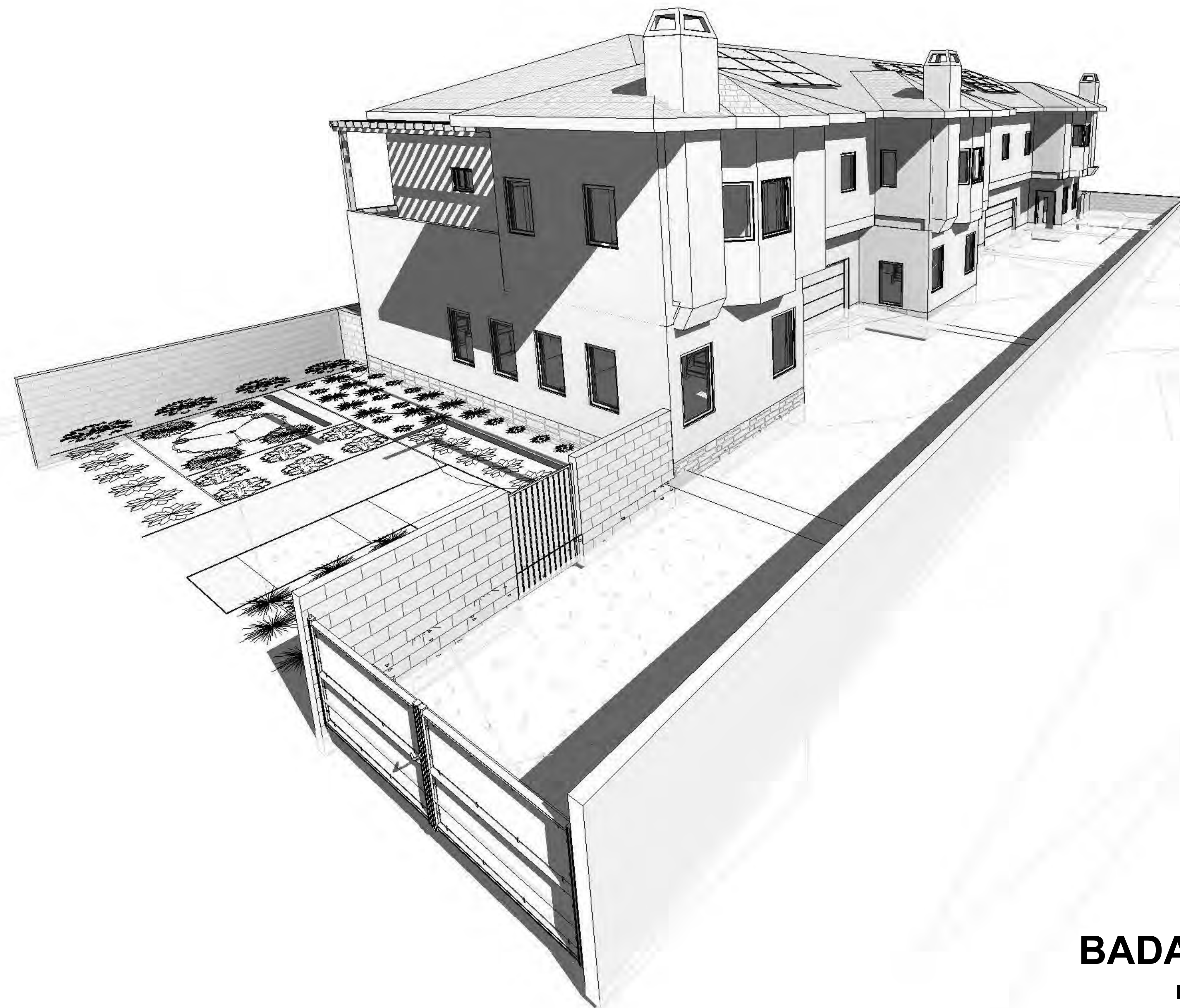


STANDARD 16"X8"X8" CMU RUNNING BOND  
PAINTED WHITE



CEPARD WOOD FOR TRELLIS OVER UNIT-A BALCONY





## **BADAWI 3-UNIT CONDO**


PLANNING COMMISSION REVIEW SET

4624 W. 169TH ST.  
LAWNDALE, CA 90250

SCOPE OF WORK	
1)	DEMOLITION OF EXISTING BUILDINGS AND LANDSCAPE
2)	NEW CONSTRUCTION OF THREE (3) CONDOMINIUM UNITS
3)	ALL NEW LANDSCAPE AND HARDSCAPE.
4)	FINAL PARCEL SUBDIVISION TO BE DEVELOPED AND SUBMITTED AT A POINT AFTER THE DESIGN REVIEW OF THE PLANNING COMMISSION, BUT PRIOR TO COMPLETION OF CONSTRUCTION.

CONTACT INFORMATION	
<b>OWNER INFORMATION</b> BADAWI CONSULTING, INC. 2877 FIDLER AVE. LONG BEACH, CA 90815 310.863.4480	<b>SURVEYING ENGINEER</b> PELNI ENGINEERS 3914 DEL AMO BLVD., STE. 921 TORRANCE, CA 90503 310.542.9453
<b>ARCHITECT</b> 3DEV GROUP INC. 280 VIA LINDA VISTA REPOUNDO BEACH, CA 90277 310.625.2836 MARC@3DEVGROUP.COM	<b>GEOTECHNICAL ENGINEER</b> BAY CITY GEOLOGY 1423 BEVERLY GLEN BLVD., #B LOS ANGELES, CA 90024 310.429.6681
<b>STRUCTURAL/CIVIL/MEPS ENGINEERS</b> MID-CITIES ENGINEERS 9744 MAPLE ST., #101 BELLFLOWER, CA 90706 562.866.3625	<b>LANDSCAPE ARCHITECT</b> LIVING GREEN DESIGNS PO BOX 1536 REPOUNDO BEACH, CA 90278

SHEET INDEX		JULIE 07-2020 - CITY SITE PLAN REVIEW MAY 24-2021 - PLANNING COMMISSION REVIEW	
SHEET NUMBER	SHEET NAME		
COVER	COVER SHEET		X
PI0.0	PROJECT INFORMATION		X
<b>SURVEY</b>			
	RELATIVE PARCEL MAP		X
<b>CIVIL</b>			
C0	GRADING NOTES		X
C1	DEMOLITION PLAN		X
C2	GRADING PLAN		X
C3	GRADING PLAN		X
C4	EROSION CONTROL PLAN		X
<b>LANDSCAPE</b>			
L1.0	LANDSCAPE PLAN		X
L2.0	PLANTING DETAILS		X
LH.0	IRRIGATION PLAN		X
LI.2.0	IRRIGATION DETAILS		X
<b>ARCHITECTURAL</b>			
A0.0	COVER SHEET		X
A0.1	GENERAL NOTES, SYM AND ABBREV.		X
A0.10	DEMOLITION PLAN		X
A0.11	PROJECT AREA PLAN		X
A0.12	SITE PLAN		X
A0.15	LANDSCAPE PLAN		X
A0.16	SITE DRAINAGE PLAN		X
A0.20	DEMOLITION PLAN		X
A1.0	UNIT A FLOOR PLANS		X
A1.01	UNIT A FLOOR PLANS		X
A1.02	UNIT B FLOOR PLANS		X
A1.03	UNIT C FLOOR PLANS		X
A1.04	SITE PLAN		X
A1.05	SITE DRAINAGE PLAN		X
A1.06	WILDPOND DOOR SCHEDULES		X
A2.0	UNIT A FLOOR PLANS		X
A2.01	UNIT B FLOOR PLANS		X
A2.02	UNIT C FLOOR PLANS		X
A2.03	UNIT C FLOOR PLANS		X
A2.11	UNIT A - ENLARGED KITCHEN # PLAN ELEVATIONS		
A2.12	UNIT B - ENLARGED KITCHEN # PLAN ELEVATIONS		
A2.13	UNIT C - ENLARGED KITCHEN # PLAN ELEVATIONS		
A2.21	UNIT A - ENLARGED RESTROOM PLANS # ELEVATIONS		
A2.22	UNIT B - ENLARGED RESTROOM PLANS # ELEVATIONS		
A2.23	UNIT C - ENLARGED RESTROOM PLANS # ELEVATIONS		
A3.0	UNIT A - REFLECTED CEILING PLAN		X
A3.01	UNIT B - REFLECTED CEILING PLAN		X
A3.02	UNIT C - REFLECTED CEILING PLAN		X
A4.0	ROOF PLAN		X
A4.1	UNIT A - FINISH PLANS		
A4.2	UNIT B - FINISH PLANS		
A4.3	UNIT C - FINISH PLANS		
A5.0	EXTERIOR ELEVATIONS		X
A5.1	ROOF PLAN		X
A5.2	EXTERIOR ELEVATIONS		X
A6.0	BUILDING SECTIONS		X
A6.1	EXTERIOR ELEVATIONS		X
A6.2	BUILDING SECTIONS		X
A6.3	EXTERIOR ELEVATIONS		X
A7.0	BUILDING SECTIONS		X
A7.1	BUILDING SECTIONS		X
A8.0	WALL SECTIONS		
A8.1	WALL PARTITION TYPES		
A9.0	INTERIOR ELEVATIONS		
A9.1	INTERIOR DETAILS		
A9.2	CASEWORK DETAILS		
A10.0	UNIT A - ENLARGED STAIR PLAN # SECTIONS		
A10.1	UNIT B - ENLARGED STAIR PLAN # SECTIONS		
A10.2	UNIT C - ENLARGED STAIR PLAN # SECTIONS		
A11.0	WILDPOND DOOR SCHEDULES		X
<b>STRUCTURAL</b>			
S	STRUCTURAL TITLE SHEET		X
51	FOUNDATION PLAN		X
52	FLOOR FRM'G PLAN		X
53	ROOF FRM'G PLAN		X



**3DEV Group**  
Design | Build | Manage

280 VIA LINDA VISTA, REPOUNDO BEACH, CA 90277 | 310.625.2836

---

**OWNER**  
BADAWI CONSULTING, INC.  
2877 FIDLER AVE.  
LONG BEACH, CA 90815

**ARCHITECT**  
3DEV GROUP INC.  
280 VIA LINDA VISTA  
REPOUNDO BEACH, CA 90277

**STRUCTURAL/CIVIL/MEPS ENGINEERING**  
MID-CITIES ENGINEERS  
9744 MAPLE ST., SUITE 101  
BELLFLOWER, CA 90706

**LANDSCAPE DESIGNER**  
LIVING GREEN DESIGNS  
PO BOX 1536  
REPOUNDO BEACH, CA 90278

**SURVEYING ENGINEER**  
PELNI ENGINEERS  
3914 DEL AMO BLVD., STE. 921  
TORRANCE, CA 90503

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No.	Description	Date
1.	ISSUED FOR SITE PLAN REVIEW	06/17/2020
2.	ISSUED FOR PLANNING COMMISSION REVIEW	07/08/2021

## BADAWI 3-UNIT CONDO

4624 W. 169TH ST.  
LAWNDALE, CA 90250

### PROJECT INFORMATION

P 17002  
D 06/14/2021  
P Author  
C Checker  
S 1/16" = 1'-0"

## PI0.0

SITE PLAN REVIEW # : SPR 18-52

7/22/2021 8:59:46 PM

PROJECT SUMMARY	
1: <b>ZONE:</b>	R-2
2: <b>GROSS LOT AREA:</b>	8,806 SF
3: <b>GROSS FLOOR AREA PER BUILDING:</b>	UNIT A = 2,051 SF UNIT B = 2,158 SF UNIT C = 2,112 SF
4: <b>NUMBER OF PARKING SPACES:</b>	2 / UNIT + 2 GUEST PARKING
5: <b>ASSESSOR PARCEL NUMBER (APN):</b>	408104-001
6: <b>OPEN SPACE SQUARE FOOTAGE:</b>	UNIT A = 2535 SF + 845 SF UNIT B = 264 SF UNIT C = 486 SF COMMON = 848 SF
7: <b>LOT COVERAGE, SQUARE FOOTAGE AND PERCENT OF SITE AREA:</b>	3,634 SF, 41% LOT COVERAGE
8: <b>BUILDING HEIGHT:</b>	30 FT
9: <b>SETBACKS:</b>	20 FT FRONT, 5 FT SIDES, 10 FT BACK
10: <b>APPLICABLE CODES</b>	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAWNDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 365 OF TRACT NO. 5568, IN THE CITY OF LAWNDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 78, PAGE(S) 72 AND 73, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THE VACATED 20 FOOT WIDE STREET ADJOINING SAID LOT ON THE WEST.  
APN: 408104-001

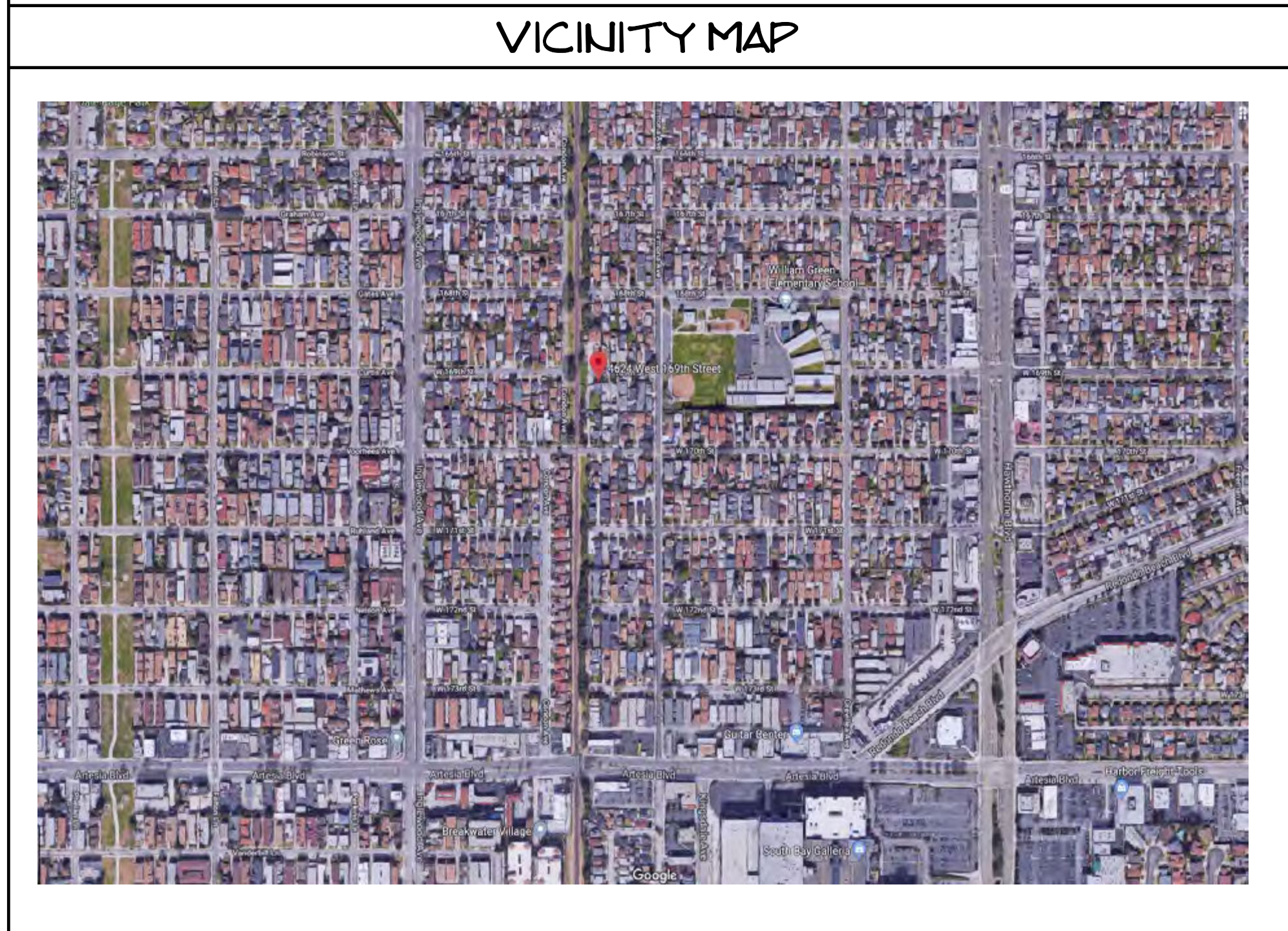
\*ALL WORK SHALL COMPLY WITH CITY OF LAWNDALE ZONING AND DEPARTMENT OF BUILDING AND SAFETY.\*

**II. DEFERRED PERMITS**

FIRE PROTECTION SPRINKLER SYSTEM  
TRUSS ROOF STRUCTURE

**METRO AGREED UPON CONDITIONS**

- BEFORE START OF CONSTRUCTION, OWNER WILL PERFORM A FIELD SURVEY TO DELINEATE THE PROPERTY LINE AND CONFIRM THAT THE RETAINING WALL WILL BE CONSTRUCTED ON OWNER'S SIDE OF THE PROPERTY.
- NO CONSTRUCTION ACTIVITIES OR STAGING ON METRO PROPERTY IS ALLOWED WITHOUT PRIOR APPROVAL OF A RIGHT OF ENTRY PERMIT BY METRO. ISSUANCE OF A RIGHT OF ENTRY PERMIT IS SOLELY AT METRO'S DISCRETION.



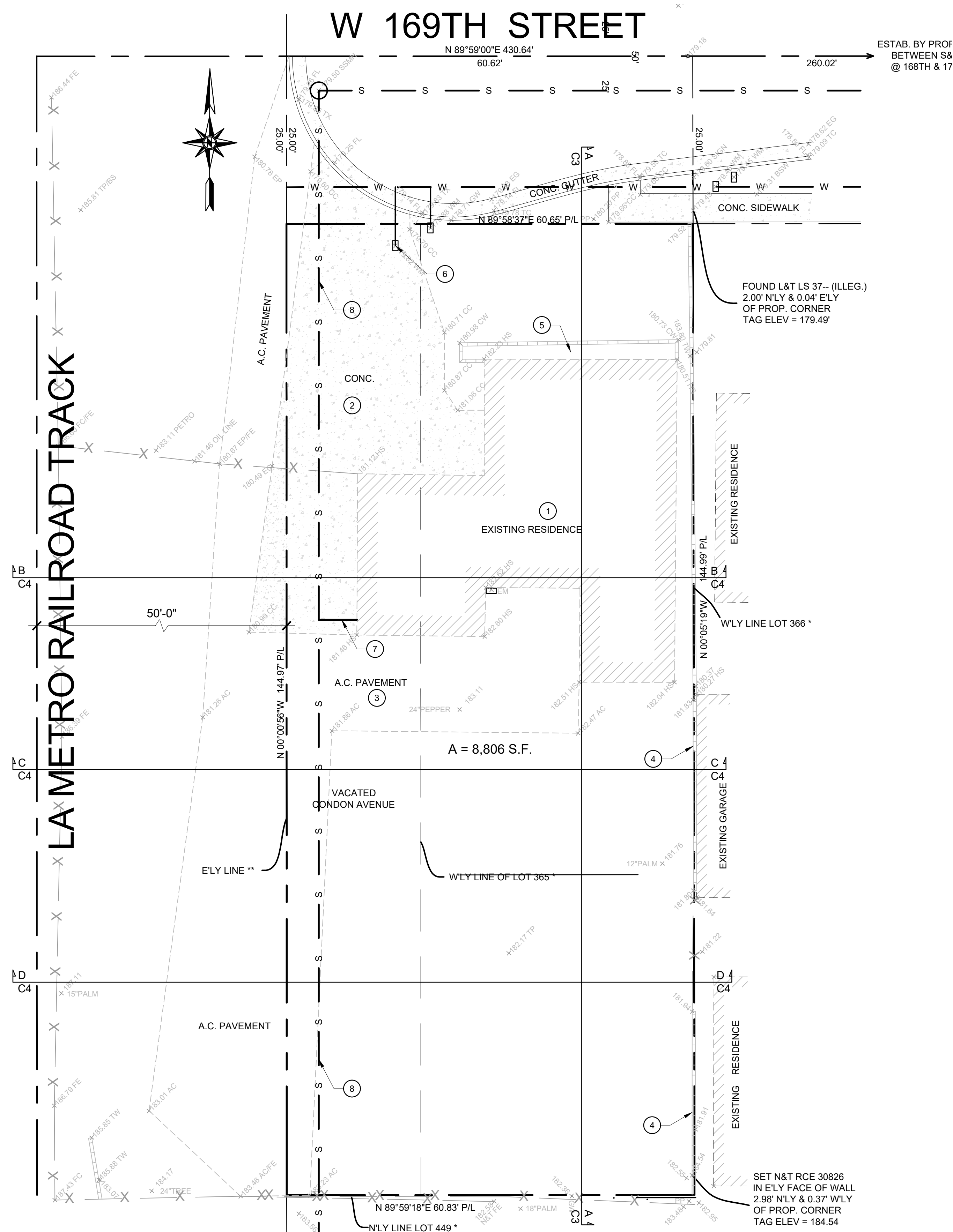
# DEMOLITION PLAN

4624 W 169th St., In the City of Lawndale, CA

GRAPHIC SCALE



1 inch = 10 feet



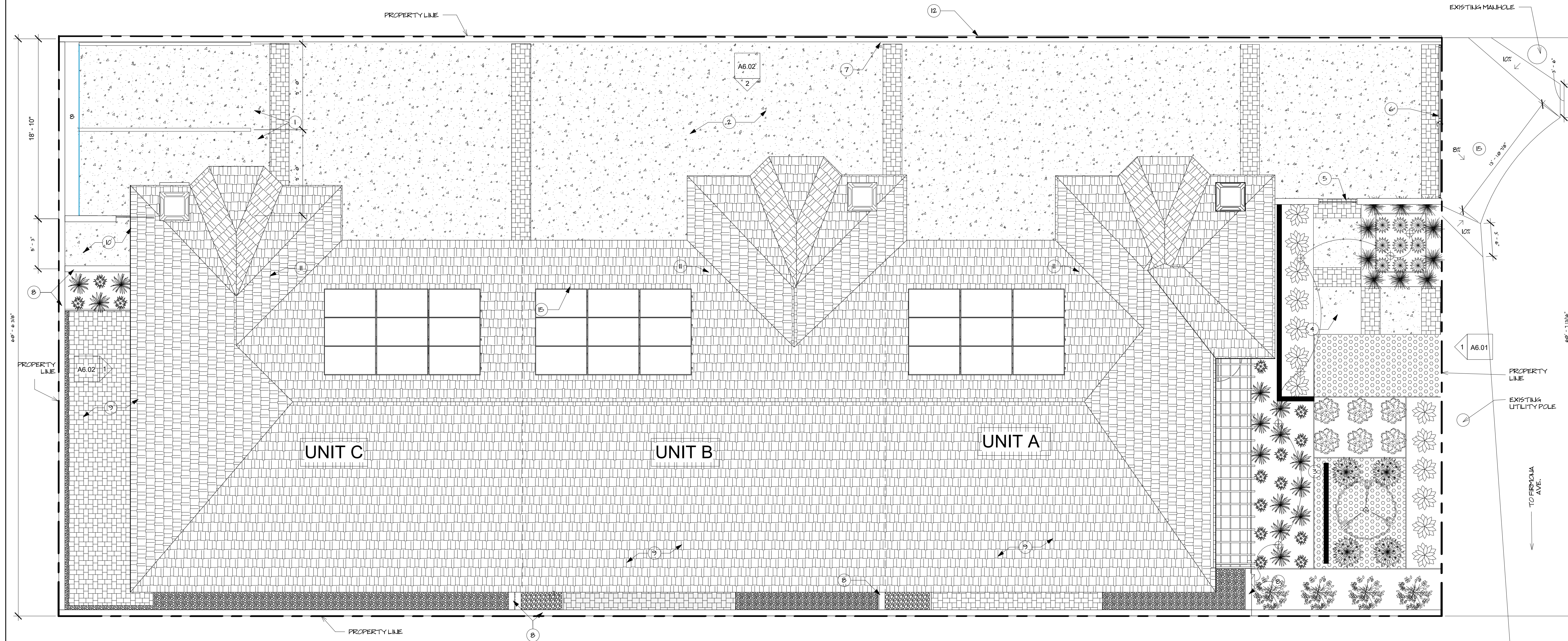
- LEGEND:**
- (101.20') ..... ( ) ..... Existing Ground Elevation
  - ..... B.O.S. .... Bottom Of Step
  - ..... T.O.S. .... Top Of Step
  - ..... F.G. .... Finished Grade
  - ..... F.S. .... Finished Surface
  - ..... T.W. .... Top Of Wall
  - ..... B.W. .... Bottom Of Wall
  - ..... F.F. .... Finished Floor
  - ..... T.F. .... Top of Footing
  - ..... T.C. .... Top of Curb Elevation
  - ..... P.E. .... Pad Elevation
  - ..... H.P. .... High Point
  - ..... T.G. .... Top of Gate
  - ..... INV. .... Invert Elevation
  - ..... T.P. .... Top of Planter
  - ..... B.P. .... Bottom of Planter
  - ..... G.B. .... Grade Break
  - ..... F.L. .... Flow Line
  - ..... PL ..... Property Line
  - ..... CL ..... Center Line
  - ..... FH ..... Fire Hydrant
  - ..... CONC. .... Concrete
  - ..... Landscape Turf
  - ..... Permeable Pavers
  - ..... PP ..... Power Pole
  - ..... SMH ..... Sewer Manhole
  - ..... S/W ..... Sidewalk
  - ..... WM ..... Water Meter
  - ..... AD ..... Adjacent
  - ..... EX. TREE
  - ..... Step or change of Level
  - ..... Pipes underground

CONSTRUCTION NOTES	
ITEM	DESCRIPTION
①	EXISTING HOUSE TO BE DEMOED
②	EXISTING CONCRETE DRIVEWAY TO DEMOED
③	EXISTING AC PAVEMENT TO BE REMOVED
④	EXISTING FENCE WALL TO BE DEMOED
⑤	EXISTING PLANTER TO BE DEMOED
⑥	EXISTING WATER METER TO BE RELOCATED
⑦	EXISTING SEWER LATERAL TO BE CAPPED
⑧	EXISTING SEWER MAIN TO BE PROTECTED IN PLACE

<p><b>Underground Service Alert</b> of Southern California</p> <p>Call: TOLL FREE <b>1-800- 422-4133</b></p> <p><b>TWO WORKING DAYS</b> BEFORE YOU DIG</p>	<p><b>SOILS ENGINEER:</b></p> <p>Bay City Geology, Inc. 1423 S. Beverly Glen Blvd. Suite #B Los Angeles, CA 90024 Ph: (310) 429-6681 Email: email@baycitygeology.com Project #: 2203 Date: August 04, 2020</p>	<p><b>PREPARED FOR:</b></p> <p>BADAWI CONSULTING, INC. 2877 FIDLER AVE. LONG BEACH, CA 90815 310.863.4480</p>	<p><b>ENGINEER OF REC'D:</b></p> <p>MID-CITIES ENGINEERING 9744 Maple St., #101 Bellflower, CA 90706 Office: (562) 866-3625</p> <p style="text-align: center;">PROJECT ENGINEER    DATE</p>	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	APPROVED	1					2					3					4					5					<p>DEMOLITION PLAN FOR 4624 W 169th St. Lawndale, CA 90260</p> <p>PROJECT NO:    SCALE: AS NOTED    DATE: DRAWN BY: M.C.E.    11-05-2020 CHECKED BY:    SHT. 2 OF 6 APPROVED BY:    <b>C1</b></p>
	NO.	DESCRIPTION	BY	DATE	APPROVED																														
1																																			
2																																			
3																																			
4																																			
5																																			



ADJACENT  
LA METRO PROPERTY



**3DEV Group**  
Design | Build | Manage  
280 VIA LINDA VISTA, REDWOOD BEACH, CA 90277 310.682.5836

**OWNER**  
BADAWI CONSULTING, INC.  
2877 FIELER AVE.  
LA JOLLA BEACH 90285

**ARCHITECT**  
3DEV GROUP INC.  
280 VIA LINDA VISTA  
REDWOOD BEACH, CA 90277

**STRUCTURAL/CIVIL/MEPS  
ENGINEERING**  
MPC-CITIES ENGINEERING  
5744 MAPLE ST., SUITE 101  
BELLFLOWER, CA 90706

**LANDSCAPE DESIGNER**  
LIVING GREEN DESIGNS  
PO BOX 1536  
REDWOOD BEACH, CA 90278

**SURVEYING ENGINEER**  
DELAN ENGINEERS  
5744 MAPLE ST., SUITE 101  
TORRANCE, CA 90503

THESE PLANS ARE FOR REVIEW ONLY AND NOT FOR CONSTRUCTION UNLESS THEY INCLUDE THE STAMP AND SIGNATURE OF ARCHITECT/ENGINEER AND THE APPROVAL OF THE APPROPRIATE AGENCY.

No.	Description	Date
1	ISSUED FOR SITE PLAN REVIEW	06/17/2021
2	ISSUED FOR PLANNING COMMISSION REVIEW	07/08/2021

**BADAWI  
3-UNIT  
CONDO**

4624 W. 169TH ST.  
LAWNDALE, CA 90250

**SITE PLAN**

1 ENLARGED SITE PLAN  
3/16" = 1'-0"

**KEY NOTES**

- |  |  |
|--|--|
| 1 GUEST PARKING  | 10 SCREENED TRASH STORAGE FOR ALL THREE UNITS.   |
| 2 PAVED DRIVEWAY. REFER TO LANDSCAPE SHEET 4.12                  | 11 GAS AND ELECTRIC METER  |
| 3 COMMON OPEN SPACE  | 12 LA METRO PROPERTY LINE  |
| 4 PAVED PEDESTRIAN WALKWAY. REFER TO LANDSCAPE SHEET 4.10        | 13 TIE INTO EXISTING UNDERGROUND POWER AND STORM LINES WHERE POSSIBLE                      |
| 5 PEDESTRIAN 6'-0" H MAX. POWDER COATED STEEL ENTRANCE GATE.     | 14 ALL UTILITIES, I.E. ELECTRICAL, CABLE, TELEPHONE ARE REQUIRED TO BE PLACED UNDERGROUND. |
| 6 48H AUTOMATIC POWDER COATED STEEL VEHICULAR GATE.              | 15 POURED BACK DRIVE APRON   |
| 7 6'-0" H POWDER COATED STEEL FENCE OVER 8" DEPTH CONCRETE BASE. | 16 ELECTRICAL PANEL BOXES IN GARAGE PER UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS.     |
| 8 6'-0" HIGH CMU WALL  |  |
| 9 PRIVATE OPEN SPACE   |  |

P	17002
D	06/14/2021
D	Author
C	Checker
S	As indicated

**A1.01**

7/22/2021 8:35:00 PM

**CONSULTANT**  
BADAWI CONSULTING, INC.  
2877 FIELER AVE.  
LONG BEACH, CA 90805

**ARCHITECT**  
3DEV GROUP, INC.  
280 VIA LINDA VISTA  
REDWOOD BEACH, CA 90277

**STRUCTURAL/CIVIL/MEPS/ENGINEERING**  
MPC-CITIES ENGINEERING  
5744 MARLE ST., SUITE 101  
BELLFLOWER, CA 90706

**LANDSCAPE DESIGNER**  
LIVING GREEN DESIGN  
PO BOX 8336  
REDWOOD BEACH, CA 90278

**SURVEYING ENGINEER**  
DELLI ENGINEERS  
5744 MARLE ST., SUITE 101  
TORRANCE, CA 90503

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No.	Description	Date
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2	ISSUED FOR PLANNING COMMISSION REVIEW	07/08/2021

## BADAWI 3-UNIT CONDO

4624 W. 169TH ST.  
LAWNDALE, CA 90250

### UNIT - A FLOOR PLANS

P	17002
D	06/14/2021
P	Author
C	Checker
S	As indicated

**A2.01**

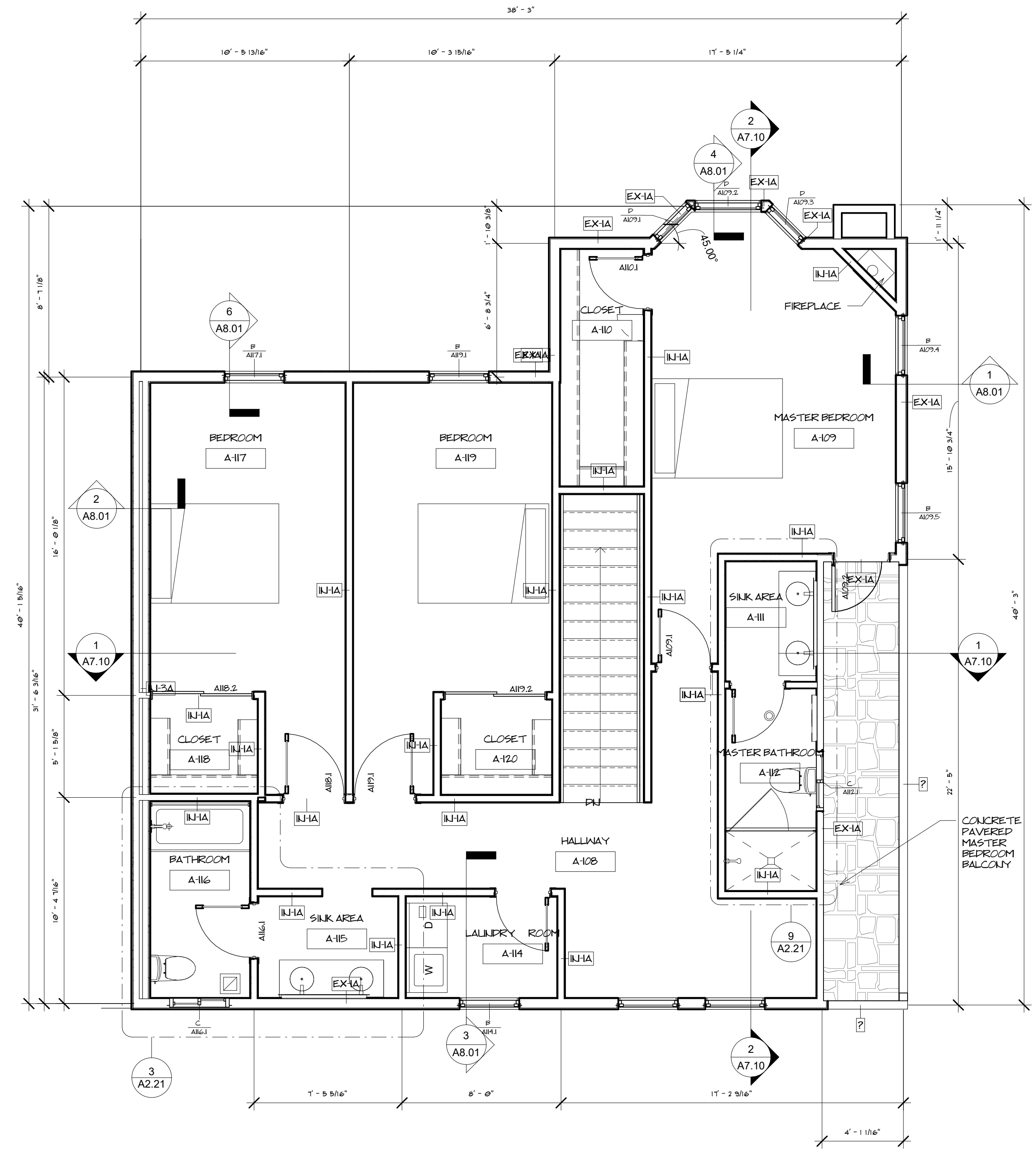
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### CONSTRUCTION PLAN LEGEND

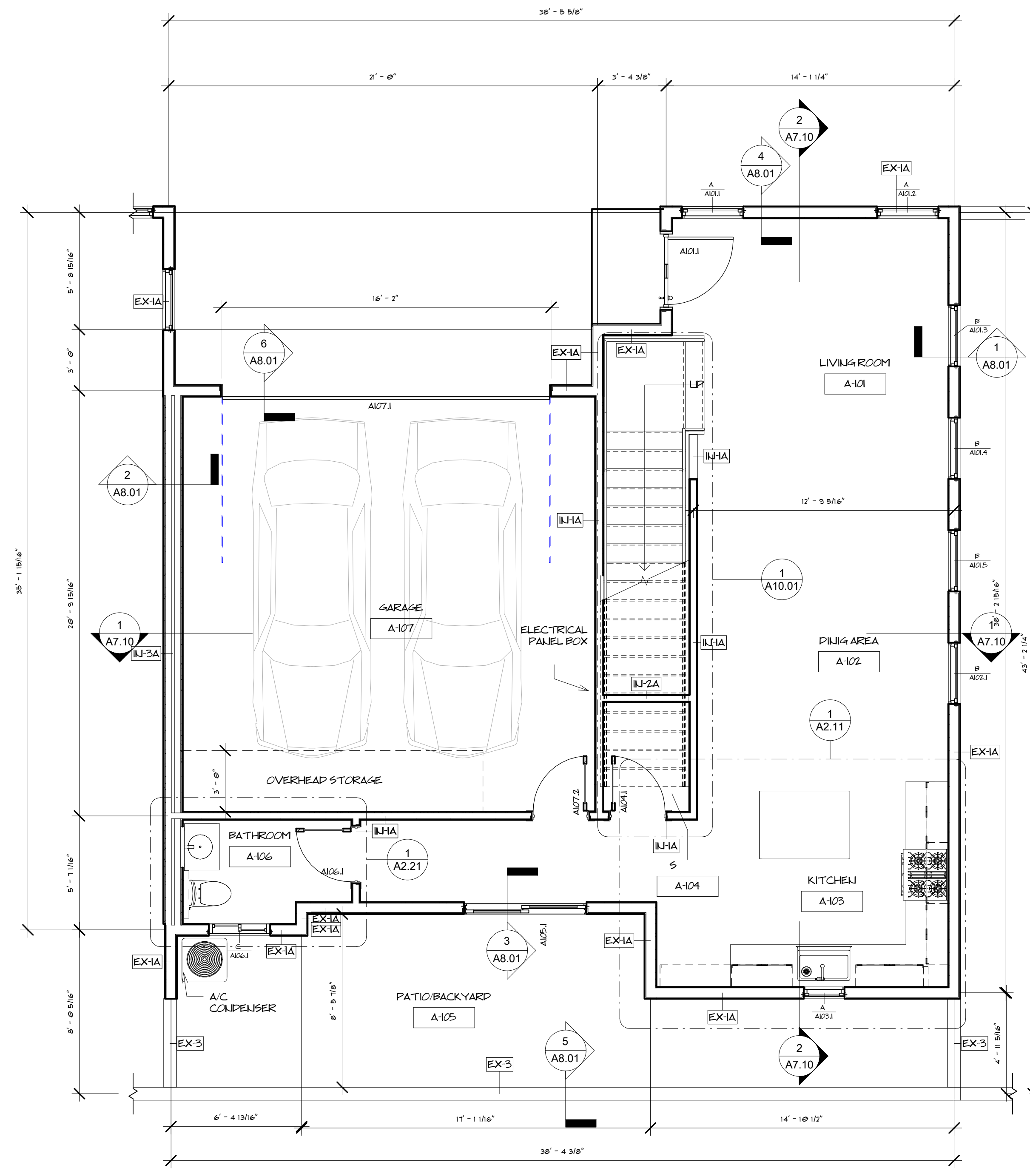
- EX1A NEW FULL HEIGHT EXTERIOR PARTITION. SEE SHEET AB10 FOR PARTITION DETAIL.
- EX2A NEW EXTERIOR CONCRETE BARRIER. SEE SHEET AB10 FOR PARTITION DETAIL.
- IN1A NEW FULL HEIGHT INTERIOR PARTITION. DRYWALL ON BOTH SIDES. SEE SHEET AB10 FOR PARTITION DETAIL.
- IN2A NEW FULL HEIGHT INTERIOR PARTITION. DRYWALL ON ONE SIDE. SEE SHEET AB10 FOR PARTITION DETAIL.
- IA SLIPING DOOR IDENTIFIER. SEE DOOR SCHEDULE SHEET A111.
- IS SWING DOOR IDENTIFIER. SEE DOOR SCHEDULE SHEET A111.

### CONSTRUCTION PLAN NOTES

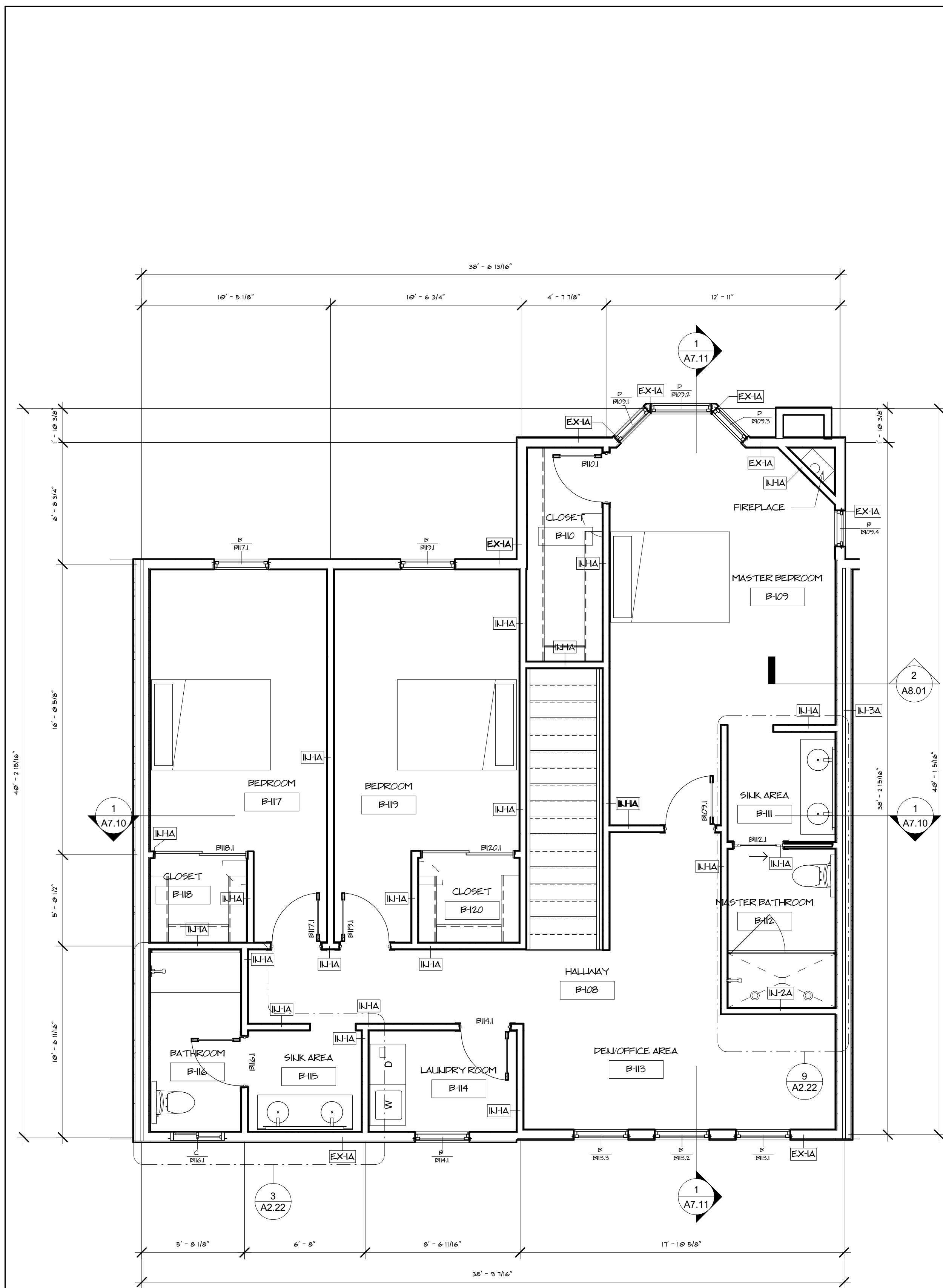
1. REFER TO SHEET A01 FOR ABBREVIATIONS.
2. REFER TO SHEETS P10.01 FOR PROJECT INFORMATION.
3. REFER TO SHEETS AB10 FOR PARTITION TYPES.
4. REFER TO SHEETS A3.0X SERIES DRAWINGS FOR REFLECTED CEILING PLANS.
5. REFER TO SHEETS A4.0X SERIES DRAWINGS FOR UNIT FINISH PLANS.
6. REFER TO SHEETS A0.0X SERIES DRAWINGS FOR ENLARGED STAIR PLANS AND DETAILS.
7. REFER TO SHEETS A2.0X SERIES DRAWINGS FOR TYPICAL KITCHEN FLOOR PLANS AND ELEVATIONS.
8. REFER TO SHEETS A2.2X SERIES DRAWINGS FOR TYPICAL BATHROOM FLOOR PLANS AND ELEVATIONS.
9. REFER TO SHEETS A1.0X SERIES FOR DOOR SCHEDULES AND WINDOW SCHEDULES.
10. PROVIDE R-19 WALL INSULATION AND ASSEMBLY AT ALL EXTERIOR SOLID WALLS, AND R-13 WALL INSULATION AND ASSEMBLY AT ALL PERIMETER WALLS BETWEEN CLOUTIQUES AND UNOCCUPIED SPACES, TO MEET ENERGY CALCULATIONS.
11. REFER TO SHEET A0.02 FOR ALL MATERIAL FINISH SELECTIONS.
12. INTERIOR DIMENSIONS ARE MEASURED FROM CENTER OF WALL.
13. REFERENCE ELECTRICAL DRAWINGS FOR LOCATIONS OF SMOKE AND CARBON MONOXIDE DETECTORS.



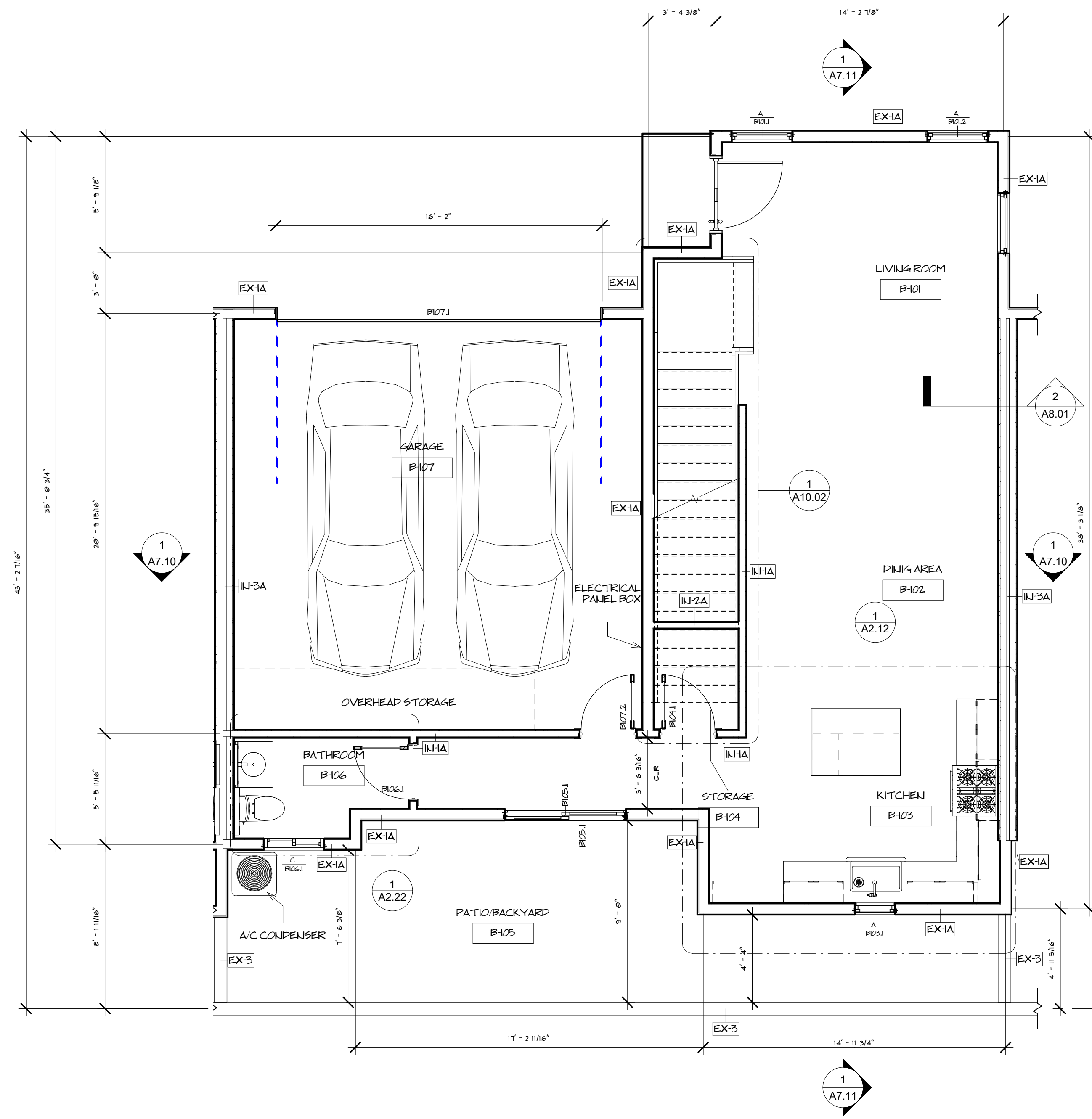
UNIT A - SECOND FLOOR -  
CONSTRUCTION PLAN  
1/4" = 1'-0"



UNIT A - FIRST FLOOR - CONSTRUCTION  
PLAN  
1/4" = 1'-0"



UNIT B - SECOND FLOOR -  
 CONSTRUCTION PLAN  
 1/4" = 1'-0"



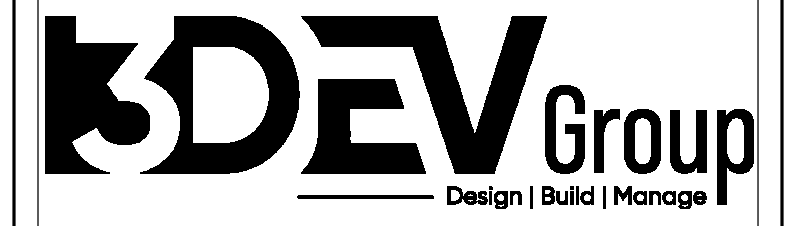
UNIT B - FIRST FLOOR - CONSTRUCTION  
 PLAN  
 1/4" = 1'-0"

**CONSTRUCTION PLAN  
 LEGEND**

- EX-1A NEW FULL HEIGHT EXTERIOR PARTITION. SEE SHEET A8.10 FOR PARTITION DETAIL.
- EX-2A NEW EXTERIOR CONCRETE BARRIER. SEE SHEET A8.10 FOR PARTITION DETAIL.
- IJ-1A NEW FULL HEIGHT INTERIOR PARTITION. DRYWALL ON BOTH SIDES. SEE SHEET A8.10 FOR PARTITION DETAIL.
- IJ-2A NEW FULL HEIGHT INTERIOR PARTITION. DRYWALL ON ONE SIDE. SEE SHEET A8.10 FOR PARTITION DETAIL.
- 10 SLIDING DOOR IDENTIFIER. SEE DOOR SCHEDULE SHEET A10.1
- 11 SWING DOOR IDENTIFIER. SEE DOOR SCHEDULE SHEET A10.1

**CONSTRUCTION PLAN  
 NOTES**

1. REFER TO SHEET A2.01 FOR ABBREVIATIONS.
2. REFER TO SHEETS P1.01 FOR PROJECT INFORMATION.
3. REFER TO SHEETS A3.0X FOR PARTITION TYPES.
4. REFER TO SHEETS A3.0X SERIES DRAWINGS FOR REFLECTED CEILING PLANS.
5. REFER TO SHEETS A1.0X SERIES DRAWINGS FOR UNIT FINISH PLANS.
6. REFER TO SHEETS A1.0X SERIES DRAWINGS FOR ENLARGED STAIR PLANS AND DETAILS.
7. REFER TO SHEETS A2.0X SERIES DRAWINGS FOR TYPICAL KITCHEN FLOOR PLANS AND ELEVATIONS.
8. REFER TO SHEETS A2.2X SERIES DRAWINGS FOR TYPICAL UNIT BATHROOM FLOOR PLANS AND ELEVATIONS.
9. REFER TO SHEETS A1.0X SERIES FOR DOOR SCHEDULES AND WINDOW SCHEDULES.
10. PROVIDE R19 WALL INSULATION AND ASSEMBLY AT ALL EXTERIOR SOLID WALLS, AND R15 WALL INSULATION AND ASSEMBLY AT ALL PENINSULAR WALLS BETWEEN CONDITIOES AND UNCONDITIONED SPACES, TO MEET ENERGY CALCULATIONS.
11. REFER TO SHEET A10.02 FOR ALL MATERIAL FINISH SELECTIONS.
12. INTERIOR DIMENSIONS ARE MEASURED FROM CENTER OF WALL.
13. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF SMOKE AND CARBON MONOXIDE DETECTORS.



**OWNER**  
 BADAWI CONSULTING, INC.  
 2877 FIELER AVE.  
 LAGUNA BEACH, CA 92653

**ARCHITECT**  
 3DEV GROUP INC.  
 280 VIA LINDA VISTA  
 REPOUO BEACH, CA 90277

**STRUCTURAL/CIVIL/MEPS  
 ENGINEERING**  
 MID-CITIES ENGINEERING  
 5744 MARLE ST., SUITE 101  
 BELLFLOWER, CA 90706

**LANDSCAPE DESIGNER**  
 LIVING GREEN DESIGN  
 PO BOX 836  
 REPOUO BEACH, CA 90278

**SURVEYING ENGINEER**

**PLUMBING ENGINEER**  
 5744 MARLE ST., SUITE 101  
 TORRANCE, CA 90503

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No.	Description	Date
1.	ISSUED FOR PERMIT REVIEW	06/17/2021
2.	ISSUED FOR PLANNING COMMISSION REVIEW	07/08/2021

**BADAWI  
 3-UNIT  
 CONDO**

4624 W. 169TH ST.  
 LAWINDALE, CA 90250

**UNIT - B FLOOR  
 PLANS**

P	17002
D	06/14/2021
P	Author
C	Checker
S	As indicated

**A2.02**









**OWNER**

BADAWI CONSULTING, INC.  
2877 FIELER AVE.  
LAKELAKE BEACH 90805

**ARCHITECT**

3DEV GROUP INC.  
280 VALLEJA VISTA  
REDWOOD BEACH, CA 90277

**STRUCTURAL/CIVIL/MEPS  
ENGINEERING**

MP-CITIES ENGINEERING  
5744 MAPLE ST., SUITE 101  
BELLFLOWER, CA 90706

**LANDSCAPE DESIGNER**

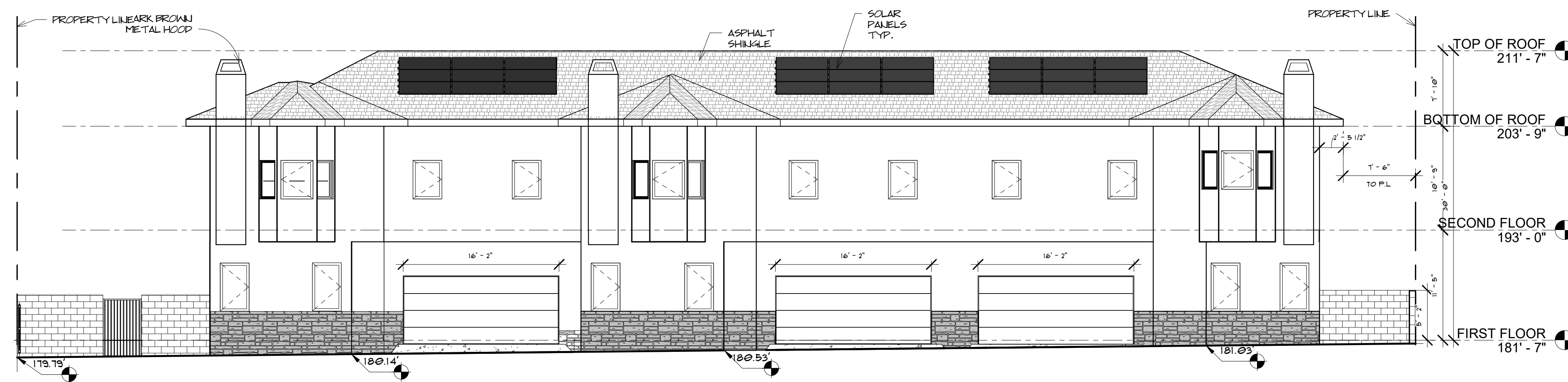
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PO BOX 1536  
REDWOOD BEACH, CA 90278

**SURVEYING ENGINEER**

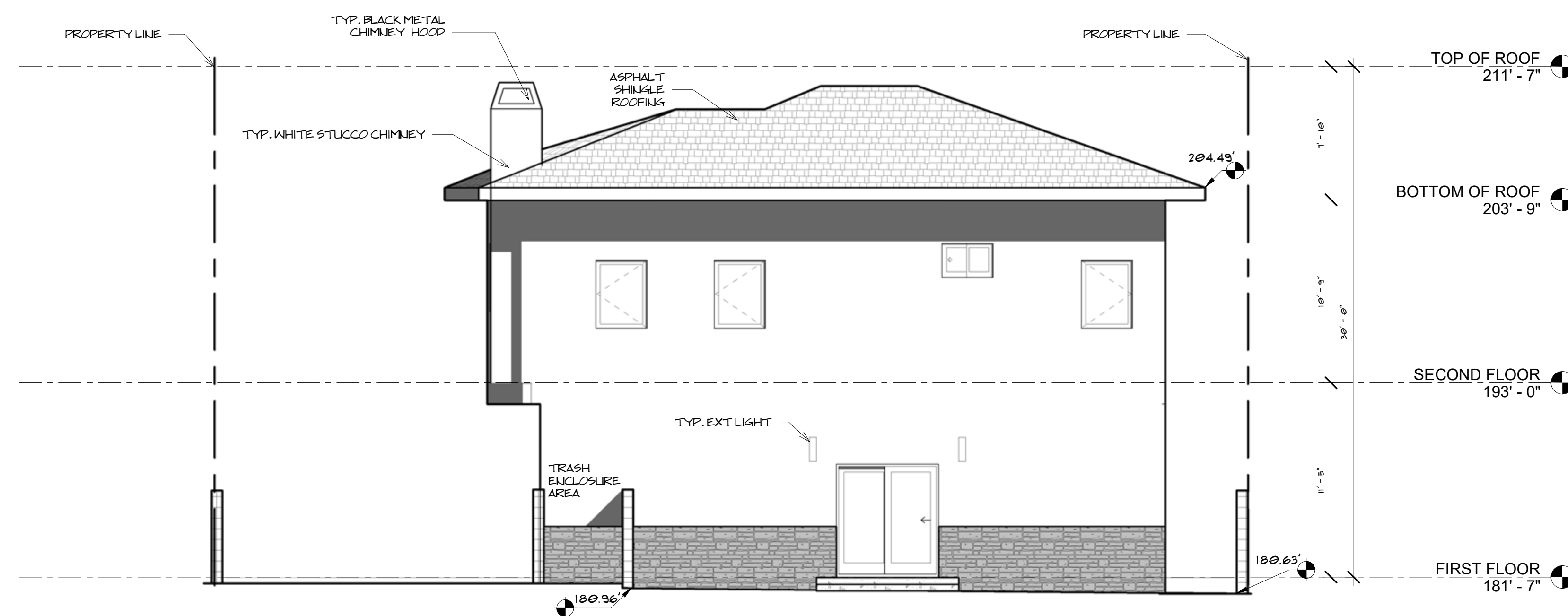
PELLE ENGINEERS  
5744 MAPLE ST., SUITE 101  
TORRANCE, CA 90503

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No.	Description	Date
1	ISSUED FOR PERMITS REVIEW	06/17/2021
2	ISSUED FOR PLANNING COMMISSION REVIEW	07/08/2021



2 West  
1/8" = 1'-0"



1 South  
3/16" = 1'-0"

**BADAWI  
3-UNIT  
CONDO**

4624 W. 169TH ST.  
LAWNDALE, CA 90250

**EXTERIOR  
ELEVATIONS**

P	17002
D	06/14/2021
P	Author
C	Checker
S	As indicated

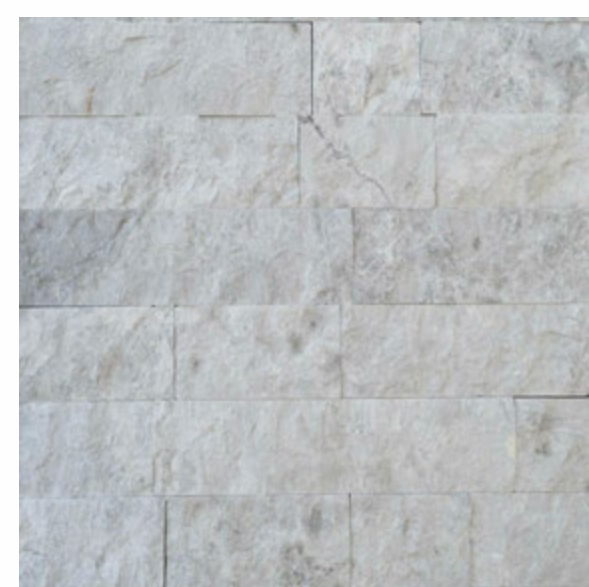
**A6.02**



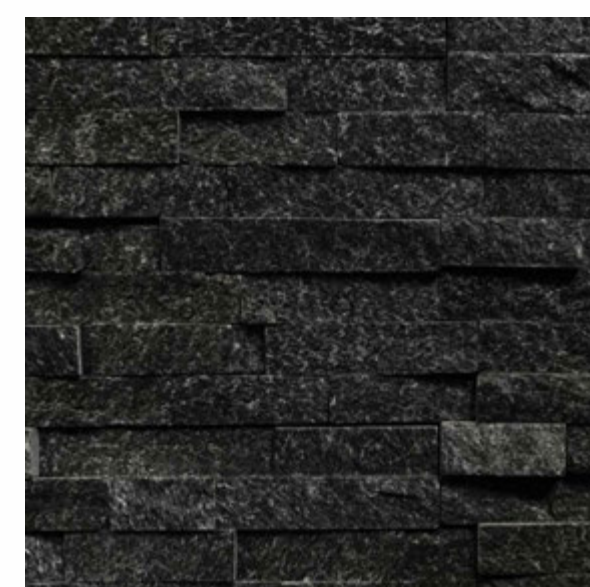




PL-1 EXTERIOR PLASTER  
OMEGA 9202 SAJON-WHITE  
SPEC LINK: [OMEGA PRODUCTS.COM/ACRYLIC-COLORS/2/](https://www.omegaproducts.com/acrylic-colors/2/)



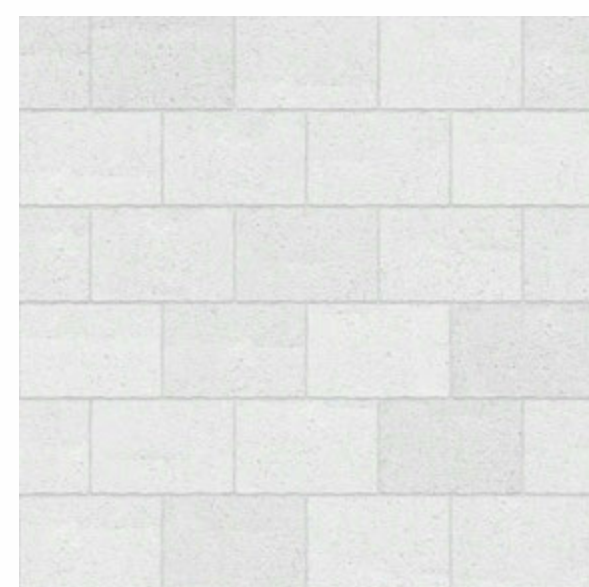
ST-1 EXTERIOR STONE SPLIT FACE - TUNDRA GREY MARBLE  
LINK TO SPEC: [PACIFICASTONE.COM/PRODUCT/TUNDRA-GREY-2/](https://www.pacificastone.com/product/tundra-grey-2/)



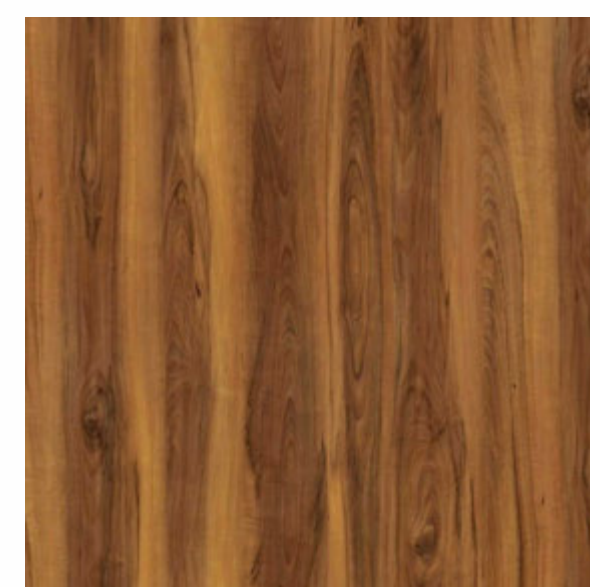
ST-1 ALTERNATE: EXTERIOR STONE SPLIT FACE - BLACK STAR  
LINK TO SPEC: [PACIFICASTONE.COM/PRODUCT/BLACK-STAR-4/](https://www.pacificastone.com/product/black-star-4/)



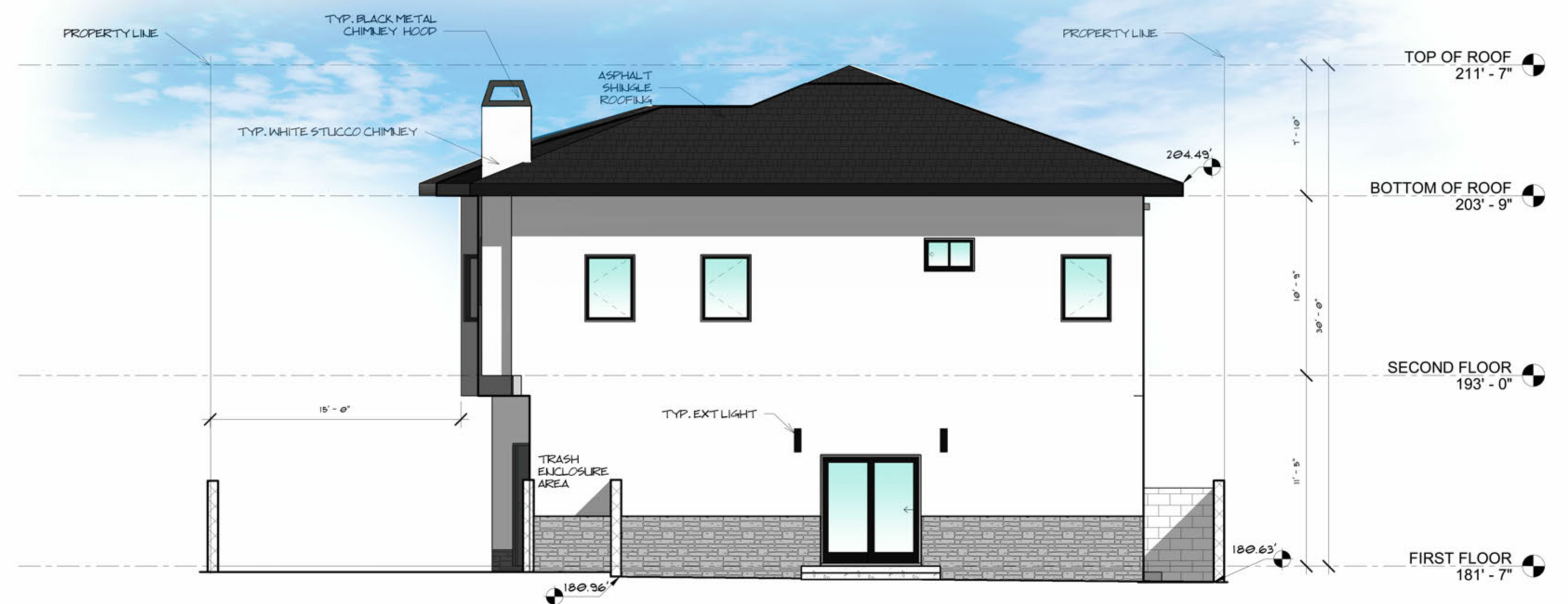
ROOFING SHINGLE  
MALARKEY ROOFING - WINDSOR NEX TECHNOLOGY -  
MIDNIGHT BLACK  
SPEC LINK: [MALARKEYROOFING.COM/PRODUCT\\_DETAIL/WINDSOR](https://www.malarkeyroofing.com/product_detail/windsor)



STANDARD 16"X18" CMU RUNNING BOND  
PAINTED WHITE



CEPARD WOOD FOR TRELLIS OVER UNIT-A BALCONY

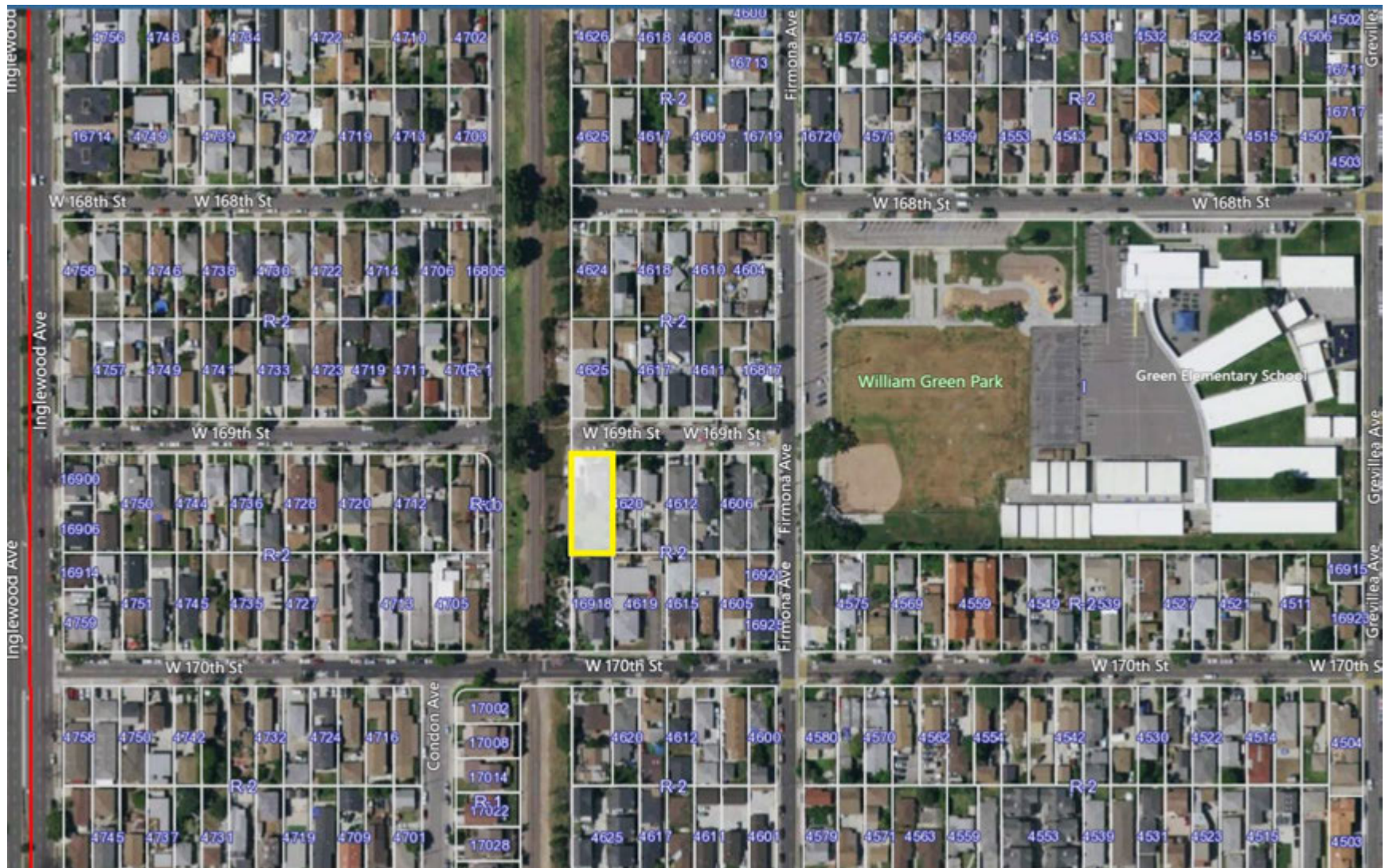


# **AGENDA ITEM F-2**

## **Exhibit “B”**

### ***Vicinity Map***





# **AGENDA ITEM F-2**

## **Exhibit “C”**

### ***Photos***





# **AGENDA ITEM F-2**

## **Exhibit “D”**

### ***Agency Comments***



14717 BURIN AVENUE • LAWNSDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

## DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

**PROJECT: CASE NO. 21-23 - A proposal for a Special Use Permit, Design Review and Tentative Parcel Map for a three unit development located at 4624 W 169<sup>th</sup>.**

Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

Our comments, concerns and/or conditions regarding the above-mentioned project are:

Please see attached COA dated 11/3/2021

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---

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---

---

Name: Alex Chan

Date: 11/3/2021

Position: Associate Engineer



Department: P.W.

Agency: \_\_\_\_\_

CASE NO.21-23  
ADDRESS: 4624 W. 169<sup>th</sup> Street

**DATE:** 11/03//2021

**TO:** Jared Chavez, Senior Planner

**FROM:** Alex Chou, Associate Engineer   
Julian Lee, P.E., Director of Public Works/City Engineer 

**SUBJECT:** Request for the Conditions of Approval (COA)

**RE:** A proposal for a Special Use Permit, Design Review, and Tentative Parcel Map for three two-story dwelling unit development located at 4624 W 169th Street in the City of Lawndale.

---

**Department of Public Works Conditions:**

1. Pay of all applicable fees and plan check fees with Public Works Department.
2. 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.
3. The applicant shall submit copies of a recent title report and subdivision guarantee to the Building Division prior to issuance of building permits and to the Public Works Department prior to approval of final map.
4. The applicant shall submit complete ALTA survey with showing all existing utility easements prior to the issuance of building permit.
5. The applicant shall not construction proposed new CMU block walls and the footing located westerly and southerly property line with the any easements.
6. The applicant shall pay all applicable final map checking fees prior to the issuance of a building permit.
7. The applicant shall submit a copy of the approved Grading and Drainage Plans to the Public Works Department prior to the issuance of a building permit.
8. The applicant shall submit a "Final Grading and Drainage Certificate" signed by the California registered engineer, stating that the project was constructed according to the approved grading/drainage plan and that the project drains to the street and prevent the cross-lot drainage to adjacent property.
9. The applicant shall design the project in a manner that prevents surface water from draining across the sidewalk.

CASE NO.21-23

ADDRESS: 4624 W. 169<sup>th</sup> Street

10. The applicant shall comply with all requirements of California Drainage Law and/or the County Low Impact Development. Provide a copy of approved LID plan to the Public Works Department.
11. The applicant shall submit topo plans show all existing condition within private property, existing features, existing buildings, trees, dimensions, and any existing easements.
12. The applicant shall submit street plans show full street width of all existing condition within public right-of-way, curb/gutter, driveway, sidewalk, trees, dimensions, utilities, signs, traffic signal poles, striping, and proposed improvements. Also, the street plan must show exiting Southern California Edison (SEC) power pole and guy wire.
13. The applicant shall submit offsite improvement plan prepared by a registered Civil Engineer. The offsite improvement plan include but not limited to propose utilities service connections, concrete work, pavement work, striping, and signs.
14. The applicant shall provide a proposed staging plan, haul route map, and off street parking during construction. The applicant must designate a construction staging area on the site. Any construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.
15. Proposed new driveway apron width shall be not more than fifty percent of a lot's frontage per Lawndale Municipal Code Section 17.72.060. Proposed new driveway apron shall have be align perpendicular to the street with 6-inch retaining curb to prevent earth from sloughing. Applicant shall obtain concrete permit from the Public Work Department.
16. The applicant shall paint red curbs entire fronting property on 169<sup>th</sup> Street to the satisfaction of the City Engineer.
17. 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.
18. The applicant shall obtain trash enclosure clearance from Community Development Department.
19. The applicant shall not install water or utility pull boxes within the new driveway approach area unless otherwise approved by the City Engineer.
20. The applicant shall underground all dry utilities (electrical, telephone and cable TV) and install three (3) separate conduits for each utility connection. Accordingly, the applicant shall contact the utility purveyors to arrange for the preparation of the necessary plans to accomplish the under grounding prior to receiving a certificate of occupancy.



CASE NO.21-23

ADDRESS: 4624 W. 169<sup>th</sup> Street

21. The applicant shall construct on-site waterlines with a separate water meter and sewer lateral for each unit unless special maintenance mechanisms for these systems are approved by the City Engineer, in which case provisions are to be made in the Covenants, Conditions, and Restrictions (CC&Rs) for sewer lateral and potable water mainline maintenance. The CC&Rs shall also contain a maintenance agreement holding the City of Lawndale harmless from damages should the common sewer and/ or water mainline cause any damage for any reason.
22. Each unit shall be connected to a separate sewer lateral at a minimum size of six inches. When connecting to an existing lateral, a City approved contractor shall verify the size of such lateral and shall provide proof of its integrity by providing a videotape of the lateral to the Public Works/ Engineering Division. Videotaping and verification of sewer lateral size and conditions must be made in the presence of the City Engineer or his/her designee. Any existing sewer laterals that are less than six (6) inches in diameter shall be abandoned at the property line per city instructions.
23. All required water meters, meter service changes and/or fire protection lines shall be installed by the developer. Any new water meters shall be installed in parkways per Golden State Water Company.
24. The applicant shall provide copy of Los Angeles County Sanitation District letter of approval/fee receipt for sewer connection fees.
25. The applicant shall pay necessary sewer connection fees to the City of Lawndale.
26. All work in the public right-of-way shall be completed per APWA standards.
27. Remove and replace outdated sidewalk fronting the property to the satisfaction of the City Engineer.
28. The applicant shall obtain an encroachment permit from the Public Works Department prior to conducting any off-site improvements or to be work in the public right-of-way.
29. The applicant shall provide a copy of approved Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Public Works.
30. The applicant shall provide a copy of approved storm water pollution prevention plan (SWPPP) to the Department of Public Works.
31. The applicant shall provide a copy of approved best management practice plan (BMP) to the Department of Public Works.
32. The applicant shall remove all existing utility pavement markings from the sidewalk and street prior to issuance of a Certificate of Occupancy for the Project.

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ADDRESS: 4624 W. 169<sup>th</sup> Street

33. No final sign off shall be given until all conditions of approval from the Public Works Department have been completed.

Final Map:

34. The applicant shall pay for all applicable city fees and LA County fees including any permit fees prior to the issuance of the Building Permits.

35. The applicant shall pay all map checking fees.

36. The applicant shall provide copies of title reports obtained within 6 months for the final map review.

37. The applicant shall prepare the final map under by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder. One (1) Mylar copy of filed map shall be submitted to the City Engineer's office prior to issuance of building permits.

38. The applicant shall provide Department of Public Works copy of approved grading/drainage plans.

39. The applicant shall obtain approval from all applicable utility purveyors prior to the recordation of the final map.

40. The applicant shall construction separate water meter and sewer lateral for each unit

41. The applicant shall ensure that the Homeowners association is established for the purpose of maintaining all private access and common property with utilities prior to the approval of the final map. The association documents shall be subject to the review and approval by Director of Community Development and City Engineer and shall be recorded concurrently with the final Map.

42. Proposed new driveway approach shall be 6 inches thick and constructed per APWA standards.

43. The applicant shall be responsible to establish survey markers and/or monuments at all property corners and provide copy of recorded corner records. The final map shall be tied to the North American Datum of 1983 (NAD83), California Coordinate System 1983.

44. Details shown on the tentative map are not necessarily approved. Any details, which are inconsistent with requirements or ordinances, general conditions of approval, or City Engineer's policies, must be specifically approved in the final map or improvement plan approval.

CASE NO.21-23

ADDRESS: 4624 W. 169<sup>th</sup> Street

45. Relocate water meter and/or other utility outside of proposed drive approaches. All new water meters shall be placed in locations that allow direct access, subject to require approval from the water purveyor. All water design standards shall be conformed to the Golden State Water Company. The meters shall not be installed in the sidewalk or drive approach unless otherwise approved by the City Engineer.
46. All on-site utilities (i.e. electrical, telephone and cable TV) shall be installed underground, with a separate conduit for each unit, to the satisfaction of the City Engineer. The applicant shall contact the Telephone, Cable TV and the Southern California Edison Company to arrange for the preparation of the necessary plans to accomplish the undergrounding.
47. Submit a copy of the final soils report and certification, stamped and signed by a soils engineer to the Building Division prior to issuance of building permits. The report shall address site compaction, final soil conditions, and design implementation.
48. The Project shall comply with all of the provisions of Title 13 of the Lawndale Municipal Code 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.
49. The applicant shall be responsible for replace all broken, damaged, or out-of-grade sidewalk, driveways, curb and gutter, painted curb markings, signs, asphalt/concrete fronting the property to current city standard in the provision of Title 12 of the Lawndale Municipal Code.

# **AGENDA ITEM F-2**

## **Exhibit “E”**

### ***Resolution 21-17***

**RESOLUTION NO 21-17**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF LAWDALE, CALIFORNIA SETTING  
FORTH FINDINGS OF FACT AND DETERMINATIONS  
RELATIVE TO CASE NO. 21-23: SPECIAL USE PERMIT,  
DESIGN REVIEW AND TENTATIVE PARCEL MAP NO.  
82290 FOR THREE CONDOMINIUMS AND APPROVAL OF  
CEQA CATEGORICAL EXEMPTION**

**CONDITIONALLY APPROVED**

**WHEREAS**, an application has been filed by the property owner, Marvin E. Badawi (“Applicant”), for approval of a Special Use Permit, Tentative Parcel Map No. 82290 (“Tentative Map”) and Design Review (collectively, “Case No. 21-23”) for the development of three, townhome style residential condominium units (“Project”) to be located at 4624 W 169<sup>th</sup> Street in the City of Lawndale (“Property”); and

**WHEREAS**, the Property is zoned R-2 (Two-family Residence); and

**WHEREAS**, the Property is currently developed with an existing single family residence, which is approximately 1,092 square feet in area a, all of which are proposed to be demolished as part of the Project; and

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

**WHEREAS**, pursuant to LMC §17.28.020, approval of a Special Use Permit is required for a “Condominium” project; and

**WHEREAS**, the Applicant has submitted a Tentative Map for consideration by the Planning Commission to subdivide the Property to create three residential condominium units; and

**WHEREAS**, the Project will be developed in accordance with the standards set forth in the LMC and subject to the conditions deemed appropriate by the Planning Commission as set forth herein; and

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

**WHEREAS**, the Project will consist of three residential two-story condominium units, including three two-car garages, on a 8,539 square foot lot; and

**WHEREAS**, Case No. 21-23 was properly noticed and set for public hearing before the Planning Commission on January 26, 2022; and

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

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

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

**Section 2.** That the Project involves the approval of a condominium map, the demolition of an existing single family home, and the new infill construction of three residential condominium dwelling units in a residential zone which has no potential to substantially impact the environment, such that a Categorical Exemption is hereby approved for the Project in accordance with Section 15315 (Minor Land Divisions) and Section 15332 (“In-fill Development Projects”) of the CEQA Guidelines. Staff is hereby directed to prepare and file a Notice of Exemption.

**Section 3.** In connection with the in-fill development Categorical Exemption (CEQA Guidelines §15332), the Planning Commission finds that the Project meets the following conditions:

- A. *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The Project consists of the construction of three condominium units. The Project is consistent with the applicable R-2 (Two family Residence) zoning designation and regulations, which allows for two residential dwelling units on lots that have at least 5,000 square feet of land area. (LMC §17.48.120(B)(4)). The proposed plans are in compliance with all of the development standards of the R-2 zoning district. Additionally, the proposed development is in accordance with the design guidelines and the development standards established in Title 17 (Zoning) of the LMC, including those set forth in LMC Section 17.80.070 relating to condominiums.
- B. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The Project occurs in and is substantially surrounded by an urbanized area within city limits on a site of less than five acres. The Property is 8,539 square feet in area (approximately 0.19 acres).
- C. *The Project site has no value as habitat for endangered, rare or threatened species.* The Project site is located in a highly urbanized and densely populated area. The Project site is surrounded by urban or commercial uses which do not make the site conducive as a habitat for endangered, rare, or threatened species and endangered, rare, or threatened species are not known to reside in the immediate area of the Project site.

- D. *Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality.* The public improvements surrounding the Project are sufficient to handle the traffic and the project will not have any significant effects related to noise, air quality, or water quality. There are no reasonably identifiable unusual circumstances that would cause significant effects on the environment.
- E. *The site can be adequately served by all required utilities and public services.* All services and access to the proposed parcels meet local standards. Further, the Project is required to contract with local utilities or public services to provide adequate service.

**Section 4.** In connection with the minor land divisions Categorical Exemption (CEQA Guidelines §15315), the Planning Commission finds that the Project meets the following conditions:

- A. *The Project involves division of land into four or fewer parcels.* The Project consists of a condominium subdivision for the development of three residential condominiums on a site.
- B. *The proposed division of land is in conformance with the General Plan and Title 17 of the LMC.* This development is consistent with Policy 6b, single –family medium density dwellings, of the Land Use Element and Goal 2, to provide adequate residential sites, of the Housing Element of the General Plan. The Project is consistent with the General Plan's goal of allowing the development of Residential units on the subject site. Additionally, the proposed development is in accordance with the design guidelines and the development standards established in Title 17 (Zoning) of the LMC, including those set forth in LMC Section 17.80.070 relating to condominiums.
- C. *No variances or exceptions are required.* The Project does not require a variance or an exception to the LMC for consideration and approval.
- D. *All services and access to the proposed parcels to local standards are available.* The Project site is located in a highly urbanized area. The Project site is surrounded by local streets that provide sufficient access points to the Property. All services to be provided to the Project site and access to the proposed location meet City standards.
- E. *The parcel was not involved in a division of a larger parcel within the previous two (2) years.* The Property has not been involved in divisions of land within the previous 2 years.
- F. *The parcel does not have an average slope greater than 20 percent.* The Property's average slope is less than or equal to 20 percent.

**Section 5.** Pursuant to the special use permit requirements in LMC Sections 17.28.014 and 17.28.050, in conditionally approving this application, the Planning Commission makes the following findings:

- A. *The granting of such special use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.* The Project is consistent with the development standards of the R-2 zoning district. The development of a three unit condominium development with approved landscaping will improve the physical appearance of the site. Therefore, granting this Special Use Permit will not be detrimental to the public health or welfare or injurious to the Property or public improvements in the R-2 Zone.
- B. *The use applied for at the subject location is properly one for which a Special Use Permit is authorized.* The LMC requires a Special Use Permit for the development of three (3) condominium units in the R-2 Zone. Therefore, the proposed condominiums are authorized upon receipt of this Special Use Permit.
- C. *The site is adequate in size and shape to accommodate the Project and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust the Project to the land and uses in the neighborhood.* The Property is comprised of one parcel that has an area of 8,539 square feet and is large enough to accommodate the proposed Project. In addition, the proposed plans are in compliance with all of the development standards of the R-2 zoning district.
- D. *The site abuts a local street adequate in width and pavement type to carry the kind of traffic generated by the Project.* The Property is located on 169<sup>th</sup> Street, which is a local street approximately 50 feet wide providing access to the major arterials of the City's street system. The local streets are therefore adequate to carry the kind of traffic generated by the Project.
- E. *The granting of a Special Use Permit is consistent with the City's General Plan and its development policies.* This development is consistent with Policy 6b, single –family medium density dwellings, of the Land Use Element and Goal 2, to provide adequate residential sites, of the Housing Element of the General Plan. The Project is consistent with the General Plan's goal of allowing the development of residential units on the subject site. Additionally, the proposed development is in accordance with the design guidelines and the development standards established in Title 17 (Zoning) of the LMC, including those set forth in LMC Section 17.80.070 relating to condominiums. Moreover, the Property is currently developed with an existing single family residence, which will be demolished as part of the Project. The Property will be improved with this Project and will have a beneficial visual impact upon the street.
- F. *The granting of the Special Use Permit will not be a menace to or endanger the public health, safety or general welfare.* The project is for the development of three new two level condominiums with garages. The project will comply will all development standards as well as the residential design guidelines. Furthermore, the granting of the special use permit will not be a manage to or endanger the public health, safety or general welfare, in that, the proposed use is for a residential use which consistent with the surrounding properties and permitted with approval of a Special Use Permit.



**Section 6.** Pursuant to the design review requirements in LMC Section 17.30.030, in conditionally approving this application for design review, the Planning Commission makes the following findings:

- A. *The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area.* The Project is consistent with the development standards of the R-2 zoning district and the scale and type of development in the vicinity is similar to other developed lots in the neighboring area. The Property is currently developed with an older single family residence which will be demolished as part of the Project. The Property will be improved with this Project as the design of the buildings and landscaping will have a beneficial visual impact upon the street. Therefore, the Project's design features will integrate harmoniously and enhance the character of the surrounding area.
- B. *The site plan and building design will improve the community appearance by preventing extremes of building bulk and mass.* The Project covers only 41 percent of the lot, significantly less than the 60 percent maximum allowed. Therefore, the Project will improve the community appearance without extreme building bulk.
- C. *The site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces.* The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation on the Property. The structures' design allows for air circulation throughout the site and natural illumination and the front yard will be landscaped, therefore, demonstrating proper consideration to both functional aspects and visual effects as seen from public spaces.
- D. *The site plan and building design substantially conform to the City's adopted design guidelines.* The Project substantially conforms to the City's adopted residential design guidelines. The buildings exhibit quality minimal traditional architectural style, by having asphalt shingles roofing, textured stucco finishes, and decorative design elements along the façade.

**Section 7.** The Planning Commission finds that the Project substantially conforms to LMC Section 17.30.040, Design Criteria, as follows:

- A. *The building height, bulk and other design features shall be proportionate to the site and the surrounding area.* The Project complies with all development standards for the R-2 zoning district and is proportionate with the surrounding area. The proposed dwelling units have a proposed height of 30 ft. as measured from the ridge, which meets the maximum height limitation. Additionally, the proposed design and lot coverage are appropriate for the site as the project covers 41 percent of the lot, significantly less than the 60 percent maximum allowed. The proposed development is proportionate to other residential dwellings within the surrounding neighborhood.
- B. *The site layout, orientation, and location of structures, and their relationship to one another and to open spaces, parking areas, pedestrian walks, illumination and landscaping*

*should be interrelated and arranged to achieve a safe, efficient and harmonious development.* The site plan and design of the dwelling units, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces. The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation.

- C. *The grading and development of sites should respect the qualities of the natural terrain and landscape—mature trees and other natural features.* The surrounding area is highly urbanized, relatively flat, and mostly devoid of “natural” features. The Applicant will be required to submit a Grading and Drainage Plan to be reviewed and approved by the Building Division prior to issuance of building permits. Additionally, the Applicant is conditioned to provide a landscape plan that demonstrates how vegetation will be planted throughout the site.
- D. *Building sites should be developed to achieve a harmonious relationship with existing and proposed adjoining developments.* The proposed residential dwelling units will be designed to complement each other in architectural style and the Project will be consistent with the residential character of the neighborhood. The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area. The Project is also consistent with the development standards of the R-2 zoning district and the scale and type of development in the vicinity.
- E. *Each building shall reflect due consideration of a total site design program that reflects quality contemporary design practices.* With conditions imposed and modifications made to the elevation drawings for the Project, quality contemporary design practices will be utilized throughout the development. The building design will be an aesthetic improvement to the existing site and will complement the architectural styles found within the existing neighborhood.
- F. *The proposed project shall substantially comply with the design elements set forth in the city’s adopted design guidelines.* The Project substantially conforms to the City’s adopted residential design guidelines. The buildings exhibit quality minimal traditional architectural style, by having asphalt shingles roofing, textured stucco finishes, and decorative design elements along the facade.
- G. *The mechanical equipment or machinery, trash storage areas and other exterior service areas shall be screened from view from all public spaces.* As proposed, the identified mechanical equipment and trash storage areas are screened from public view. Any utility meters or rooftop mechanical equipment will also be required to be screened per the LMC and/or the conditions of approval placed on the Project.

**Section 8.** The Planning Commission finds that approval of the Tentative Map is appropriate based on the following findings (Gov. Code §66474):

- A. *The design of the proposed subdivision is consistent with the General Plan, and no applicable specific plans exist.* The Project will improve the appearance and condition of the Property, and increase the housing stock of the City, in a manner consistent with the objectives of the General Plan. The Project site will be improved with this development to include the new construction of three units and landscaping, which will have a beneficial visual impact upon the street. Therefore, the Project is consistent with the City's General Plan and no applicable specific plans exists.
- B. *The site is physically suitable for the type of development.* The Project site is in a residential zone (R-2) and is currently the site of an older residential building. The new construction will comply with the standards of the R-2 Zone, which allow for construction of a two-story 3 unit condominium development pursuant to LMC Section 17.48.120(B)(4) based on the size of the lot (8,539 square feet). Therefore, the Property is suitable for the Project.
- C. *The site is physically suitable for the proposed density of development.* The Property is comprised of one parcel that has an area of 8,539 square feet and is located within an R-2 zone. The proposed Project is for the development of three detached condominium units. All construction will comply with the density standards of the R-2 zone. This density is allowed on a parcel of this size.
- D. *The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage.* The Project will not have any significant adverse impact on the environment. The Project consists of the demolition of a single family dwelling unit and the development of three condominium dwelling units in a highly urbanized area.
- E. *The design of the subdivision or type of improvements will not cause serious public health problems.* The Project is consistent with the development standards of the R-2 zoning district and the scale and type of development in the vicinity. The Project is conditioned to comply with all applicable codes, laws, rules and regulations of the City of Lawndale, including the California Health and Safety Code and California Building and Codes, and therefore will not cause serious public health problems.
- F. *The design of the subdivision will not conflict with public easements* because there are no public easements over the property.

**Section 9.** 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 thirty (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 the he/she accepts and shall be bound by all of the conditions.

3. The Applicant shall submit the building construction documents to the City for plan check within one year of approval of this Project. Failure to comply with this condition shall automatically render the Special Use Permit and Design Review approval null and void. All conditions of approval shall be satisfied within 24 months of the approval of this Project. The Applicant may file for an extension of the Special Use Permit and Design Review approval provided that such application is properly filed with the City at least 30 days prior to the expiration date.
4. All conditions of approval shall be satisfied and the final map prepared and accepted by the City for recordation within 24 months of the approval of this tentative map. The Applicant may file for an extension of the Tentative Map provided that such application is properly filed with the City at least 30 days prior to the expiration date.
5. The Applicant shall record in the Los Angeles County Recorder's Office a declaration of covenants, conditions and restrictions ("CC&Rs"), provided that prior to recordation the CC&Rs are reviewed and approved by the City Engineer, Community Development Director, and City Attorney, and a homeowners association shall be established for the Property prior to the issuance of a certificate of occupancy for the Project. The CC&Rs shall contain all of the provisions outlined in LMC Section 17.80.050.
6. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.
7. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.
8. Violation of, or noncompliance with, any of these conditions or other applicable provisions of the LMC shall constitute grounds for a code enforcement action.
9. 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.
10. 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 façade changes.
11. 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.
12. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.
13. 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.

14. 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.
15. 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. Landscaping plans must be submitted to the planning department concurrently with building and safety plan submittal.
16. The Project shall comply with all Los Angeles County Fire Department conditions of approval.
17. 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.
18. 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.
19. 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.
20. 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.
21. The Applicant shall request a cost estimate for water system modifications and project review prior to the start of construction from Golden State Water Company.

**Public Works/City Engineer Conditions:**

22. Pay of all applicable fees and plan check fees with Public Works Department.

23. 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 copies of a recent title report and subdivision guarantee to the Building Division prior to issuance of building permits and to the Public Works Department prior to approval of final map.
25. The applicant shall submit complete ALTA survey with showing all existing utility easements prior to the issuance of building permit.
26. The applicant shall not construction proposed new CMU block walls and the footing located westerly and southerly property line within any easements.
27. The applicant shall pay all applicable final map checking fees prior to the issuance of a building permit.
28. The applicant shall submit a copy of the approved Grading and Drainage Plans to the Public Works Department prior to the issuance of a building permit.
29. The applicant shall submit a “Final Grading and Drainage Certificate“ signed by the California registered engineer, stating that the project was constructed according to the approved grading/drainage plan and that the project drains to the street and prevent the cross-lot drainage to adjacent property.
30. The applicant shall design the project in a manner that prevents surface water from draining across the sidewalk.
31. The applicant shall comply with all requirements of California Drainage Law and/or the County Low Impact Development. Provide a copy of approved LID plan to the Public Works Department.
32. The applicant shall submit topo plans show all existing condition within private property, existing features, existing buildings, trees, dimensions, and any existing easements.
33. The applicant shall submit street plans show full street width of all existing condition within public right-of-way, curb/gutter, driveway, sidewalk, trees, dimensions, utilities, signs, traffic signal poles, striping, and proposed improvements. Also, the street plan must show exiting Southern California Edison (SEC) power pole and guy wire.
34. The applicant shall submit offsite improvement plan prepared by a registered Civil Engineer. The offsite improvement plan include but not limited to propose utilities service connections, concrete work, pavement work, striping, and signs.
35. The applicant shall provide a proposed staging plan, haul route map, and off street parking during construction. The applicant must designate a construction staging area on the site.

Any construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.

36. Proposed new driveway apron width shall be not more than fifty percent of a lot's frontage per Lawndale Municipal Code Section 17.72.060. Proposed new driveway apron shall have be align perpendicular to the street with 6-inch retaining curb to prevent earth from sloughing. Applicant shall obtain concrete permit from the Public Work Department.
37. The applicant shall paint red curbs entire fronting property on 169<sup>th</sup> Street to the satisfaction of the City Engineer.
38. 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.
39. The applicant shall obtain trash enclosure clearance from Community Development Department.
40. The applicant shall not install water or utility pull boxes within the new driveway approach area unless otherwise approved by the City Engineer.
41. The applicant shall underground all dry utilities (electrical, telephone and cable TV) and install three (3) separate conduits for each utility connection. Accordingly, the applicant shall contact the utility purveyors to arrange for the preparation of the necessary plans to accomplish the under grounding prior to receiving a certificate of occupancy.
42. The applicant shall construct on-site waterlines with a separate water meter and sewer lateral for each unit unless special maintenance mechanisms for these systems are approved by the City Engineer, in which case provisions are to be made in the Covenants, Conditions, and Restrictions (CC&Rs) for sewer lateral and potable water mainline maintenance. The CC&Rs shall also contain a maintenance agreement holding the City of Lawndale harmless from damages should the common sewer and/ or water mainline cause any damage for any reason.
43. Each unit shall be connected to a separate sewer lateral at a minimum size of six inches. When connecting to an existing lateral, a City approved contractor shall verify the size of such lateral and shall provide proof of its integrity by providing a videotape of the lateral to the Public Works/ Engineering Division. Videotaping and verification of sewer lateral size and conditions must be made in the presence of the City Engineer or his/her designee. Any existing sewer laterals that are less than six (6) inches in diameter shall be abandoned at the property line per city instructions.
44. All required water meters, meter service changes and/or fire protection lines shall be installed by the developer. Any new water meters shall be installed in parkways per Golden State Water Company.

45. The applicant shall provide copy of Los Angeles County Sanitation District letter of approval/fee receipt for sewer connection fees.
46. The applicant shall pay necessary sewer connection fees to the City of Lawndale.
47. All work in the public right-of-way shall be completed per APWA standards.
48. Remove and replace outdated sidewalk fronting the property to the satisfaction of the City Engineer.
49. The applicant shall obtain an encroachment permit from the Public Works Department prior to conducting any off-site improvements or to be work in the public right-of-way.
50. The applicant shall provide a copy of approved Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Public Works.
51. The applicant shall provide a copy of approved storm water pollution prevention plan (SWPPP) to the Department of Public Works.
52. The applicant shall provide a copy of approved best management practice plan (BMP) to the Department of Public Works.
53. The applicant shall remove all existing utility pavement markings from the sidewalk and street prior to issuance of a Certificate of Occupancy for the Project.
54. No final sign off shall be given until all conditions of approval from the Public Works Department have been completed.

Final Map:

55. The applicant shall pay for all applicable city fees and LA County fees including any permit fees prior to the issuance of the Building Permits.
56. The applicant shall pay all map checking fees.
57. The applicant shall provide copies of title reports obtained within 6 months for the final map review.
58. The applicant shall prepare the final map under by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder. One (1) Mylar copy of filed map shall be submitted to the City Engineer's office prior to issuance of building permits.
59. The applicant shall provide Department of Public Works copy of approved grading/drainage plans.



60. The applicant shall obtain approval from all applicable utility purveyors prior to the recordation of the final map.
61. The applicant shall construction separate water meter and sewer lateral for each unit
62. The applicant shall ensure that the Homeowners association is established for the purpose of maintaining all private access and common property with utilities prior to the approval of the final map. The association documents shall be subject to the review and approval by Director of Community Development and City Engineer and shall be recorded concurrently with the final Map.
63. Proposed new driveway approach shall be 6 inches thick and constructed per APWA standards.
64. The applicant shall be responsible to establish survey markers and/or monuments at all property corners and provide copy of recorded corner records. The final map shall be tied to the North American Datum of 1983 (NAD83), California Coordinate System 1983.
65. Details shown on the tentative map are not necessarily approved. Any details, which are inconsistent with requirements or ordinances, general conditions of approval, or City Engineer's policies, must be specifically approved in the final map or improvement plan approval.
66. Relocate water meter and/or other utility outside of proposed drive approaches. All new water meters shall be placed in locations that allow direct access, subject to require approval from the water purveyor. All water design standards shall be conformed to the Golden State Water Company. The meters shall not be installed in the sidewalk or drive approach unless otherwise approved by the City Engineer.
67. All on-site utilities (i.e. electrical, telephone and cable TV) shall be installed underground, with a separate conduit for each unit, to the satisfaction of the City Engineer. The applicant shall contact the Telephone, Cable TV and the Southern California Edison Company to arrange for the preparation of the necessary plans to accomplish the undergrounding.
68. Submit a copy of the final soils report and certification, stamped and signed by a soils engineer to the Building Division prior to issuance of building permits. The report shall address site compaction, final soil conditions, and design implementation.
69. The Project shall comply with all of the provisions of Title 13 of the Lawndale Municipal Code 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.

70. The applicant shall be responsible for replace all broken, damaged, or out-of-grade sidewalk, driveways, curb and gutter, painted curb markings, signs, asphalt/concrete fronting the property to current city standard in the provision of Title 12 of the Lawndale Municipal Code.

**Additional Conditions:**

71. The Applicant shall provide sufficient decorative outdoor lighting for all units, to the satisfaction of the Community Development Director.
72. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.
73. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.
74. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.
75. All newly planted trees shall require root barriers, double staked, and guy wired.
76. All driveway and parking areas shall be concrete and the Applicant shall install a decorative stamped and color sealed concrete driveway along the first twenty feet of driveway to the satisfaction of the Community Development Director. The color and pattern shall be approved by the Community Development Director prior to installation.
77. No exterior security bars shall be allowed to be placed along the buildings' façade.
78. Driveway and parking areas shall incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or underground swales.
79. The location of all backflow devices shall be approved by the City prior to installation. Back flow devices shall be located to the furthest extent possible from the property line.
80. 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.
81. A maximum of three condominium dwelling units shall be permitted within the Project. A notation to this effect shall be shown on the Tentative Vesting Map and on the final map.
82. 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.

83. 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.
84. The Applicant shall provide architectural elements to the front facade of buildings to prevent the buildings from exhibiting bulk and boxlike appearance to the satisfaction of the Community Development Director. No exterior structural alteration or building color change, other than the colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community Development.
85. The site shall be maintained by the property owners, at property owners' or their successors' or assignees in interest's sole cost and expense. This obligation shall be described in the CC&Rs. The City shall have the right to enforce proper maintenance.
86. 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.
87. All landscaping and irrigation systems shall be continuously maintained in good repair by the property owners or homeowners association. Irrigation systems shall not produce overspray. All landscaping shall be maintained in a healthy condition and dying and dead landscaping shall be promptly replaced with similar plant materials and of a size similar to the plant being replaced.
88. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
89. 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.
90. 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.
91. 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 and on Sundays and national holidays.
92. 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.
93. The Project shall comply with all development standards set forth in LMC Section 17.80.070(A) pertaining to condominium developments.

94. The Applicant shall not install a fourth bedroom within either dwelling unit. Should it be determined that a fourth bedroom has been added to any unit the Community Development Director may request the demolition of any unpermitted bedroom areas.
95. All roof top equipment must be fully screened from public view on all sides of the building elevations.
96. The applicant shall include a clause in the Conditions, Covenants, and Restrictions that prohibits unpermitted conversions, or subdivisions, of any interior spaces within both units, into habitable spaces.
97. All Planning fees shall be current before building permits are issued.
98. All flatwork and landscaping work shall require the approval of a Flatwork Permit before permits are issued.
99. Any new walls/fences shall require approval of a fence permit application.

DRAFT

**PASSED, APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY OF JANUARY, 2022.**

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John Martinez, Chairperson

I, Sean M. Moore, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 21-17** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **26<sup>TH</sup> day of January, 2022** by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Jared Chavez, Acting  
Director of Community Development