



# CITY OF LAWDALE

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

## AGENDA

### LAWDALE PLANNING COMMISSION MEETING

Wednesday, May 11, 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 comment by email to [agutierrez@lawndalecity.org](mailto:agutierrez@lawndalecity.org). Submit your written comments to the Community Development Department by 5:30 p.m. the day of the meeting. Electronic, or written, comments must identify the Agenda Item Number in the comment letter or the subject line of the email. The public comment period will close once the public hearing time for the agenda item has concluded. The comments will be entered into the record and provided to the Commission. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time.

Members of the public are welcome to attend the meeting in person. If you are sick or experiencing symptoms of illness, refrain from entering any City facilities to prevent the spread of diseases.

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

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

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **PLEDGE OF ALLEGIANCE**

D. **CONSENT CALENDAR**

1. **Minutes of the Lawndale Planning Commission Regular Meeting – April 27, 2022**

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. 22-12: Lot Size Exception Pursuant to Section 17.20.120 of the Lawndale Municipal Code for a 117 sq. ft. Addition to an Existing Home on a Legal Nonconforming Undersized Lot Located at 16602 Freeman Avenue and Finding 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, May 25, 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 May 11, 2022, was posted not less than 72 hours prior to the meeting.

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Adrian Gutierrez,  
Administrative Assistant II



**MINUTES OF THE  
LAWNDALE PLANNING COMMISSION REGULAR MEETING  
APRIL 27, 2022**

**A. CALL TO ORDER**

Chairperson Martinez called the regular meeting to order at 6:34 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

**B. ROLL CALL**

**Commissioners Present:** Chairperson John Martinez, Commissioner Madonna Sitka, Commissioner Ni Kal S. Price, Commissioner Erick Escamilla

**Commissioners Absent:** Vice Chairperson Scott Smith

**Other Participants:** Assistant City Attorney Alondra Espinosa, Acting Director of Community Development Jared Chavez, Administrative Assistant II Adrian Gutierrez

**C. PLEDGE OF ALLEGIANCE**

Commissioner Sitka led the flag salute.

**D. CONSENT CALENDAR**

**1. Minutes of the Lawndale Planning Commission Regular Meeting – March 23, 2022**

Commissioner Sitka motioned to approve the minutes, with a second from Commissioner Price. The vote was carried 3-0, with Commissioner Escamilla abstaining and Vice Chairperson Smith absent.

**E. PUBLIC COMMENTS**

None

**F. PUBLIC HEARINGS**

None

**G. REGULAR AGENDA ITEMS**

**1. Planning Commission Training**

Assistant City Attorney Espinosa gave a presentation about: the purpose and role of the Planning Commission; relevant state laws and case studies; procedures and policies; and important Brown Act regulations. She also responded to the Commission's questions during the presentation.

**Chairperson Martinez motioned to receive and file the presentation, with a second from Commissioner Sitka. The vote was carried 4-0, with Vice Chairperson Smith absent.**

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

Acting Director Chavez provided a brief update on the General Plan and Housing Element Updates. She informed the commission about the upcoming workshop for the General Plan Update, scheduled for late May or early June. She also spoke about the grand opening of Curly Gurl Luv Beauty Supply. Furthermore, she notified the Commission about the recent citywide urgency moratorium on new or expanding car wash facilities. Lastly, she spoke about the city's efforts to hire more staff.

**I. ITEMS FROM THE COMMISSION**

Commissioner Sitka spoke about her visit to the grand opening of Curly Gurl Luv Beauty Supply and other new businesses in the city.

**J. ADJOURNMENT**

Chairperson Martinez adjourned the meeting at 7:34 p.m. to the next regularly scheduled meeting to be held on Wednesday, May 11, 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

ATTEST:

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Jared Chavez,  
Acting Director of Community Development

# AGENDA ITEM F-1



# CITY OF LAWDALE PLANNING COMMISSION

## STAFF REPORT

**DATE:** May 11, 2022

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

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

**RE:** CASE NO. 22-12 LOT SIZE EXCEPTION PURSUANT TO SECTION 17.20.120 OF THE LAWDALE MUNICIPAL CODE FOR A 117 SQ. FT. ADDITION TO AN EXISTING HOME ON A LEGAL NONCONFORMING UNDERSIZED LOT LOCATED AT 16602 FREEMAN AVENUE AND FINDING OF EXEMPTION FROM CEQA.

**PROJECT DESCRIPTION:**

The applicant is requesting an approval for a Lot Size Exception to build a 117 square foot addition at the rear of an existing residential dwelling unit located at 16602 Freeman Avenue ("Project"). A Lot Size Exception is required since the project site does not meet the minimum lot size requirement of 5,000 square feet for properties located within the R-2 zoning district to build the addition.

**APPLICANT:** Matthew Sunseri

**PROPERTY OWNER:** Carolina Melero

**LOCATION:** 16602 Freeman Ave (the "Subject Property")

**APN:** 4075-001-023

**ZONE:** R-2 (Two Family Residential)

**GENERAL PLAN:**

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

# AGENDA ITEM F-1

## ZONING CODE:

The Subject Property is zoned R-2 (Two-Family Residence) (“R-2 Zone”). The R-2 Zone allows two dwelling units per 5,000 square feet, with one additional unit for every 3,000 square feet above 5,000.

## ENVIRONMENTAL ASSESSMENT:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 “Existing Facilities” of the California Environmental Quality Act (“CEQA”) Guidelines.

## SURROUNDING LAND USES

<b>AND ZONING:</b>	North:	R-2 (Two-Family Residence) Zone
	South:	R-2 (Two-Family Residence) Zone
	East:	R-2 (Two-Family Residence) Zone
	West:	R-2 (Two-Family Residence) Zone

## BACKGROUND:

The applicant is seeking approval for a Lot Size Exception to build a 117 square foot addition to the rear of an existing residential unit that is located on a non-conforming and undersized lot. The proposed work involves extending a kitchen, an existing bedroom, and a laundry room. The applicant is not proposing any other changes and is simply seeking a Lot Size Exception to construct the proposed residential addition on the Subject Property.

## EXISTING CONDITIONS:

The proposed work will be done at the rear of the existing dwelling unit located at 16602 Freeman Avenue, which is in the R-2 zone. The Subject Property has a frontage of 37.29 ft. The lot is approximately 4,891 square feet in size, which does not meet the Zoning Code’s minimum area requirement of 5,000 square feet to alter the existing nonconforming structures. The Subject Property is currently developed with a single-family home and a two-car garage.

## LAWNDALE MUNICIPAL CODE:

The proposed Project complies with the all of the requirements prescribed in Lawndale Municipal Code (“LMC”) Section 17.20.40 because the addition is: (1) not increasing the number of dwelling units, (2) not increasing the number of families that may be housed in the structure, (3) the addition does not occupy the only portion of the lot which can be used for required garages, carports, automobile storage space or access, and (4) the size of the addition made to the originally approved dwelling does not exceed fifty percent of the square footage of the habitable area of the originally approved dwelling or dwellings. A Lot Size Exception is required for any development proposed as part of any lot or parcel of lands which has less than the required lot area as required by the Code.

# AGENDA ITEM F-1

Per Section 17.20.120 of the LMC, a Lot Size Exception may be granted when it is found that the present owner of the under-sized and illegally created lot was neither responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and further that permitting the establishment, alteration, enlargement, occupancy or use will not be detrimental to the value of adjacent property, or to the public health, safety and general welfare. The above stated requirements are satisfied. The current property owner was not the original owner at the time when the property became undersized. As described above, staff recommends that the Planning Commission determine that the grounds for approving a Lot Size Exception apply to this Project.

## **CONCLUSION:**

The approval of the Lot Size Exception required to allow the proposed 117 square foot addition to the rear of an existing unit located on the Subject Property is recommended because the Subject Property is in the R-2 zone, and the size of the lot is less than the 5,000 square foot minimum. No other changes are proposed as part of the Project. As described above, the Project and current conditions of the Subject Property meet the provisions and intent of Lawndale Municipal Code Sections 17.20.40 and 17.20.120.

## **PUBLIC REVIEW:**

Public hearing notices 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 April 28, 2022, and published in the *Daily Breeze* on Saturday, April 30, 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:

- 1) Conduct a public hearing;
- 2) Find and determine that the proposed Project is exempt from the CEQA pursuant to Section 15301 "Existing Facilities" of the CEQA Guidelines; and
- 3) Adopt Resolution No. 22-02 setting forth findings of fact and conditions of approval relative to the submitted application.

**ATTACHMENTS:** "A" Resolution No. 22-02  
"B" Vicinity Map  
"C" Architectural Plans  
"D" Site Photos

# **AGENDA ITEM F-1**

## **ATTACHMENT “A”**

***Resolution No. 22-02***



**RESOLUTION NO. 22-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, ADOPTING A FINDING OF A CEQA EXEMPTION AND APPROVING A LOT SIZE EXEMPTION FOR AN ADDITION TO A NONCONFORMING LOT ON THE PROPERTY LOCATED AT 16602 FREEMAN, WITHIN THE TWO-FAMILY RESIDENCE (R-2) ZONE**

**WHEREAS**, an application has been filed by Matthew Sunseri (“Applicant”) to construct an addition of 117 square feet to the rear residential unit (“Project”) located at 16602 Freeman in the City of Lawndale (“Subject Property”); and

**WHEREAS**, the Subject Property, which is zoned R-2 (Two Family Residence Zone), totals 4,891 square feet; and

**WHEREAS**, the minimum area required to develop a property in the R-2 zone in Lawndale is 5,000 square feet such that the Subject Property is undersized; and

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

**WHEREAS**, the Applicant has submitted an application for a Lot Size Exception to expand the rear unit at the Subject Property by a total of 117 square feet; and

**WHEREAS**, LMC Section 17.20.120 authorize the Planning Commission to grant lot size exemptions and outline guidelines for additions; and

**WHEREAS**, LMC Section 17.20.40 authorizes expansions of single-family dwellings, two-family residences and multiple-family residences if the addition is (1) not increasing the number of dwelling units, (2) and it is not increasing the number of families that may be housed in the structure, (3) the addition does not occupy the only portion of the lot which can be used for required garages, carports, automobile storage space or access, and (4) the size of the addition made to the originally approved dwelling does not exceed fifty percent of the square footage of the habitable area of the originally approved dwelling or dwellings; and

**WHEREAS**, Case No. 22-12 was properly noticed and set for public hearing before the Planning Commission on April 30, 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 at the public hearing on May 11, 2022.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE, FIND, AND DETERMINE AS FOLLOWS:**

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

**Section 2.** The Project involves the construction of a 117 square feet addition to an existing structure in a residential zone that has no potential to substantially impact the environment, such that a Categorical Exemption is hereby approved for the Project in accordance with Section 15301 (“Existing Facilities”) of the CEQA Guidelines and staff is hereby directed to prepare and file a Notice of Exemption.

**Section 3.** That, subject to compliance with the conditions below, the Planning Commission hereby approves a Lot Size Exception for the Project (a) the present owner of the Subject Property, which is under-sized, was not responsible for, nor aware at the time the lot was acquired, of the fact of the illegal creation of the lot and (b) permitting the enlargement of the back unit by 117 square feet will not be detrimental to the value of adjacent property, or to the public health, safety and general welfare. The following are the conditions of approval:

1. Within 30 days of approval of this entitlement, the Applicant shall certify his/her acceptance of the conditions placed on the approval by signing an Affidavit of Acceptance.
2. The Applicant shall submit the building construction documents to the City for plan check within one (1) year of approval of this Project.
3. No exterior security bars shall be allowed to be placed along the buildings’ façade.
4. 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.
5. 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.
6. 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.
7. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.

8. 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.
9. Roof-Mounted Equipment and Projections. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Community Development Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Community Development Director. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans.
10. Violation of, or noncompliance with, any of the conditions shall constitute grounds for revocation of this entitlement.
11. The Applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval by the City concerning this approval or in any way relating to this Project. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.

**PASSED, APPROVED AND ADOPTED THIS 11<sup>th</sup> DAY OF MAY, 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. 22-02** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **11<sup>th</sup> day of May, 2022** by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Jared Chavez Acting, Community Development Director

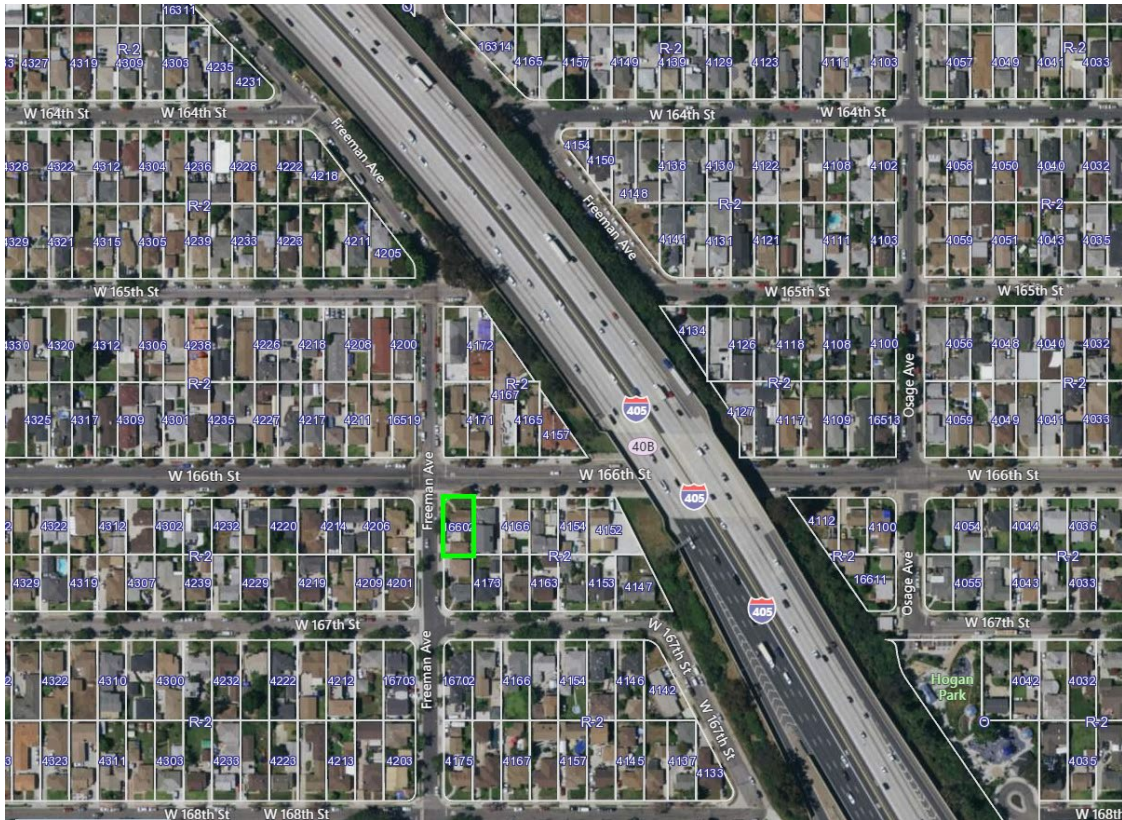
# AGENDA ITEM F-1

## ATTACHMENT “B”

### *Vicinity Map*

# VICINITY MAP

**Subject Site**  
16602 Freeman



## City of Lawndale Community Development Department

APPLICATION/CASE NO:	P.C. CASE 22-12
APPLICANT	Matthew Sunseri
SITE ADDRESS:	16602 Freeman
	Lawndale, CA 90260

# AGENDA ITEM F-1

## ATTACHMENT “C”

### *Architectural Plans*

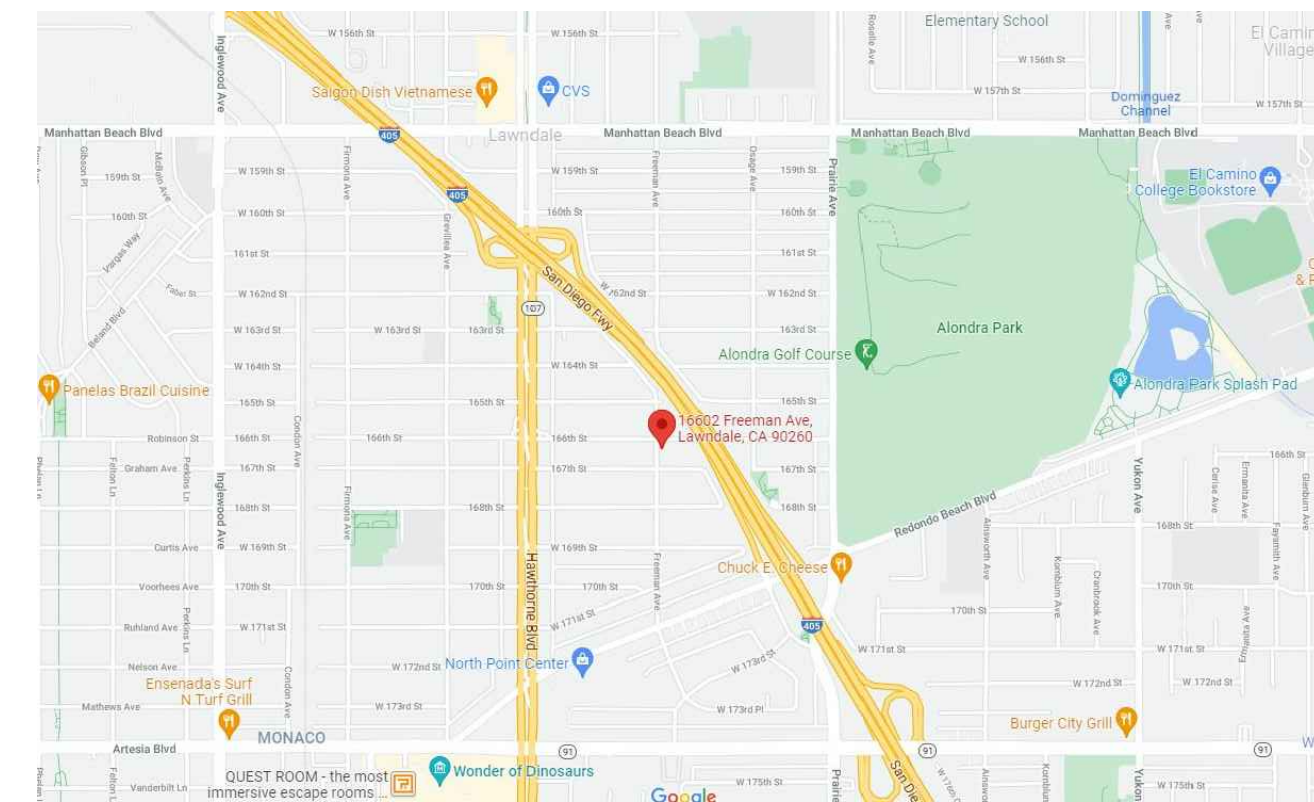
# THE MELERO RESIDENCE

16602 FREEMAN AVE. LAUNDALE, CA 90260

## PROJECT GENERAL NOTES

- A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLE AND/OR SALVAGE FOR REUSE IN ACCORDANCE WITH 2019 CALIFORNIA GREEN BUILDING STANDARD CODE. DEMO AND CONSTRUCTION PHASES. 100-PERCENT OF SOIL AND CONCRETE DUMPSTERS, ROLL-OFFS, CONSTRUCTION MATERIAL/SUPPLIES AND DEBRIS SHALL BE COVERED STORED OUTDOORS.
- PLAN CHECK APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS A SUCCESSFUL INSPECTION WORK IS OBTAINED WITHIN 365 DAYS OF THE PERMIT ISSUANCE. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.
- NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS.
- WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)
- THIS PROJECT SHALL COMPLY WITH TITLE 24, AND 2019 CBC, 2019 CMC, 2019 CFC, 2019 CEC, 2019 CRC, 2019 CFC, 2019 CGB9C, 2019 CEE5, 2019 CALIFORNIA GREEN BUILDING, AND 2020 LA COUNTY FIRE CODE.
- LA CO FIRE CODE 505.1 AND CRC-R319.1. ADDRESS IDENTIFICATION - ALL BUILDINGS AND UNITS SHALL BE PROVIDED WITH APPROVED IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPelled OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATED EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE WAY, A MONUMENT, POLE OR BUILDINGS AND ON THE CURBS. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.
- SEPARATE PERMITS ARE REQUIRED FOR DEMO, ELECTRICAL, MECHANICAL, AND PLUMBING.
- HOT WATER TO SHOWER SHALL BE LIMITED TO 120°F. PROVIDE WATER TEMPERING VALVE CONFORM TO ASSE 1069. (CFC 408.3)
- A MINIMUM 12" X 12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE & OVERFLOW IS PROVIDED.
- PROVIDE CAULKING AT THE BOTTOM OF THE TOILET, BETWEEN TOILET AND FLOOR. CFC 407.2
- INSULATION SHALL BE PROVIDED ON ALL HOT WATER PIPING AND THE FIRST 5' ON THE COLD WATER FROM THE WATER HEATER PER CFC SEC. 609.11 AND TITLE 24 PART 6 AS FOLLOW: A. HOT WATER PIPE INSULATION FOR PIPE LESS THAN 2 INCHES SHALL MEET THE MINIMUM WALL THICKNESS INDICATED ON TITLE 24 PART 6, TABLE 120.3-A. B. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES FOR A PIPE OF 2 INCHES OR MORE IN DIAMETER. (CFC 609.11.2)
- INSULATION SHALL COVER ALL HOT WATER PIPES TO THE KITCHEN. PROVIDE THE FOLLOWING WATER HEATER NOTES ON THE PLANS:
  - A. THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE WATER HEATER SHALL BE INSULATED WITH APPROVED PIPE INSULATION.
  - B. ALL HOT WATER PIPES 1/2" OR LARGER REQUIRES FULL AND CONTINUOUS PIPE INSULATION. SECTION 150.002.1 AND SECTION 150.004.
  - C. ALL PIPING ASSOCIATED WITH A HOT WATER RE-CIRCULATION SYSTEM REGARDLESS OF THE DIAMETER.
  - D. ALL HOT WATER PIPING BETWEEN THE HEAT SOURCES TO THE KITCHEN FIXTURES.
  - E. EACH WATER HEATER HAS OWN GAS SHUT-OFF VALVE. (CFC 1211.15)
  - F. MAXIMUM APPROVED TYPE LENGTH FLEX CONNECTOR 6 FEET. (CFC 1212 & 1212.4)
- PER CALIFORNIA CIVIL CODE ARTICLE 11091.4 AND CALGREEN SECTION 301.1, ALL BUILDING ALTERATIONS TO A SINGLE-FAMILY HOME, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAX FLOW RATE OF 1.28 GPF. SHOWERS WITH A FLOW RATE IN EXCESS OF 2.5 CFP WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAX FLOW RATE OF 1.8 GPF. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 CFP WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAX FLOW RATE OF 1.2 GPF. (1.8 GPF FOR KITCHEN FAUCETS).

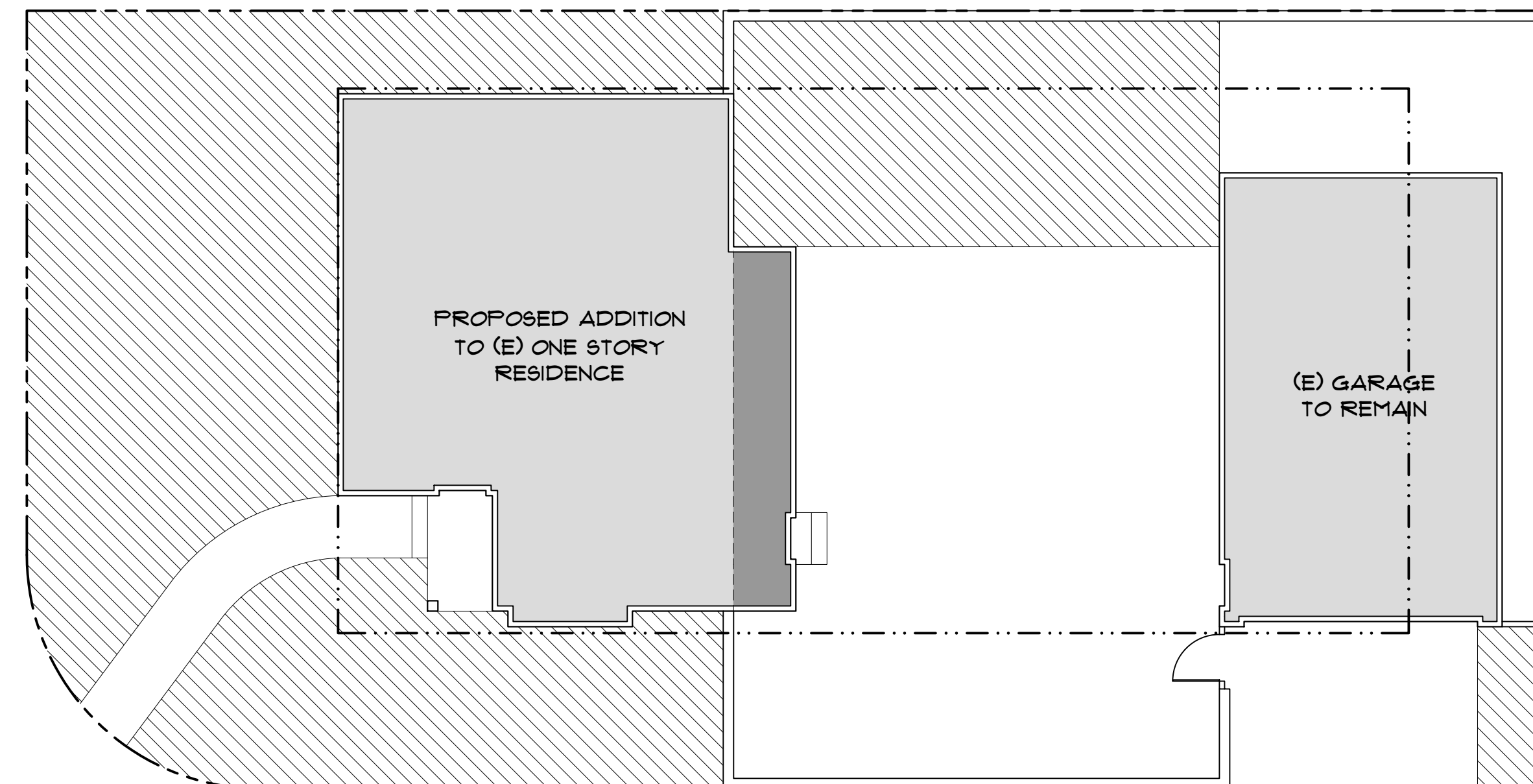
## VICINITY MAP



## LEGEND

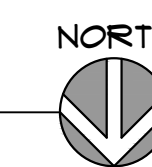
	LANDSCAPING - GRASS	F.C.	FINISHED CONCRETE
	ONE STORY ELEMENT	T.W.	TOP OF WALL
	ADDITION ELEMENT	T.R.	TOP OF RAILING
	BLOCK WALL	F.F.E	FINISHED FLOOR ELEVATION
	EXISTING GRADE	T.C.	TOP OF CURB
	PROPOSED GRADE	F.L.	FLOWLINE AT STREET
	SETBACK LINE	F.S.	FINISHED SURFACE
		T.F.	TOP OF FENCE

166TH STREET



FREEMAN AVE.

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



## SHEET INDEX

- A1: GENERAL PROJECT INFORMATION/SITE PLAN  
 A2: EXISTING & PROPOSED FLOOR PLAN  
 PROPOSED ROOF PLAN  
 A3: PROPOSED EXTERIOR ELEVATIONS  
 PROPOSED SECTIONS  
 A4: ARCHITECTURAL DETAILS  
 E: ELECTRICAL PLAN  
 GN1: GENERAL NOTES & SPECIFICATIONS  
 GN2: GENERAL NOTES & SPECIFICATIONS  
 GB1: GREEN BUILDING STANDARDS  
 GB2: GREEN BUILDING STANDARDS  
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 T24-2: TITLE 24 ENERGY CALCULATIONS  
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 S3.0: DETAILS  
 S3.1: DETAILS  
 S3.2: DETAILS  
 HFX: HARDY FRAME DETAILS

## DESIGNER & CONSULTANTS

- DESIGNER: **MASSI DESIGNS**  
 MATTHEW SUNSERI  
 3124 SPENCER ST. #214  
 TORRANCE, CA 90503  
 PHONE: (310) 938-6640
- STRUCTURAL ENGINEER: **G & G STRUCTURES, INC.**  
 LIONEL GARCIA  
 24702 NARBONNE AVE.  
 LOMITA, CA 9117  
 PHONE: (310) 294-8111
- TITLE 24 CALCULATIONS: **GET STRUCTURAL**  
 3000 E. BIRCH STREET SUITE 201  
 BREA, CA 92821  
 PH: (909) 569-1886

## SCOPE OF WORK

- ADDITION OF 117 SQ FT OF NEW LIVING
- KITCHEN & BATHROOM REMODEL

## LEGAL DESCRIPTION

LOT: 24 TRACT: 8293  
 APN # 4075-001-023

## CODE RESEARCH

ZONING: R-1  
 SETBACKS:  
 FRONT: 20'-0" MIN.  
 SIDES: 5'-0" MIN. @ INT.  
 10'-0" MIN @ CORNER  
 REAR: 10'-0" MIN.

BUILDING HEIGHT: 18'-0" MAXIMUM  
 PARKING: 2 SPACES PROVIDED AT GARAGE.

TYPE OF CONSTRUCTION: V-B  
 OCCUPANCIES: R2 AT LIVING; U AT GARAGE  
 NUMBER OF STORIES: 1  
 FIRE SPRINKLERS: NO

- 2019 CALIFORNIA RESIDENTIAL CODE  
 - 2019 CALIFORNIA GREEN BUILDING CODE  
 - 2019 CALIFORNIA ELECTRICAL CODE  
 - 2019 CALIFORNIA MECHANICAL CODE  
 - 2019 CALIFORNIA PLUMBING CODE  
 - 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS  
 - 2019 CALIFORNIA BUILDING CODE WHERE APPLICABLE

## AREAS

EXISTING LIVING	778 SQ. FT.
EXISTING GARAGE	560 SQ. FT.
NEW LIVING	117 SQ. FT.
EXISTING + NEW LIVING	895 SQ. FT.
LOT AREA:	4,892 SQ. FT.
LOT COVERAGE:	1,455 SQ. FT. / 4,892 SQ. FT. = 29.7%

15011 KINGSDALE AVE.  
 LAWDALE, CA 90260  
 PH: (310) 938-6640



**THE MELERO RESIDENCE**  
 16602 FREEMAN AVE.  
 LAWDALE, CA 90260

OWNER: CAROLINA MELERO JOB ADDRESS: 16602 FREEMAN AVE. LAUNDALE, CA 90260

REVISION

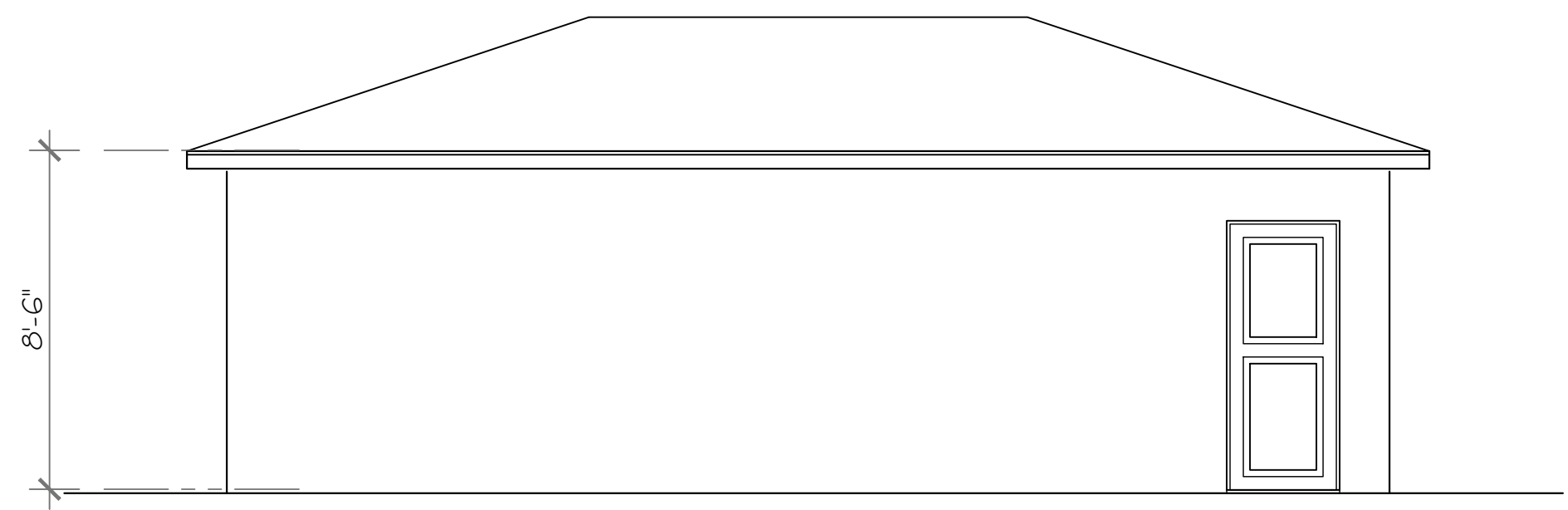
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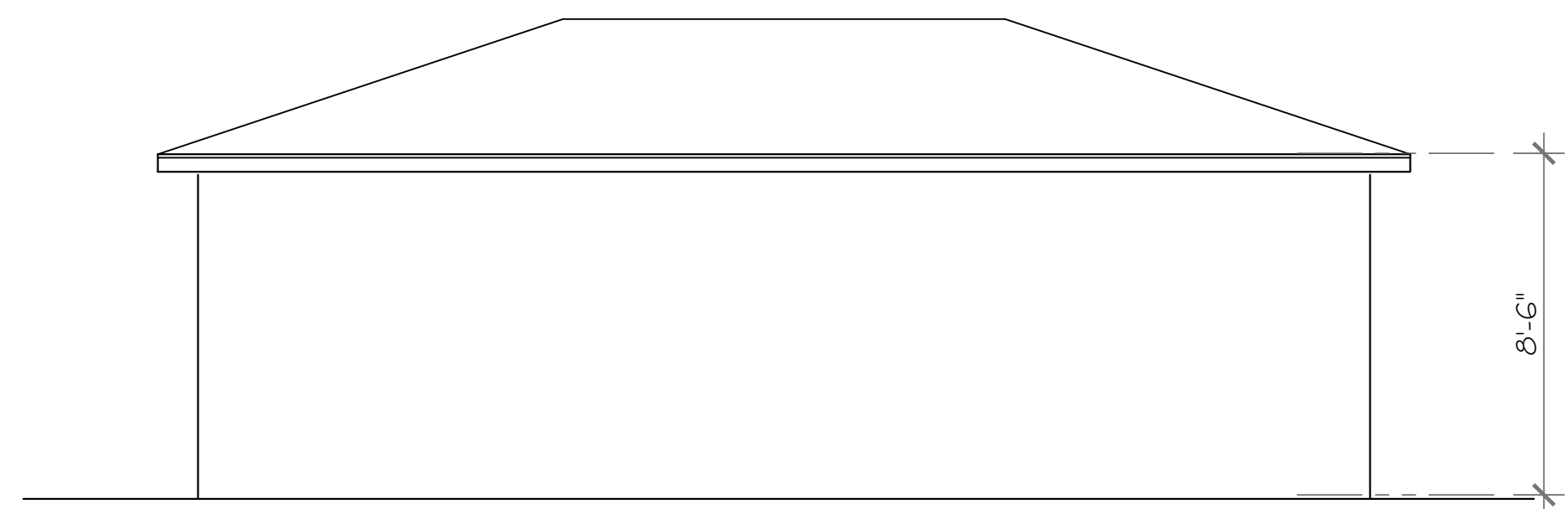
SPR 22-14



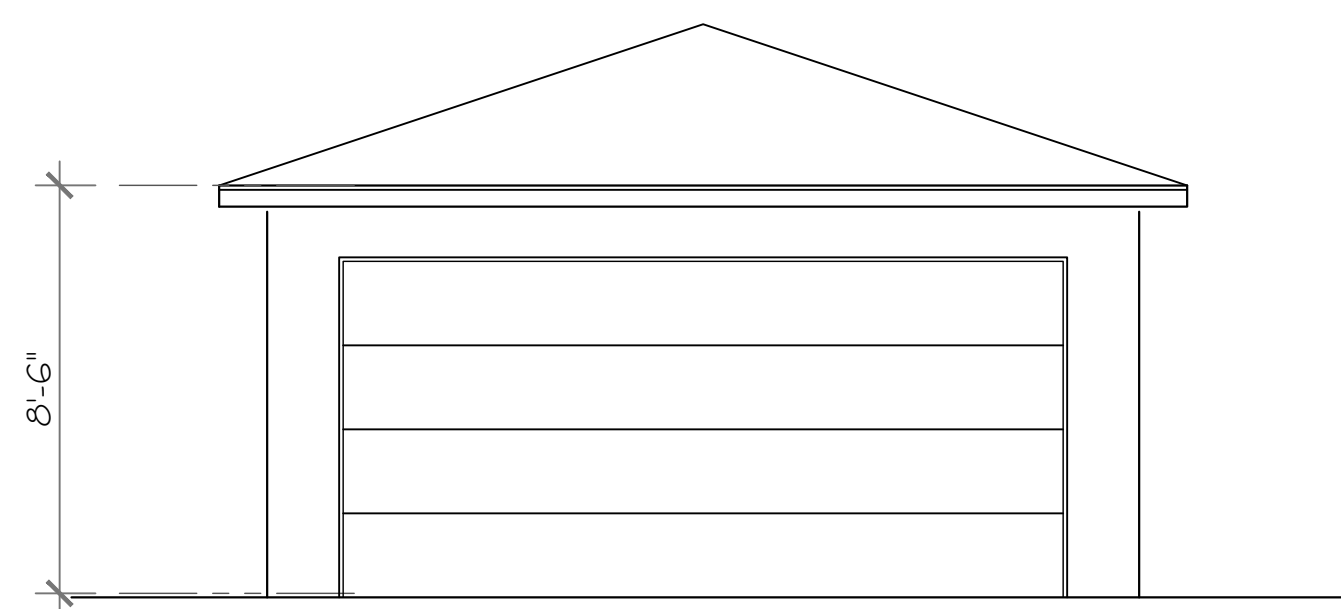




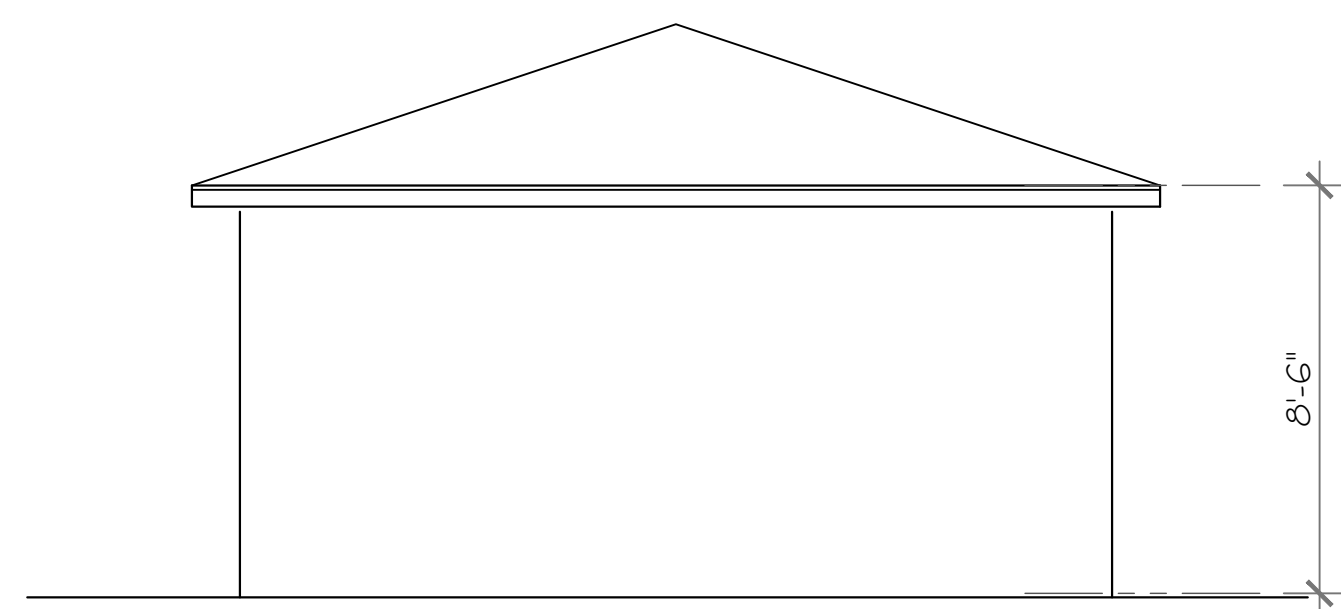
NORTH ELEVATION - GARAGE



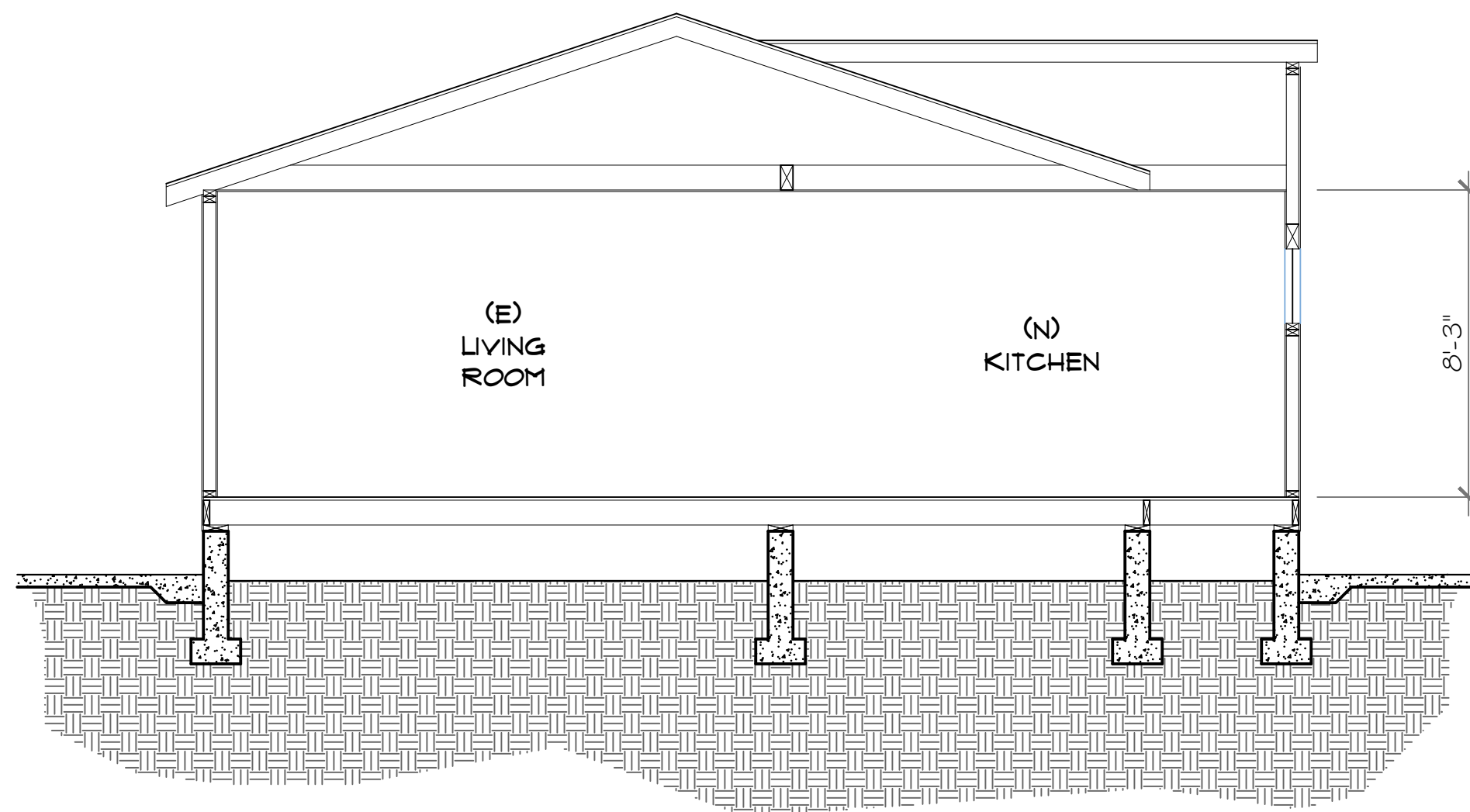
SOUTH ELEVATION - GARAGE



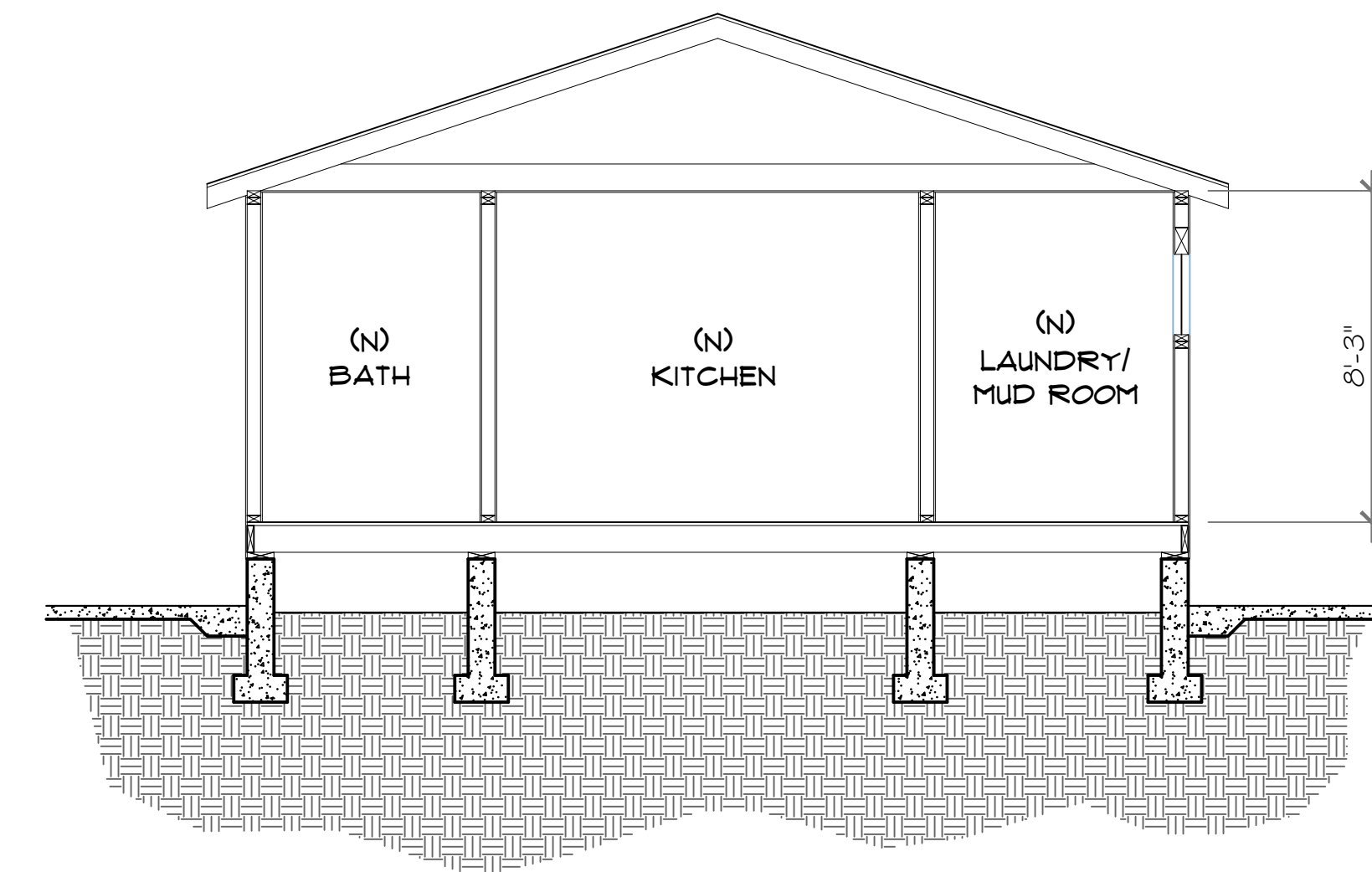
WEST ELEVATION - GARAGE



EAST ELEVATION - GARAGE

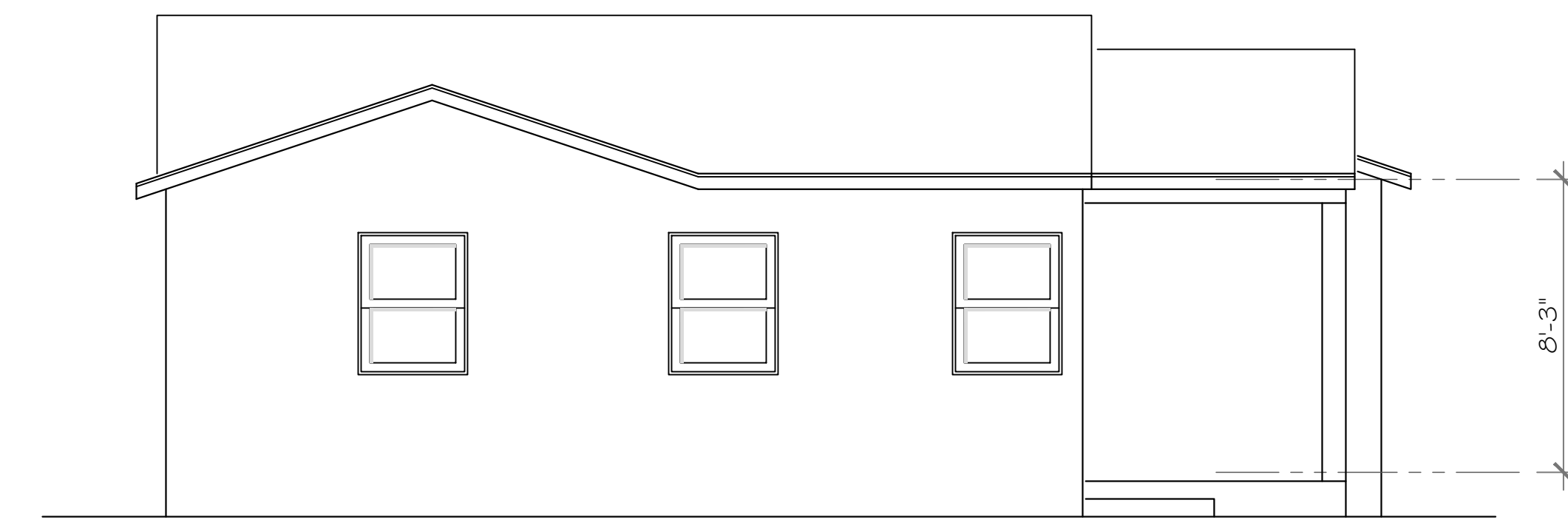


SECTION  
1/4" = 1'-0"

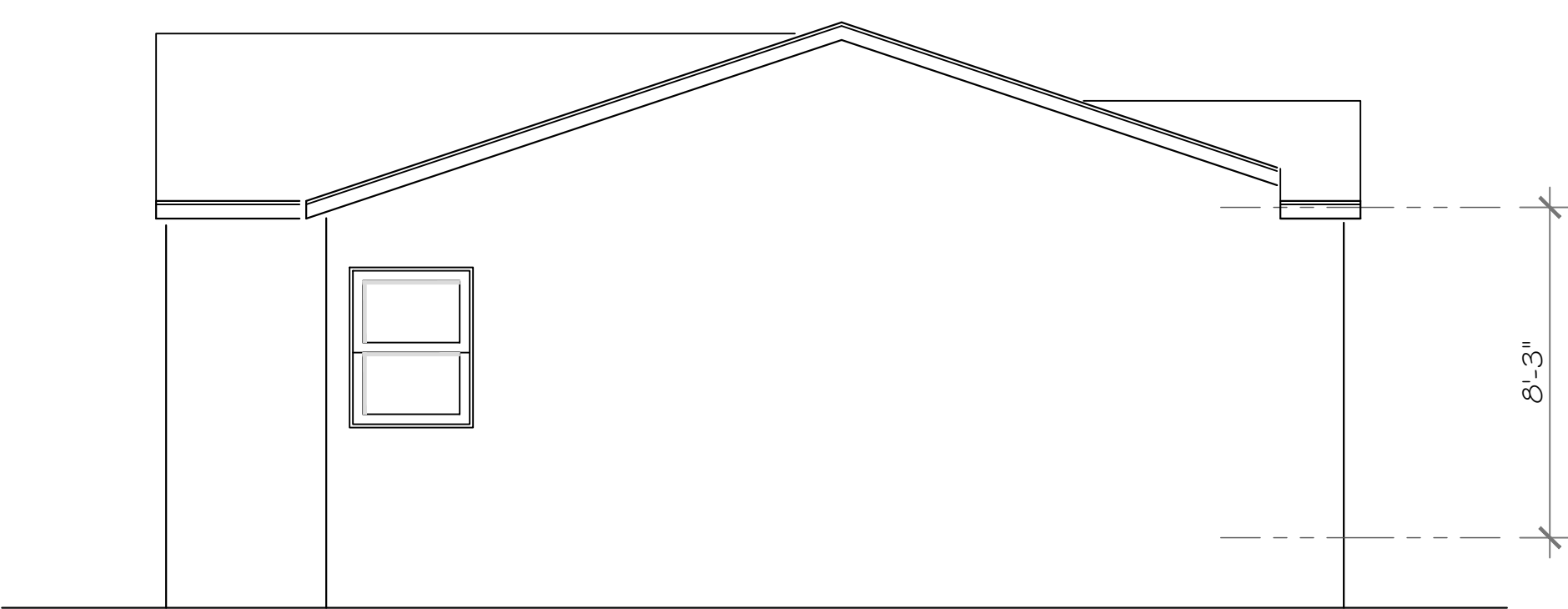


SECTION  
1/4" = 1'-0"

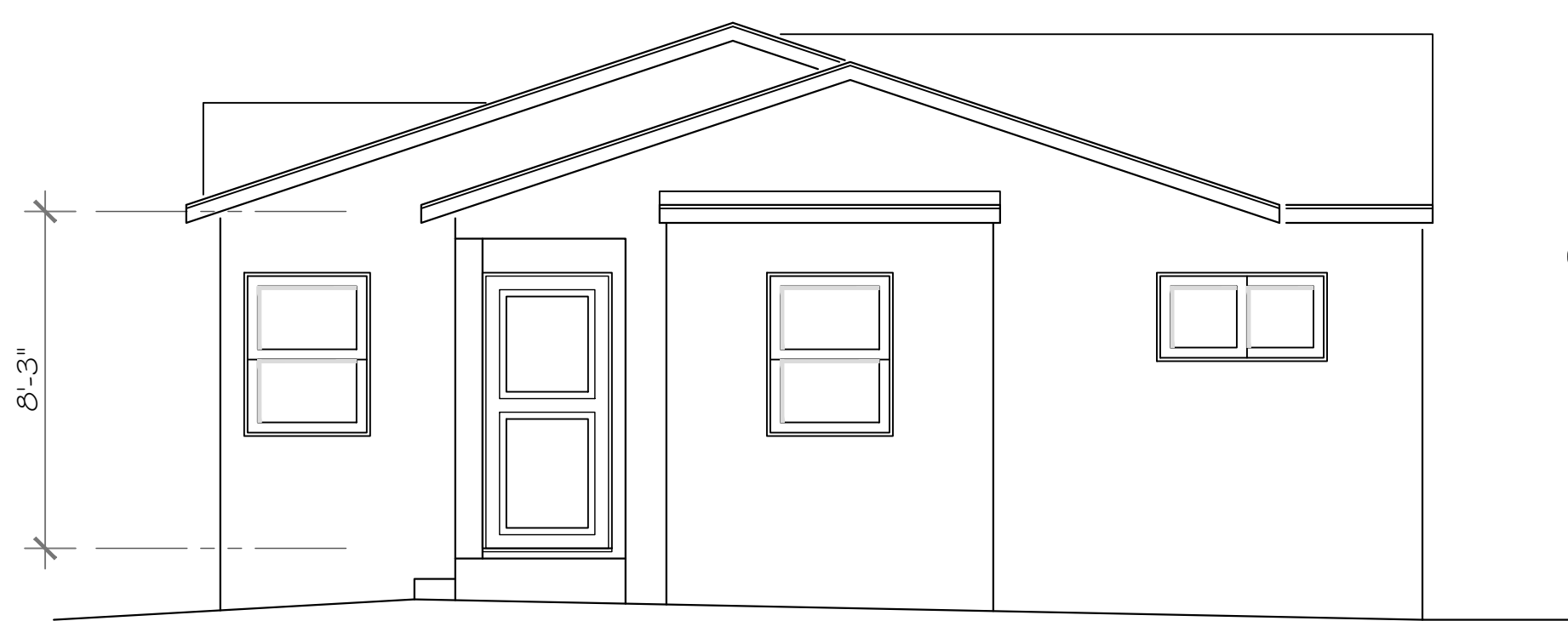
PROPOSED SECTIONS  
1/4" = 1'-0"



NORTH ELEVATION



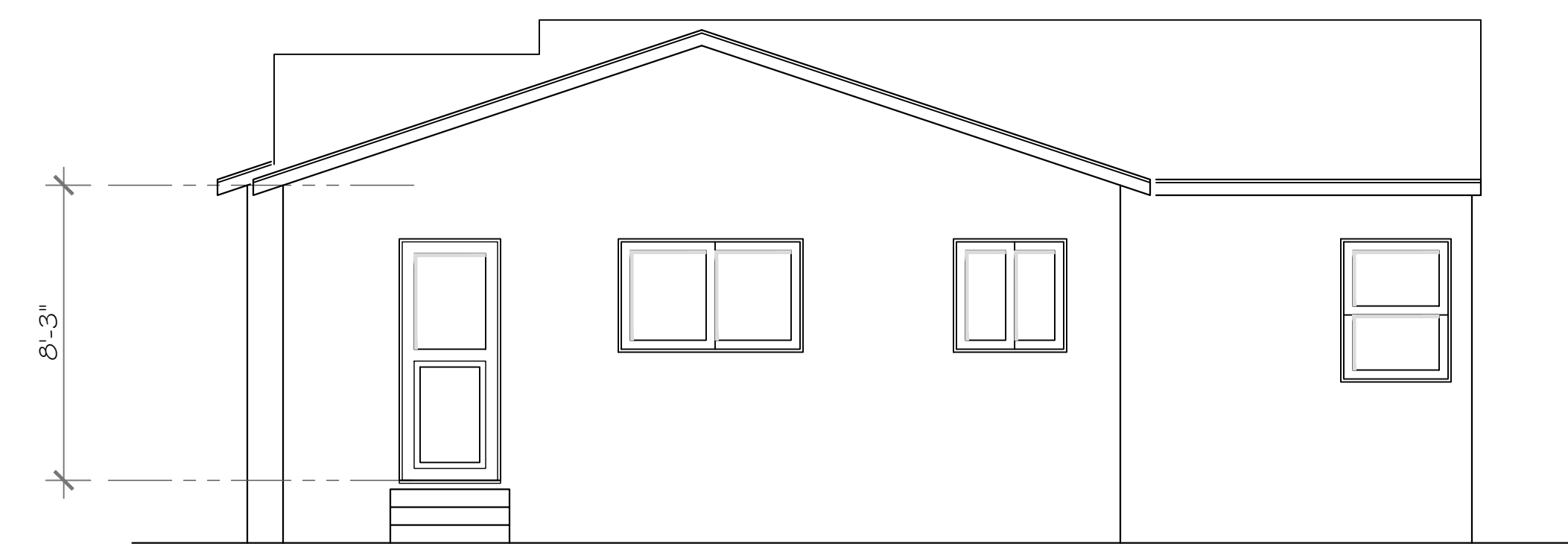
EAST ELEVATION



WEST ELEVATION

**ELEVATION NOTES:**

- 1 STUCCO TO MATCH EXISTING
- 2 NEW WINDOWS
- 3 NEW 4:12 ROOF TO MATCH EXISTING (EOR- 3531)
- 4 CONCRETE LANDING & STEPS
- 5 FINISH GRADE



SOUTH ELEVATION

PROPOSED ELEVATIONS  
1/4" = 1'-0"

REVISION
REVISÉD
PRINTED

# AGENDA ITEM F-1

## ATTACHMENT “D”

### *Site Pictures*

