



CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260
Phone (310) 973-3200 – www.lawndalecity.org

AGENDA OF THE LAWNDALE PLANNING COMMISSION REGULAR MEETING

Wednesday, December 13, 2023 - 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. Submit your written comments to the Community Development Department by 5:30 p.m. the day of the meeting. Electronic, or written, comments must identify the Agenda Item Number in the comment letter or the subject line of the email. The public comment period will close once the public hearing time for the agenda item has concluded. The comments will be entered into the record and provided to the Commission. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time.

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

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

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **PLEDGE OF ALLEGIANCE**

D. **CONSENT CALENDAR**

1. **Minutes of the Lawndale Planning Commission Special Meeting – November 15, 2023**

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. 23-20: Consideration of a Lot Size Exception to Legalize 237.5 Square Feet Addition and Add 200 Square Feet to an Existing Single-Family Residence Located on a Nonconforming Lot Identified as 4557 W. 154th Street 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, January 10, 2024, 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 December 13, 2023, was posted not less than 72 hours prior to the meeting.

Adrian Gutierrez,
Administrative Assistant II



**MINUTES OF THE
LAWNDALE PLANNING COMMISSION SPECIAL MEETING
NOVEMBER 15, 2023**

A. CALL TO ORDER

Chairperson Price called the special 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 Ni Kal S. Price, Vice Chairperson John Martinez, Commissioner Scott Smith, Commissioner Madonna Sitka

Commissioners Absent: Commissioner Dr. Daniel Urrutia

Other Participants: Acting Assistant City Attorney Justin A. Tamayo, Community Development Manager Jared Chavez, Associate Planner Jose Hernandez, De Novo Principal Planner Amanda Tropiano, De Novo Senior Planner Ashley Brodtkin, 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 – October 11, 2023

Chairperson Price asked if the project located at 4025 W. 169th Street would need to be re-continued since it is past the original thirty-day continuance period. Acting Assistant City Attorney Tamayo said that no additional action was necessary. Community Development Manager Chavez stated that the applicant withdrew the project due to a change in the scope of work.

Commissioner Smith motioned to approve the minutes, with a second from Commissioner Sitka. The motion was carried by a vote of 4-0 with Commissioner Urrutia absent.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 23-19: A Proposal by the City of Lawndale for Consideration of a Comprehensive Update of the City's General Plan (2045) and General Plan Environmental Impact Report (EIR).

Community Development Manager Chavez introduced the item. Principal Planner Tropiano and Senior Planner Brodtkin presented information about the General Plan Update process.

Chairperson Price had questions regarding the new “Public Facilities” designation for schools. She also asked questions regarding the Metro right-of-way being redesignated to “Open Space”.

City staff and De Novo staff responded to Chairperson Price’s questions, stating that the updated General Plan policies would allow future development of potential park space on the Metro right-of-way, and allow joint-use agreements to use schools as parks and other recreational uses.

Chairperson Price opened the public hearing at 6:59 p.m.

Chairperson Price closed the public hearing at 7:00 p.m. with no one in the audience.

Vice Chairperson Martinez motioned to approve Resolutions 23-08 and 23-07 with a second from Commissioner Sitka. The motion was carried by a vote of 4-0 with Commissioner Urrutia absent.

G. REGULAR AGENDA ITEMS

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Community Development Manager Chavez spoke about the upcoming Santa Sleigh Event, the tentative grand opening date for the Sprouts store, a new proposed Starbucks off the corner of Burin Avenue and Rosecrans Avenue, and the 2024 Planning Commissioners Academy.

In addition, she asked the Commission if they would consider canceling the November 22nd and December 27th regular meetings. The Commission agreed to cancel both meetings.

I. ITEMS FROM THE COMMISSION

Commissioner Sitka mentioned that she did not receive a follow-up call regarding her inquiry about the Neighborhood Watch program. Community Development Manager Chavez said she will follow up with the Municipal Services Department.

The Commission discussed the increased police patrol at William Green Park and the removal process of graffiti from the Little League’s materials.

The Commission and staff had a brief discussion regarding the Santa Sleigh event.

J. ADJOURNMENT

Chairperson Price adjourned the special meeting at 7:09 p.m. to the next regularly scheduled meeting to be held on Wednesday, December 13, 2023, at 6:30 p.m. at the Lawndale City Hall Council Chamber located at 14717 Burin Avenue, Lawndale, California.

Ni Kal S. Price, Chairperson

ATTEST:

Jared Chavez, Community Development Manager

DRAFT

AGENDA ITEM F-1



CITY OF LAWDALE PLANNING COMMISSION

STAFF REPORT

DATE: December 13, 2023

TO: Honorable Chairman and Members of the Planning Commission

REVIEWED BY: Jared Chavez, Community Development Manager *JC*

PREPARED BY: Jose Hernandez, Associate Planner *JH*

RE: **CASE NO. 23-20 CONSIDERATION OF LOT SIZE EXCEPTION TO LEGALIZE 237.5 SQUARE FEET ADDTION AND ADD 200 SQUARE FEET TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED ON A NONCONFORMING LOT IDENTIFIED AS 4557 W 154TH STREET AND FINDING OF EXEMPTION FROM CEQA**

PROJECT DESCRIPTION:

The applicant is requesting approval of a lot size exception to legalize 237.5 square feet and add 200 square feet to the existing single-family residence at the subject site. The existing unit is currently 675 square feet, and it has a two-car garage. The applicant is proposing to add a family room to the rear portion of the house. The lot size exception is required when the lots are undersized. The current size of the lot is 4,651 sq. ft. and the minimum lot size is 5,000 sq. ft. for ("Project").

APPLICANT: Francisco and Mabel Talavera

PROPERTY OWNER: Francisco and Mabel Talavera

LOCATION: 4557 W 154th Street

APN: 4079-014-023

ZONE: R-2 (Two Family Residential)

GENERAL PLAN:

The City's General Plan designates the Property as "Residential Multi-Family Low Density," which permits a density of 17.4 dwelling units per acre. The designation

AGENDA ITEM F-1

permits single-family detached, duplex/double unit, condominiums, town homes, or any combination of the above and ancillary uses.

ZONING CODE:

The property is zoned R-2 (Two-Family Residence). The R-2 Zone allows up to three residential dwelling units subject to compliance with the density standards for the R-2 zone.

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. Class 1 consists of the operation, repair, maintenance, permitting, leasing and licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or not expansion of existing or former use. Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed addition will not result in an increase of more than 50 percent of the existing single family residential unit and the addition will be less than 2,500 square feet.

SURROUNDING LAND USES

AND ZONING:	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 in order to be permitted to add a office, bedroom, laundry room and master bathroom to the existing single family dwelling. The home was originally constructed as a 675 square foot home with an attached carport in 1957. The property owner is proposing to add 437.5 square feet to the rear portion of the house. The home currently has a 3-bedroom 2 bath house and they will add an office and laundry room.

EXISTING CONDITIONS:

The project is proposed within the R-2 (Two Family Residence) zoning district. The property has a frontage of 39.33 feet and a depth of 122 feet. The lot is approximately 4,758 square feet, which does not meet the City's R-2 zoning code minimum area requirement of 5,000 square feet to alter the existing nonconforming structures.

AGENDA ITEM F-1

LOT SIZE EXCEPTION:

The Applicant is seeking a lot size exception because the lot is non-conforming to the minimum lot size for the R-2 zone district. However, the current size of the lot allows for additions with the approval from the Planning Commission with a request by the applicant for a lot size exemption per the Lawndale Municipal Code Section 17.20.120. 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 R-2 zone district.

The approval of the lot size exception by Planning Commission is required to allow the construction of a 437.5 square foot addition to the existing single-family unit because the property is located in R-2 zone and with a lot less than 5,000 square feet.

As described above, the project and current condition of the property meet the provisions and intent of Lawndale Municipal Code Sections 17.20.120. Therefore, staff recommends that the Planning Commission determine that the grounds for approving a lot size exception apply to this project, subject to the findings and conditions of approval.

PUBLIC REVIEW:

Notices of a public hearing were mailed to property owners within a 500 ft. radius of the project site on November 30, 2023. Notices were also posted on the message board outside City of Lawndale's City Hall pursuant to Government Code Section 65091 (a)(5)(B) Additionally a notice was published in the *Daily Breeze* on November 26, 2023.

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. 23-09 setting forth findings of fact and conditions of approval relative to the submitted application.

ATTACHMENTS: "A" Resolution No. 23-09
"B" Vicinity Map
"C" Architectural Plans

AGENDA ITEM F-1

ATTACHMENT “A”

Resolution No. 23-09

RESOLUTION NO. 23-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, APPROVING A LOT SIZE EXCEPTION TO ADD 437.5 SQ. FT. TO AN EXISTING SINGLE-FAMILY DWELLING LOCATED ON A LEGAL NONCONFORMING UNDERSIZED LOT FOR THE PROPERTY LOCATED AT 4557 W 154TH STREET, (WITHIN THE TWO-FAMILY RESIDENCE (R-2) ZONE) AND FIND THE PROJECT IS EXEMPT FROM CEQA

WHEREAS, an application has been filed by Francisco and Mabel Talavera (“Applicant”) desiring to construct a 437.5 sq. ft. addition to the existing single family dwelling unit on an undersized lot (“Project”) located at 4557 W 154th Street in the City of Lawndale (“Property”); and

WHEREAS, the Property, which is zoned R-2 (Two Family Residence Zone), is 3,750 square feet in size does not meet the 5,000 sq. ft. minimum area requirement of the Lawndale Municipal Code (“LMC”) and therefore is undersized; and

WHEREAS, pursuant to 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 construct a 437.5 sq. f.t addition to an existing single-family dwelling with an attached carport; and

WHEREAS, Lawndale Municipal Code Section 17.20.120 authorize the Planning Commission to grant lot size exception to accommodate an undersized lot; and

WHEREAS, Case No. 23-20 was properly noticed and set for public hearing before the Planning Commission on December 13, 2023; 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, FIND, AND DETERMINE AS FOLLOWS:

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

Section 2. 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 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 construction of a 437.5 square foot addition will not be detrimental to the value of adjacent property, or to the public health, safety and general welfare because it is consistent with Lawndale Municipal Code Chapter 17.20.

Section 3. That because the Project involves the construction of a 437.5 square foot addition to an existing residential dwelling unit a property within a residential zone and has no potential to substantially impact the environment, a Categorical Exemption is hereby approved for the Project in accordance with Section 15301(e) (“Existing Facilities”) of the California Environmental Quality Act (“CEQA”) Guidelines, which provides a categorical exemption from CEQA for the construction of additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The Planning Commission finds that the Project meets the following conditions:

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 proposed project shall be developed in accordance with all applicable City, County State and Federal regulations.
3. Pay of all applicable fees and plan check fees with Public Works Department.
4. 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.
5. The applicant shall submit a copy of the approved Grading and/or Drainage Plan to the Public Works Department prior to the issuance of a building permit.
6. The applicant shall design the project in a manner that prevents surface water from draining across the sidewalk.
7. Remove and reconstruct damaged and substandard 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).
8. The Applicant shall submit the building construction documents to the City for plan check within one (1) year of approval of this Project.

9. No exterior security bars shall be allowed to be placed along the buildings' facade.
10. 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.
11. 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.
12. 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.
13. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.
14. 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.
15. 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 the building plans.
16. Violation of, or noncompliance with, any of the conditions shall constitute grounds for revocation of this entitlement.
17. 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 13th DAY OF DECEMBER 2023.

Nikal Price, Chairperson
Lawndale Planning Commission

I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-09** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **13th day of December 2023** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

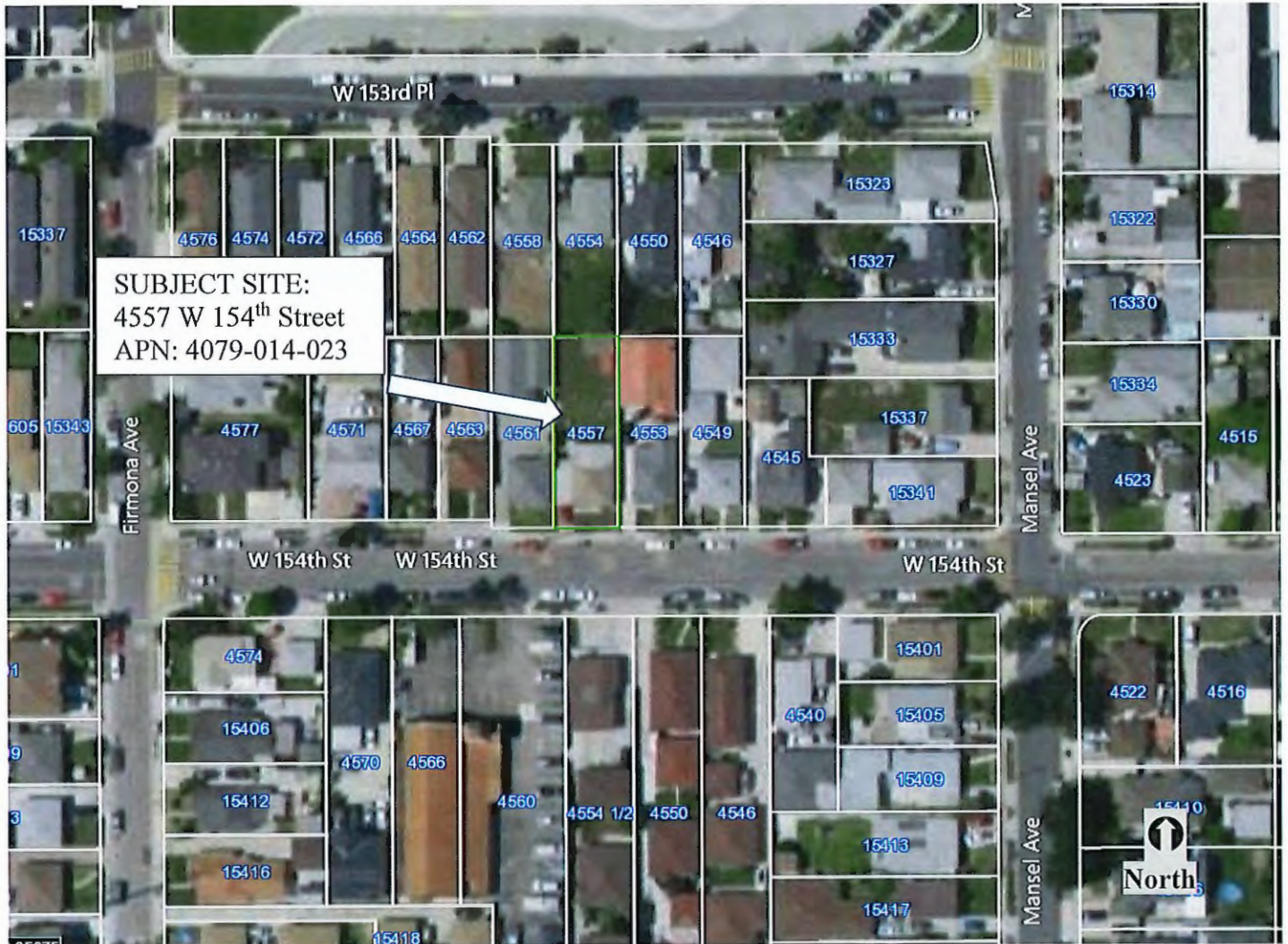
Jared Chavez, Community Development Manager

AGENDA ITEM F-1

ATTACHMENT “B”

Vicinity Map

VICINITY MAP



AGENDA ITEM F-1

ATTACHMENT “C”

Architectural Plans

TALAVERA RESIDENCE - UNPERMITTED ADDITION LEGALIZATION & NEW ADDITION

Jh a+d

310.916.9844
www.jhadd.com
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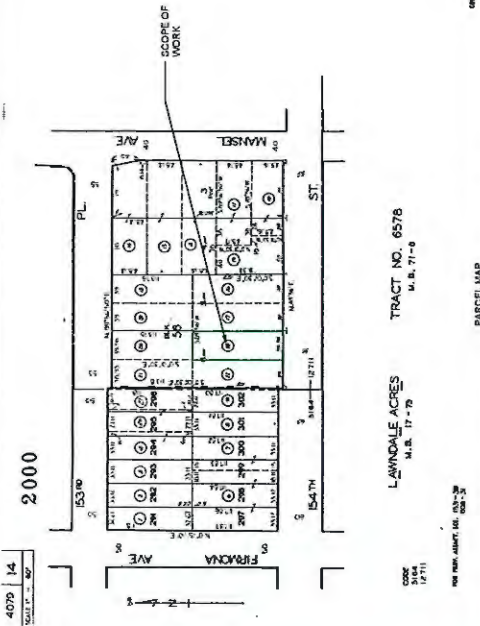
DESIGNER SIGNATURE:

Jules Hernandez

CONSULTANTS:

DATE: 10/23/2023
DRAWN BY: JH
CHECKED BY: JH

4079 14
SCALE: 1" = 30'



TRACT NO. 6578
M.S. 17-70

LAWDALE ACRES
M.S. 17-70

CODE 14711

NO. PER. ALLOT. IN. 657-3

PARCEL MAP

REVISIONS:
DATE: 10/23/2023
BY: JH

GENERAL NOTES

- THESE DRAWINGS ARE INTENDED TO CONVEY AN OVERALL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL FOR THE COMPLETE CONSTRUCTION. SOME TYPE MAY NOT BE SPECIFICALLY DETAILED IN THESE PLANS. ALL CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED PER THE CURRENTLY APPLICABLE CODES, ORDINANCES, REGULATIONS, ETC.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION, OR RECONSTRUCTION BE IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES, ORDINANCES, REGULATIONS, ETC. ANY CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE CURRENTLY ADOPTED CODES, ORDINANCES, REGULATIONS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAWDALE AND THE COUNTY OF LOS ANGELES. THE REQUIRED WORK SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
- NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION THAT COULD BE IN VIOLATION OF THE CURRENTLY APPLICABLE CODES, ORDINANCES, REGULATIONS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAWDALE AND THE COUNTY OF LOS ANGELES. THE REQUIRED WORK SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
- REPLACEMENT, ADDITION, OR DIMENSION OF ANY WORD, LETTER, FIGURE, OR PUNCTUATION MARK, ETC. SHALL IN NO WAY CHANGE OR ALTER THE INTENT, SPIRIT, OR MEANING OF THE DRAWINGS.
- ALL DRAWINGS SHALL BE USED IN CONCERT WITH EACH OTHER. THE CONTRACTOR SHALL STUDY AND COMPARE ALL DRAWINGS AND SHALL REPORT BEFORE COMMENCING WORK IN THAT AREA.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING, FABRICATING, OR INSTALLING ANY ASSOCIATED MATERIALS. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF ANY ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- CUTTING, NOTCHING, OR BORING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY OTHERS UNDER SEPARATE CONTRACT.
- THE CONTRACTOR SHALL INSTALL WALL BACKINGS, BLOCKINGS, OR MISCELLANEOUS STEEL AS REQUIRED FOR ALL PARTITIONS, LIGHT FIXTURES, FIXED SHELVES, AND ACCESSORIES.
- THE CONTRACTOR SHALL INSTALL BRACING AND TEMPORARY SUPPORTS AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE AND SUSTAIN ALL LOADS THAT MAY OCCUR DURING ERECTION.
- DETAILS OR SECTIONS NOTED AS "TYP." (TYPICAL) OR "SIM." (SIMILAR) SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
- WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.
- ALL ELECTRICAL AND PLUMBING SHALL CONFORM WITH THE LATEST ADOPTED CITY OR COUNTY, CALIFORNIA, AND OTHER APPLICABLE CODE REGULATIONS AS REQUIRED BY THE CITY OF LAWDALE.
- ANY REQUIRED INTERUPTION OR REMOVAL OF ANY UTILITY SERVICE SERVING THE EXISTING DWELLING SHALL NOT BE PERFORMED UNTIL A MINIMUM OF A 24-HOUR PRIOR NOTICE IS GIVEN TO THE OWNER BY THE CONTRACTOR. SUCH NOTICE SHALL BE IN WRITING AND SHALL BE PROVIDED TO THE CITY OF LAWDALE COMPANY, AS MAY BE NECESSARY, THE REMOVAL OR RELOCATION OF ANY EXISTING OR NEW UTILITY(S) (SEWER, PLUMBING, PHONE LINES, GAS LINE, ECT.) SHALL BE DONE BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER, USING ACCEPTED TRADE PRACTICES AND NEW MATERIALS FREE FROM ALL DEFECTS.
- EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER & ARCHITECT/ENGINEER DO NOT WARRANT EXISTING CONDITIONS AS SHOWN ON THESE DOCUMENTS.

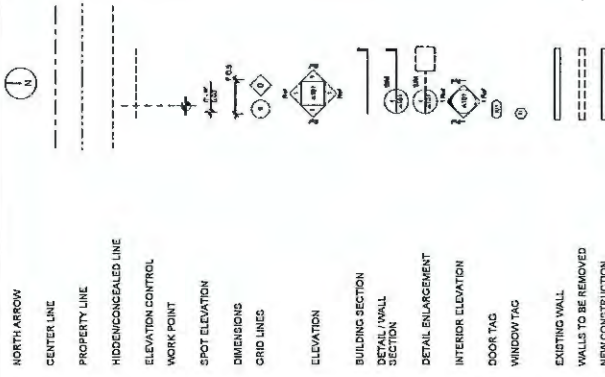
VICINITY MAP



BUILDING CODES

- 2022 CITY OF LAWDALE BUILDING STANDARDS ADMINISTRATIVE CODE
- TITLE 24 AND 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE

DRAWING SYMBOLS



Sheet List

Sheet Number	Sheet Name
A0.0	TITLE SHEET
A0.1	GENERAL NOTES
A0.2	CAL GREEN RESIDENTIAL CHECKLIST
A0.3	CAL GREEN CHECKLIST
A0.4	SITE PLAN
A0.5	EXISTING & DEMOLITION FLOOR PLAN
A0.6	ROOF PLAN & SECTIONS
A0.7	EXISTING ELEVATIONS
A0.8	PROPOSED ELEVATIONS
A0.9	MATERIAL BOARD
D1.0	DETAILS

PROJECT INFORMATION

PROJECT NAME: EXISTING RESIDENCE - REQUEST TO LEGALIZE UNPERMITTED ADDITION
 3074 SQUIFFY, PROPOSED NEW ADDITION 300 SQUIFFY
 PROJECT ADDRESS: 457 W 14TH STREET LAWDALE, CA 90260
 PROPERTY TYPE: RESIDENCE - 075 N.E.R.
 NON-5 SPRINKLERED
 LOT AREA: 4729 SQ. FT. (39 X 122)
 STORIES: 1 STORY
 PROJECT DESCRIPTION:
 EXISTING UNPERMITTED ADDITION TO BE LEGALIZED
 APPLICANT: JULIO HERNANDEZ
 315-346-6184 / jhadd@jhadd.com
 OWNER: FRANK TALAVERA
 319-448-4082 / fctalavera@whhs.com
 APN: 4079-014-020
 ZONE: R-2, TWO FAMILY RESIDENCE
 BLOCK: TRACT: LAWDALE ACRES E 39.28 FT OF S 127' (EX OF ST) OF LOT 6
 BLK 30
 TYPE CONSTRUCTION: V-3
 OCCUPANCY: R-3
 SITE PLAN REVIEW NUMBER: SPR 2375

PROJECT TITLE

TALAVERA RESIDENCE - UNPERMITTED ADDITION LEGALIZATION & NEW ADDITION

DRAWING TITLE

457 W 14TH STREET LAWDALE, CA 90260

TITLE SHEET

PROJECT NUMBER: 23-1135
 DATE: 10/23/2023
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: A0.0

SCOPE OF WORK

THE SCOPE OF WORK CONSIST OF:
 EXISTING SINGLE FAMILY RESIDENCE
 REQUEST TO LEGALIZE A 237.5 SQ. FT. UNPERMITTED ADDITION
 & PROPOSED NEW ADDITION 300 SQ. FT.

PROPERTY PHOTOGRAPHS



FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



FRONT ELEVATION

LOT COVERAGE

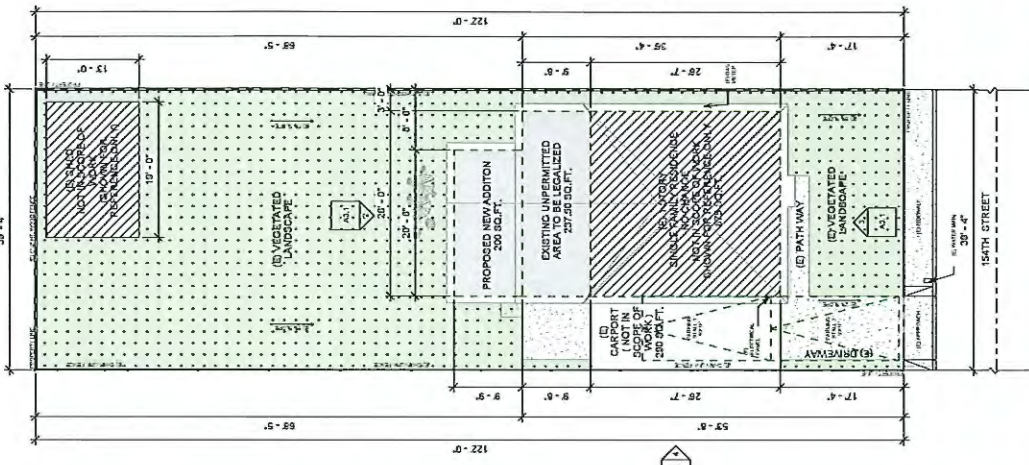
SINGLE FAMILY RESIDENCE EXISTING DWELLING	675.00 sq.ft.	AREA TO BE LEGALIZED	TOTAL
UNPERMITTED AREA TO BE LEGALIZED	237.50 sq.ft.	237.50 sq.ft.	912.50 sq.ft.
MAX. LOT COVERAGE 80 %		200.00 sq.ft.	200.00 sq.ft.
(E) 1 STORY RESIDENCE NEW ADDITION	200.00 sq.ft.	200.00 sq.ft.	200.00 sq.ft.
EXISTING CARPORT	950.00 sq.ft.	437.50 sq.ft.	1487.50 sq.ft.
TOTAL, 1482.50 sq.ft. 4759 sq.ft. = 0.29 %			
MAX. LOT COVERAGE ALLOWABLE 80% X 4759 = 2554.80 sq.ft.			
2854.80 sq.ft. > 1482.50 sq.ft.			

SITE PLAN NOTES

- 1. WHEN UTILITIES METER ALTERATION/RELOCATION OCCURS, THE METER SHALL BE RELOCATED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- 2. UNPERMITTED AREA TO BE LEGALIZED.

SITE PLAN LEGEND

- [Hatched Box] PROPOSED SCOPE OF WORK AREA TO BE LEGALIZED
- [Dotted Box] EXISTING AREA NOT IN SCOPE OF WORK
- [Dotted Box] LANDSCAPE AREA



Jh and d
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 Email: jh@jhandd.com
 457 W. Adams St., Chatsworth, CA 91311

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DESIGNER SIGNATURE:

CONSULTANTS:

SITE PLAN NOTES

- 1. WHEN UTILITIES METER ALTERATION/RELOCATION OCCURS, THE METER SHALL BE RELOCATED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

SITE PLAN LEGEND

- [Hatched Box] PROPOSED SCOPE OF WORK AREA TO BE LEGALIZED
- [Dotted Box] EXISTING AREA NOT IN SCOPE OF WORK
- [Dotted Box] LANDSCAPE AREA



PROJECT TITLE:
 TALAVERA RESIDENCE -
 UNPERMITTED ADDITION
 LEGALIZATION & NEW
 ADDITION

457 W. 164TH STREET LAWDALE CA, 90260

DRAWING TITLE:
 SITE PLAN

Project Number	24-1135
Date	10/20/2023
Drawn by	AJH/RL
Checked by	

A1.0

Sheet	1 of 3
Scale	1/8" = 1'-0"

Site Plan
 1/8" = 1'-0"

Jh a+d

Phone: 310 348 3134
 email: jh@jhaandd.com
 538 N. Main St., Orange, CA 92668

REGISTERED ARCHITECT
Judy Hernandez

CONSULTANTS:

PROJECT TITLE
PROPOSED FLOOR PLAN, POWER & RCP PLAN

PROJECT ADDRESS
 4557 W 154TH STREET LAWDALE, CA 90248

Project Number	24-1135
Date	10/23/2023
Client	Aljubar
Checklist	Checked
Sheet	A2.1
Code	As Indicated

CODE REQUIREMENTS

INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018
 The following code requirements are based on the 2018 International Residential Code (IRC) and are subject to change without notice. The code requirements are based on the 2018 International Residential Code (IRC) and are subject to change without notice. The code requirements are based on the 2018 International Residential Code (IRC) and are subject to change without notice.

1. All work shall be in accordance with the applicable code requirements.
2. All work shall be in accordance with the applicable code requirements.
3. All work shall be in accordance with the applicable code requirements.
4. All work shall be in accordance with the applicable code requirements.
5. All work shall be in accordance with the applicable code requirements.
6. All work shall be in accordance with the applicable code requirements.
7. All work shall be in accordance with the applicable code requirements.
8. All work shall be in accordance with the applicable code requirements.
9. All work shall be in accordance with the applicable code requirements.
10. All work shall be in accordance with the applicable code requirements.

ELECTRICAL NOTES

1. All electrical work shall be in accordance with the applicable code requirements.

2. All electrical work shall be in accordance with the applicable code requirements.

3. All electrical work shall be in accordance with the applicable code requirements.

4. All electrical work shall be in accordance with the applicable code requirements.

5. All electrical work shall be in accordance with the applicable code requirements.

6. All electrical work shall be in accordance with the applicable code requirements.

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8. All electrical work shall be in accordance with the applicable code requirements.
9. All electrical work shall be in accordance with the applicable code requirements.
10. All electrical work shall be in accordance with the applicable code requirements.

GENERAL NOTES

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4. All work shall be in accordance with the applicable code requirements.

5. All work shall be in accordance with the applicable code requirements.

6. All work shall be in accordance with the applicable code requirements.

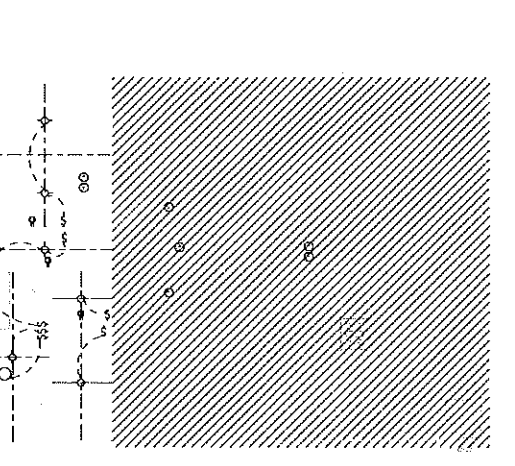
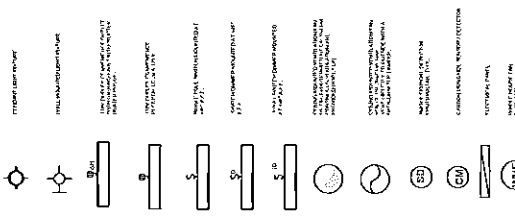
7. All work shall be in accordance with the applicable code requirements.

8. All work shall be in accordance with the applicable code requirements.

9. All work shall be in accordance with the applicable code requirements.

10. All work shall be in accordance with the applicable code requirements.

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9. All work shall be in accordance with the applicable code requirements.
10. All work shall be in accordance with the applicable code requirements.

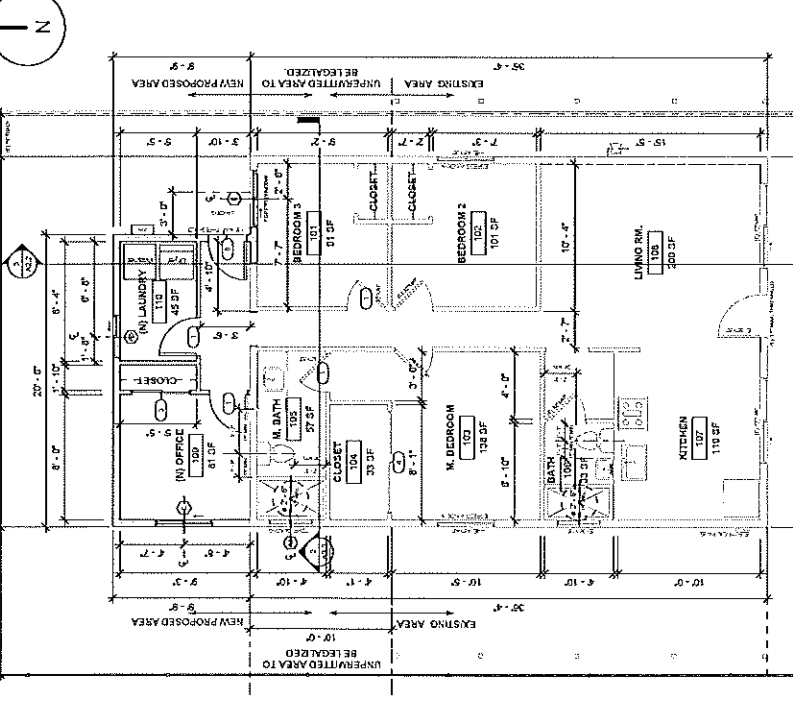


Door Schedule

Mark	Count	Width	Height	Family and Type	Type	Phase Created	Comments	U-Factor	Color Heat
1	1	2'-8"	6'-8"	Door-Composite	32" x 80" 2	New Construction		0	
2	1	4'-0"	7'-0"	Door-Interior-Double-Sliding	48" x 84"	New Construction		0	
3	1	3'-8"	6'-8"	Door-Composite	32" x 80" 2	New Construction		0	

Window Schedule

Type	Mark	Count	Width	Height	Family and Type	Type	Phase Created	Comments	Solar Heat Gain Coefficient	Heat Transfer Coefficient (U)
1	1	1	11'-0"	11'-0"	Window-Subsidiary-Double	36" x 10"	New Construction			
2	1	1	11'-0"	11'-0"	Window-Subsidiary-Double	48" x 30"	New Construction			



Window Schedule

Type	Mark	Count	Width	Height	Family and Type	Type	Phase Created	Comments	Solar Heat Gain Coefficient	Heat Transfer Coefficient (U)
1	1	1	11'-0"	11'-0"	Window-Subsidiary-Double	36" x 10"	New Construction			
2	1	1	11'-0"	11'-0"	Window-Subsidiary-Double	48" x 30"	New Construction			

Door Schedule

Mark	Count	Width	Height	Family and Type	Type	Phase Created	Comments	U-Factor	Color Heat
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2	1	4'-0"	7'-0"	Door-Interior-Double-Sliding	48" x 84"	New Construction		0	
3	1	3'-8"	6'-8"	Door-Composite	32" x 80" 2	New Construction		0	

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DESIGNER SIGNATURE:

Johel Hernandez

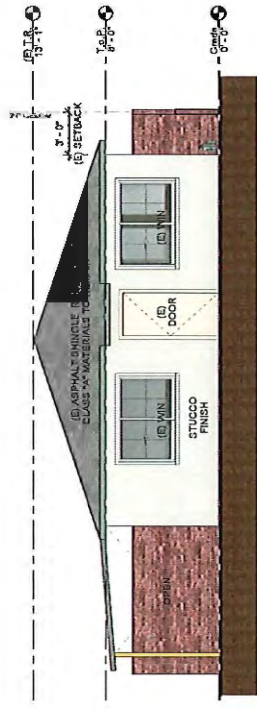
CONSULTANT:

No.	Description	Date

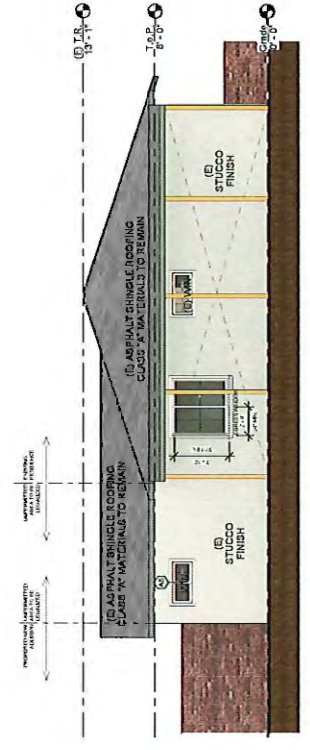
PROJECT TITLE
**TALAVERA RESIDENCE -
 UNPERMITTED ADDITION
 LEGALIZATION & NEW
 ADDITION**
 4527 W 15TH STREET, LAWRENCE, CA, 95020

DRAWING TITLE
EXISTING ELEVATIONS

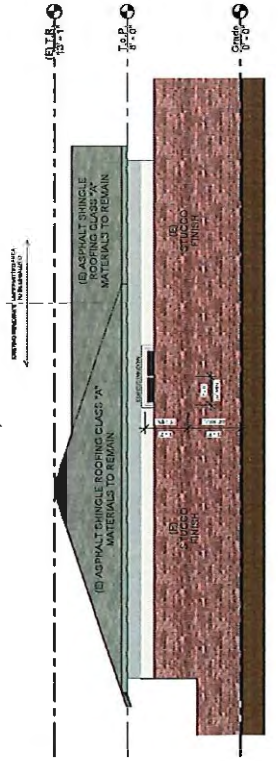
Project Number	24-1135
Date	10/27/2023
Drawn by	AJ/hoz
Checked by	CH/hoz
Scale	1/4" = 1'-0"
Sheet	A3.0



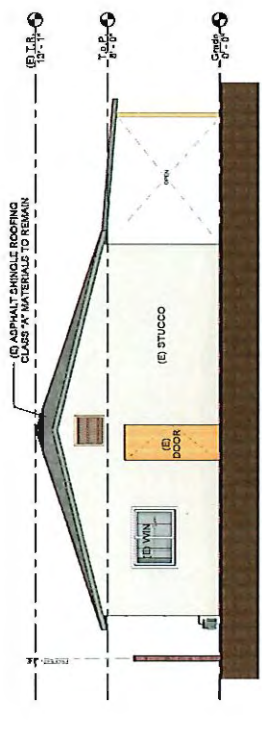
(E) SOUTH ELEVATION
 1/4" = 1'-0"



(E) WEST ELEVATION
 1/4" = 1'-0"



(E) EAST ELEVATION
 1/4" = 1'-0"



(E) NORTH ELEVATION
 1/4" = 1'-0"

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DECORATIVE SIGNATURE:

Jefre Hernandez

CONSULTANT:

NO.	DESCRIPTION	DATE

PROJECT: TALAVERA RESIDENCE - UNPERMITTED ADDITION LEGALIZATION & NEW ADDITION

ADDRESS: 4527 W. 154TH STREET, LAWDALE, CA 92660

PROPOSED ELEVATIONS

Project Number	25-1135
Date	10/29/2023
Drawn By	AutoCAD
Checked By	Checker
A3.1	
Sheet	of 17
Scale	1/8" = 1'-0"

ELEVATION NOTES

- EXTERIOR MATERIALS AND CONSTRUCTION METHODS WILL COMPLY WITH SECTION 707A.1 - 707A.3
- SCOPE:** THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE ADDITION AND CONSTRUCTION METHODS AGAINST THE INTRUSION OF FLAMES RESULTING FROM SMALL EMBER AND SHORT-TERM DIRECT FLAME CONTACT EXPOSURE.
- GENERAL:** THE FOLLOWING EXTERIOR COVERING, FINISHES AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
 - EXTERIOR WALL COVERING MATERIAL
 - EXTERIOR EXPOSED UNDERSIDE OF ROOF CAVE OVERHANGS
 - EXTERIOR EXPOSED UNDERSIDE OF ROOF CAVE SOFFITS
- EXTERIOR WALLS:** THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - NON-FERROUS MATERIAL
 - IGNITION-RESISTANT MATERIAL
- ROOF OPEN ROOF EAVES:** THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
 - IGNITION-RESISTANT MATERIAL
 - ONE LAYER OF 5/8-INCH TYPE X CYPRUS SHEATHING
 - ONE LAYER OF 5/8-INCH TYPE X CYPRUS SHEATHING COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
- EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE SHEATHING PRODUCTS LISTED IN THE CYPRIAN ASSOCIATION FIRE RESISTANCE DESIGN MANUAL** ROOF EAVE SOFFITS, THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES, HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TALLS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - IGNITION-RESISTANT MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - ONE LAYER OF 5/8-INCH TYPE X CYPRUS SHEATHING
 - ONE LAYER OF 5/8-INCH TYPE X CYPRUS SHEATHING ON THE RAFTER TALLS OR SOFFIT
- EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TALLS OR SOFFIT INCLUDING ASSEMBLIES USING THE CYPRIAN ASSOCIATION FIRE RESISTANCE DESIGN MANUAL**
 - BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A FINISH APPLIED TO THE UNDERSIDE OF THE SOFFIT SHALL BE IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
- 707A.3.1 GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:**
 - BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF 1/8-INCH CLEARANCE BETWEEN GLAZING AND REQUIREMENTS OF SECTION 5008 SAFETY GLAZING, AND HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES
 - BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

VENTILATION OPENINGS WILL COMPLY WITH 707A.1 - 707A.3

707A.1 GENERAL WHERE PROVIDED: VENTILATION OPENING SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, SHALL BE TESTED TO MEET THE REQUIREMENTS OF SECTION 707A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

707A.2 REQUIREMENTS: VENTILATION OPENINGS FOR ENCLOSED RAFTER SPACES FORMED WHERE CEILING IS APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL BE TESTED TO MEET THE REQUIREMENTS OF SECTION 707A.3 TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING ALONG THE RIDGE OF ROOF, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, SHALL BE CORROSION RESISTANT.

8- RAIN GUTTERS VERIFY LOCATION WITH HOME OWNER

