AGENDA
REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, MARCH 19, 2024 AT 7:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.org

I. Meeting Procedure PC

PUBLIC ADVISORY: This meeting will be conducted in person and by video-conferencing pursuant to the provisions of Government Code Section 54953(e) (as amended by AB 361), which authorizes teleconferenced meetings under the Brown Act in compliance with Government Code Section 54953(e) during a proclaimed State of Emergency. For this meeting, it will be conducted through a hybrid combination of in-person and/or virtual attendance of the members of the Planning Commission and invited staff at City Hall in the City Council Chambers located at 4319 E. Slauson Avenue and via teleconference using the Zoom platform and broadcasted live on the City's Facebook page. The public may participate in person and or by using the virtual platform (Zoom).

Public Participation options:

1. **In-Person** - Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Zoom:** Please click the link below to join the webinar:

   https://us02web.zoom.us/j/86116997629?pwd=REIrLzdESERVWFMyaStzZE9uQUhBZz09

   Passcode: 265752

Public Comment using a virtual platform: join in through the link provided above. Use the "raise hand" feature (for those joining by phone, press *9 to "raise hand") during the public participation period for agenda items or during the public participation period for non-agenda items. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number.

3. **Phone:** 1-669-900-6833 Enter Meeting ID: 861 1699 7629 Passcode: 265752

Public Comment for those joining by phone, use the "raise hand" feature by pressing *9 during the public participation period for agenda items or during the public participation period for non-agenda items.

4. **Before the Meeting**: Public comment will be accepted for the record in advance by 4:30 pm the day of the meeting by email to cityclerk@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council meeting, please contact the City Clerk's Office, (323) 562-5714 within 48 hours of the meeting.

II. CALL TO ORDER/ROLL CALL

COMMISSIONERS
Raul Rodriguez, Chairperson
Alfredo Morales, Vice Chairperson
Crystal Acosta
Diego Jimenez
Angelina Martinez

STAFF
Steve Fowler, Director of Building and Planning
Lindsay Thorson, Assistant City Attorney
Calvin Ko, Assistant Planner

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

At this time, members of the public may address the Commission regarding the items not on this Planning Commission agenda. The Commission cannot discuss or take actions on any items not on the agenda unless authorized by law. If you want to comment during the public comment portion of the agenda, you agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

V. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion of these items unless a Commissioner or staff request separate discussion prior to approval.

1. APPROVAL OF MINUTES OF THE JANUARY 30, 2024 SPECIAL MEETING OF THE MAYWOOD PLANNING COMMISSION

VI. PUBLIC HEARING

2. SITE PLAN REVIEW SP24-01 AND FINDING OF EXEMPTION FROM CEQA - A REQUEST TO CONSTRUCT A RESIDENTIAL DEVELOPMENT OF ONE 3,918

SQUARE FEET TWO-STORY RESIDENTIAL DUPLEX, A 1,200 SQUARE FEET DETACHED ACCESSORY DWELLING UNIT, AND THE DEMOLITION OF 78 SQUARE FEET FROM THE EXISTING RESIDENCE TO ADD 57 SQUARE FEET ON A PROPERTY IN THE RESIDENTIAL (R-3) ZONING AREA LOCATED AT 4419 EAST 57th STREET.

3. SITE PLAN REVIEW SP24-02 AND FINDING OF EXEMPTION FROM CEQA - A REQUEST TO CONSTRUCT A RESIDENTIAL DEVELOPMENT OF THE CONSTRUCTION OF AN ATTACHED 3,070 SQUARE FEET DUPLEX, AND DEMOLISH A 320 SQUARE FEET SINGLE CAR GARAGE AND 340 SQUARE FEET FROM THE EXISTING RESIDENCE TO ADD A SECOND STORY MASTER BEDROOM AND BATHROOM WITH AN ATTACHED 400 SQUARE FEET TWO-CAR GARAGE TO THE EXISTING RESIDENCE ON A PROPERTY IN THE RESIDENTIAL (R-3) ZONING AREA LOCATED AT 6132 PINE AVENUE.

VII. DIRECTOR'S REPORT

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT - The next Regular Meeting of the Maywood Planning Commission is April 16, 2024.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk or Deputy City Clerk hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

MINUTES
SPECIAL MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, JANUARY 30, 2024 AT 7:00 PM

I. Meeting Procedure PC

This meeting will be conducted in person and by video-conferencing pursuant to the provisions of Government Code Section 54953(e) (as amended by AB 361), which authorizes teleconferenced meetings under the Brown Act in compliance with Government Code Section 54953(e) during a proclaimed State of Emergency. For this meeting, it will be conducted through a hybrid combination of in-person and/or virtual attendance of the members of the Planning Commission and invited staff at City Hall in the City Council Chambers located at 4319 E. Slauson Avenue and via teleconference using the Zoom platform and broadcasted live on the City's Facebook page. The public may participate in person and or by using the virtual platform (Zoom).

https://us02web.zoom.us/j/81614313143?pwd=M0xkVnNBNVhGTjlsT2s1ZjBJOGdLUT099

II. CALL TO ORDER/ROLL CALL

Chairperson Rodriguez called to order the meeting at approximately 7:00 PM

COMMISSIONERS

Raul Rodriguez, Chairperson (present)
Alfredo Morales, Vice Chairperson (present)
Crystal Acosta (present)
Diego Jimenez (not present)
Angelina Martinez (present)

STAFF PRESENT:

Steve Fowler, Director of Building and Planning (present)
Lindsay Thorson, Assistant City Attorney (present)
Calvin Ko, Assistant Planner (present)

III. APPROVAL OF AGENDA

Chairperson Rodriguez approved the Agenda

IV. PUBLIC COMMENT (Time allotted: 3 minutes)
None

V. REORGANIZATION

1. CHAIRPERSON AND VICE CHAIRPERSON SELECTION

Commissioner Acosta motions to nominate Vice Chairperson Morales to Chairperson. Second by Commissioner Martinez. AYES: Acosta, Morales, Mar Rodriguez. PASSES

Commissioner Acosta motions to nominate Commissioner Jimenez Second by Chairperson Rodriguez. AYES: Acosta, Morales, Martinez, Rodriguez. PASSES

VI. CONSENT CALENDAR

1. MINUES OF THE NOVEMBER 21, 2023 REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

Vice Chairperson Morales motions. Second by Commissioner Acosta. AYES: Acosta, Morales, Martinez, Rodriguez. Passes

2. MINUES OF THE JANUARY 16, 2024 REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

Commissioner Acosta motions. Second by Commissioner Martinez. AYES: Acosta, Morales, Martinez, Rodriguez. Passes

VII. PUBLIC HEARING

1. PUBLIC HEARING AND CONSIDERATION OF APPROVAL OF PLANNING RESOLUTION NO. 24-473 OF THE MAYWOOD PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE MAYWOOD ZONING ORDINANCE ADDING SUBSECTION 4070.120 TO CHAPTER 4070 TO ESTABLISH CRITERIA FOR ACCESSORY DWELLING UNITS.

Motion to approve Resolution No. PC24-473 finding that Motion by Vice Chairperson Morales. Second by Commissioner Martinez. AYES: Acosta, Morales, Martinez Rodriguez. PASSES

VIII. DIRECTOR'S REPORT
None

IX. COMMISSION COMMENTS
None

X. ADJOURNMENT

Meeting adjourned at approximately 7:30 PM to the next Regular Planning Commission meeting on Tuesday, February 20, 2024 at 7:00 PM

_____

Raul Rodriguez, Chairperson

ATTEST:

_____

Steve Fowler, Planning Secretary

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 2.

DATE: March 19, 2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: CALVIN KO, ASSISTANT PLANNER

SUBJECT: SITE PLAN REVIEW SP24-01 AND FINDING OF EXEMPTION FROM CEQA - A REQUEST TO CONSTRUCT A RESIDENTIAL DEVELOPMENT OF ONE 3,918 SQUARE FEET TWO-STORY RESIDENTIAL DUPLEX, A 1,200 SQUARE FEET DETACHED ACCESSORY DWELLING UNIT, AND THE DEMOLITION OF 78 SQUARE FEET FROM THE EXISTING RESIDENCE TO ADD 57 SQUARE FEET ON A PROPERTY IN THE RESIDENTIAL (R-3) ZONING AREA LOCATED AT 4419 EAST 57th STREET.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Site Plan Review SP24-01 a request to construct a residential development of a 3,918 square feet two-story duplex, a detached 1,200 square feet accessory dwelling unit (ADU), and the demolition of 78 square feet from the existing residence to add 57 square feet on a property located at 4419 E. 57th Street.

BACKGROUND:
The property is located at 4419 East 57th Street, between Pine Avenue and Atlantic Boulevard. The Assessor Parcel Number (APN) is 6313-017-017. The parcel contains a single family dwelling with a detached single-car garage. The property is rectangle-shaped, approximately sixty-three feet wide by one hundred fifty-five feet deep. The lot area is approximately 9,765 square feet. The surrounding properties are all located in the Residential (R-3) zoned area, with multifamily dwelling units in the adjacent parcels. A site plan review is required per the Maywood Zoning Ordinance ("MZO") when no other discretionary permit is being requested for all residential development exceeding five thousand square feet.

DISCUSSION:
Analysis

The Boutros Family Trust ("Applicant") is requesting approval of Site Plan Review SP 24-01 for a residential development on a property located at 4419 East 57th Street, APN 6313-017-017. The project is proposing a two-story 3,918 square feet duplex, modifications to the existing single-family dwelling, and the addition of an ADU. The existing single-car garage is proposed to be demolished to construct the two-story duplex. The ADU is proposed to be ground-up construction. The exterior of the units will consist of gable-styled roofing, metal railing for balconies, and finished with stucco and wood siding.

The duplex shares a mirrored floor plan consisting of 3 bedrooms, 2 1/2 bathrooms, with an attached two-car garage. The proposed total living area is 1,534 square feet with a 425 square feet garage. The first floor is 560

square feet, with the floor plan consisting of a half bathroom, entrance, kitchen, living room, and dining area. The second floor is 974 square feet, with a floor plan consisting of a master bedroom and bathroom with two additional bedrooms, a full-sized bathroom, a laundry room, and a 36 square feet balcony.

The existing home is proposed to have 78 square feet demolished from a rear bedroom, and add 57 square feet as a dedicated closet. The existing residence's proposed square footage is 911 square feet. The floor plan consists of 3 bedrooms, 1 1/2 bathrooms, a kitchen, and a living room. The ADU floor plan consists of 2 bedrooms, 2 full bathrooms, a kitchen, a living room, a laundry room, and a dining room. The living area is a total of 1,200 square feet, with a 72 square foot porch in the front. The existing driveway approach will remain to provide acces for all the units. The driveway is 11 feet wide and located in the middle of the parcel.

The project is proposing to provide 2 two-car garages for the new duplex. California State ADU regulations do not require on-site parking. The existing residence in accordance with state law is not required to provide parking on residential projects located within one-half mile of public transit.

The open space and landscaping requirements are provided throughout the site. Each unit of the duplex will have 736 square feet of open space. The existing residence is proposed to have the required open space behind the location. California State regulations does not require ADU to meet open space requirements.

LEGAL REVIEW:

The Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies under the Class 32 exemption under State CEQA Guidelines Section 15195 (In-Fill Development) because the proposed project is constructing residential housing on a site not more than 4 acres and meets all the criteria for this exemption in the 2023 CEQA Guidelines. In addition, there is no substantial evidence that the project may have a significant effect on the environment.

FISCAL IMPACT:

ATTACHMENT(S)

1. SITE PLAN 4419 E. 57TH ST.

RESOLUTION NO. PC24-0474

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA, APPROVING SITE PLAN REVIEW NO. PC24-01 TO ALLOW CONSTRUCTION OF A NEW 3,918 SQUARE FOOT RESIDENTIAL DUPLEX, ADDITION OF A 1,200 SQUARE FEET ACCESSORY DWELLING UNIT AND MODIFICATIONS TO AN EXISTING DWELLING, LOCATED AT 4419 EAST 57TH STREET IN THE RESIDENTIAL (R-3) ZONE

THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

WHEREAS, Boutros Family Trust (The Applicant) filed application No. SP24-01 for a Site Plan Review to allow the development of a new 3,918 square feet residential duplex, addition of an accessory dwelling unit and the demolition of 78 square feet from the existing residence to add 57 square feet located at 4419 East 57th Street (APN) 6313-017-017); and

WHEREAS, the approximately 9,765 square feet (0.22 acre) project site is located between Pine Avenue and Atlantic Boulevard, located in the Residential (R-3) zoned area. The proposed project will consist of a 3,918 square foot two-story residential duplex, a 911 square feet single family dwelling, and a 1,200 square feet detached accessory dwelling unit; and

WHEREAS, the existing 367 square foot single-car garage will be demolished; and

WHEREAS , on March 19, 2024**,** the Planning Commission of the City of Maywood ("Commission") conducted a duly noticed public hearing on the application at which time all persons wishing to testify in connection with the application were heard and the application was comprehensively review; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF MAYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The applicant is requesting Site Plan Review approval to allow the proposed new construction of 3,918 square feet residential duplex,addition of an accessory dwelling unit and the demolition of 78 square feet from the existing residence to add 57 square feet. Per Section 5120.40 of the Maywood Zoning Ordinance, the following criteria must be met in order to approve the Site Plan Review request:

A. **Every use, developement of land, and application of development standards shall take place in compliance with all applicable provisions of this Ordinance.**

   The proposed new residential development is in compliance with the development standards as outlined in Section 4010 Residential (R-3) of the Maywood Zoning Ordinance. The site contains approximately 9,975 square feet and is of adequate size to accommodate the proposed residential development. The project is in accordance with the MZO development requirements, including but not limited to setbacks, height, lot coverage and parking.

B. **Every use, development of land, and application of development standards shall be considered on the basis of the suitability of the site for the particular use or development intended. The total development, including the application of prescribed development standards, shall be designed to avoid traffic congestion, ensure public health, safety and general welfare; prevent adverse effects on neighboring property; and shall be in accord with all elements of the General Plan.**

   The project will be developed in accordance with the MZO, including but not limited to, minimum area/street frontage, yard setbacks, height requirements, maximum lot coverage, landscaping, and required parking spaces.

   The site is located within the residential neighborhood of East 57th Street. The development of residential dwelling units is consistent with surrounding residential land uses to the north, south, east, and west. The approval of the Site Plan Review, subject to the conditions of approval contained herein, will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures.

C. **Every use, development of land, and application of development standards shall be considered on the basis of suitable and functional development design, but it is not intended that such approval be**

interpreted to require a particular style or type of architecture.

The proposed design is consistent with other residential developments within the City. The site plan conforms to all zoning development standards, including the maximum lot coverage, building setbacks, landscaping, and on-site parking. The new development will have access from the existing driveway along East 57th Street.

<u>SECTION 2.</u> Based on the foregoing, the Planning Commission hereby approves Site Plan Review 24-01, subject to the following conditions:

I. Site Plan Review SP24-01 is approved for the construction of a new 3,918 square feet residential duplex, addition of an accessory dwelling unit and the demolition of 78 square feet from the existing residence to add 57 square feet located at 4419 East 57th Street.

II. All open space requirements shall be met prior to permit final.

III. The use and improvements authorized by this Site Plan Review shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the authorized use and/or approved plans and specifications as well of the existing use as described above, as determined by the Director of Building and Planning, shall require prior approval of the Planning Commission pursuant to an amendment of this application.

IV. The applicant agrees to allow the City inspector access to the subject premises to reasonably inspect the same at all times to assure compliance with these Conditions of Approval.

V. Prior to the issuance of a finaled permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.

VI. This Site Plan Review shall be subject to revocation of any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood.

VII. The applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or against to attack, set aside, void or annul any approval or condition or the approval fo the City concerning this project, including but no limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and Planning. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in defense of the matter.

VIII. The Building and Planning Department shall approve all site plans, including landscaping plan, and approved permits.

IX. The applicant may be required to obtain approved grading plans, fire sprinkler plans, soil reports prior to construction permit issuance.

X. The applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a Revocation of the Site Plan Review.

XI. Within ten (10) days from adoption of the Resolution approving this application, the applicant and/or Owner of the subject property shall execute a notarized affidavit agreeing to comply with the aforementioned conditions.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF MARCH 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

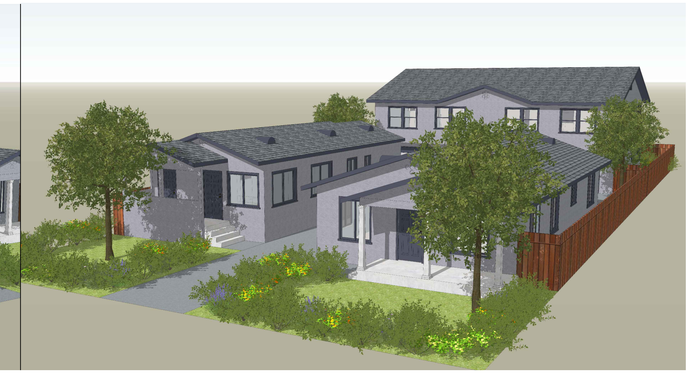
_____
Alfredo Martinez
Planning Commissioner Chairperson

ATTEST:

_____
Steve Fowler
Planning Commission Secretary

EXISTING HOUSE

SOUTH WEST



SOUTH EAST

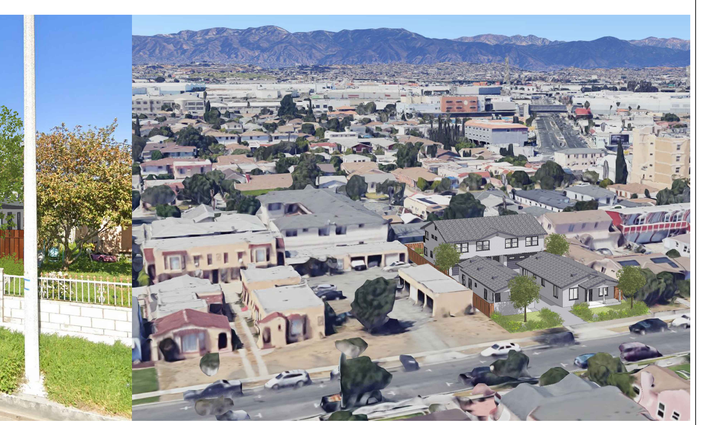
SOUTH WEST

NORTH WEST

SOUTH BIRD EYE VIEW

SOUTH STREET VIEW

SOUTH EAST



NEIGHBORHOODS
BIRD EYE VIEW

REV	DATE
1	1-4-2021

Abidkhan

ABID KHAN
1102 FAIRVIEW AVE. # F
ARCADIA, CA 91007
PHONE # (626) 49709843

OWNER:-
BOUTROS RESIDENCE
4419 E. 57Tth STREET
MAYWOOD, CA 90270
PHONE (213) 453-2907

EXISTING HOUSE AND
NEW RENDERINGS

Date 3-3-22
Scale AS NOTED
Drawn A.K
Job
sheet
C-1
of sheets

A-1, EXISTING AND NEW SITE PLAN
A-2, NEW FIRST FLOOR AND SECOND FLOOR PLAN
A-3, EXISTING AND NEW FRONT UNIT FLOOR PLAN, BUILDING SECTIONS
A-4, EXISTING AND NEW ROOF PLANS
A-5, NEW A.DU. FLOOR AND ROOF PLAN (UNIT "C")
A-6, UNIT "C" A.D.U EXTERIOR ELEVATIONS
A-7, UNIT A & B EXTERIOR ELEVATIONS
A-8, FRONT UNIT "D" EXISTING ELEVATIONS
A-9, FRONT UNIT "D" NEW ELEVATIONS
A-10, PRELIMINARY LANDSCAPE PLAN

BUILDING CODES
1, 2022 CALIFORNIA BUILDING CODE
2, 2022 CALIFORNIA FIRE CODE
3, 2022 CALIFORNIA ELECTRICAL CODE
4, 2022 CALIFORNIA MECHANICAL CODE
5, 2022 CALIFORNIA PLUMBING CODE
6, 202 CALIFORNIA ENERGY CODE
7, 2019 CALIFORNIA GREEN BUILDING

ZONE R-2/U (3 UNIT MFD)

CONSTRUCTION TYPE (V-B) NON SPRINKLER

PARKING REQUIREMENT:
PARKING REQUIREMENT 0 AS PER CALIFORNIA A.B, 287 2023 CODE BUS 260, 611 AND 108 RUN EVERY 10 MINUTES DURING THE MORNING AND AFTERNOON ON PEAK COMMUTE PERIOD
TOTAL PARKING REQUIRED 0 PARKING PROVIDED 3 TWO CAR GARAGE SEE FLOOR PLAN

EXISTING LOT COVERAGE:

LOT SIZE 63.34' X 155.00'	9,817.70 S.F.
EXISTING FRONT HOUSE	932.00 S.F.
EXISTING GARAGE TO ME DEMOLISHED 18'-0"X18'-0" =	324.00 S.F.
TOTAL EXISTING LOT COVERAGE	1,255.00 S.F.
NEW UNIT "A" FIRST FLOOR	560.00 S.F.
NEW UNIT "A" SECOND FLOOR	974.00 S.F.
NEW UNIT "A" GARAGE	425.00 S.F.
TOTAL UNIT "A" AREA	1,959.00 S.F.
NEW UNIT "B" FIRST FLOOR	560.00 S.F.
NEW UNIT "B" SECOND FLOOR	974.00 S.F.
NEW UNIT "B" GARAGE	425.00 S.F.
TOTAL UNIT "B" AREA	1,959.00 S.F.
NEW UNIT "C" FLOOR PLAN	1,200.00 S.F.
NEW FRONT PORCH	96.00 S.F
TOTAL UNIT "C" AREA	1,296.00 S.F.
EXISTING HOUSE BACK ROOM PORTION TO BE REMOVED	78.00 S.F.
EXISTING GARAGE TO BE DEMOLISHED	367.00 S.F.
TOTAL AREA TO BE DEMOLISHED	445.00 S.F.
EXISTING FRONT HOUSE	854.00 S.F.
EXISTING FRONT HOUSE ADDITION	57.00 S.F.
TOTAL EXISTING FRONT HOUSE AREA	911.00 S.F.

NEW LOT COVERAGE:

NEW UNIT "A" FIRST FLOOR AREA INCLUDING GARAGE	985.00 S.F.
NEW UNIT "B" FIRST FLOOR AREA INCLUDING GARAGE	985.00 S.F.
NEW UNIT "C" ADU INCLUDING FRONT PORCH	1,296.00 S.F.
TOTAL EXISTING FRONT HOUSE AREA	911.00 S.F.
EXISTING HOUSE FRONT PORCH	78.00 S.F.
TOTAL NEW LOT COVERAGE	4,255.00 S.F.

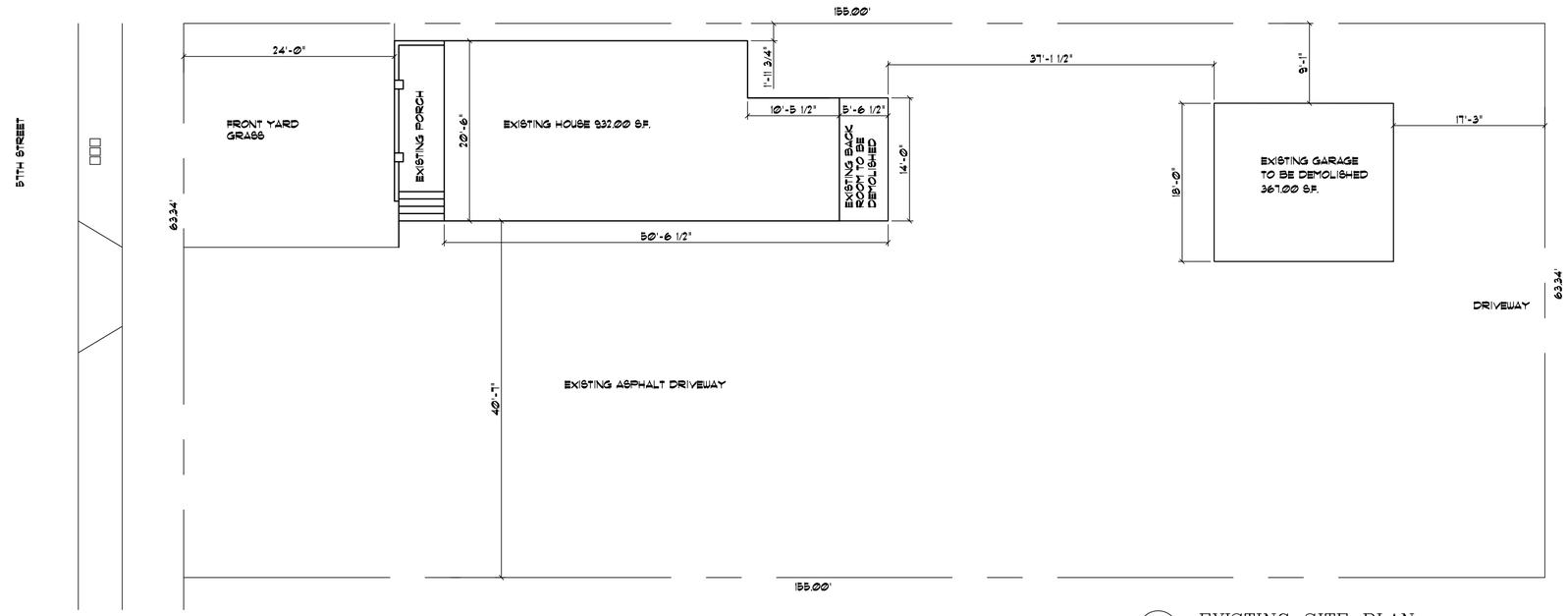
TOTAL EXISTING LOT COVERAGE 1,255.00 /9,817.70 = 12.78 %
TOTAL NEW LOT COVERAGE AREA 4,255.00 / 9,817.70 = 43.34 %
TOTAL NUMBER OF UNIT 4 INCLUDING 2 ADU

SCOPE OF WORK
2 TWO STORY UNITS INCLUDING GARAGE, EXISTING FRONT HOUSE BACK PORTION ROOM TO CUT FOR PARKING BACK UP AND PROVIDE SMALL ADDITION TO BACK ROOM AND REMODEL PLUS NEW 1200 S.F. ADU

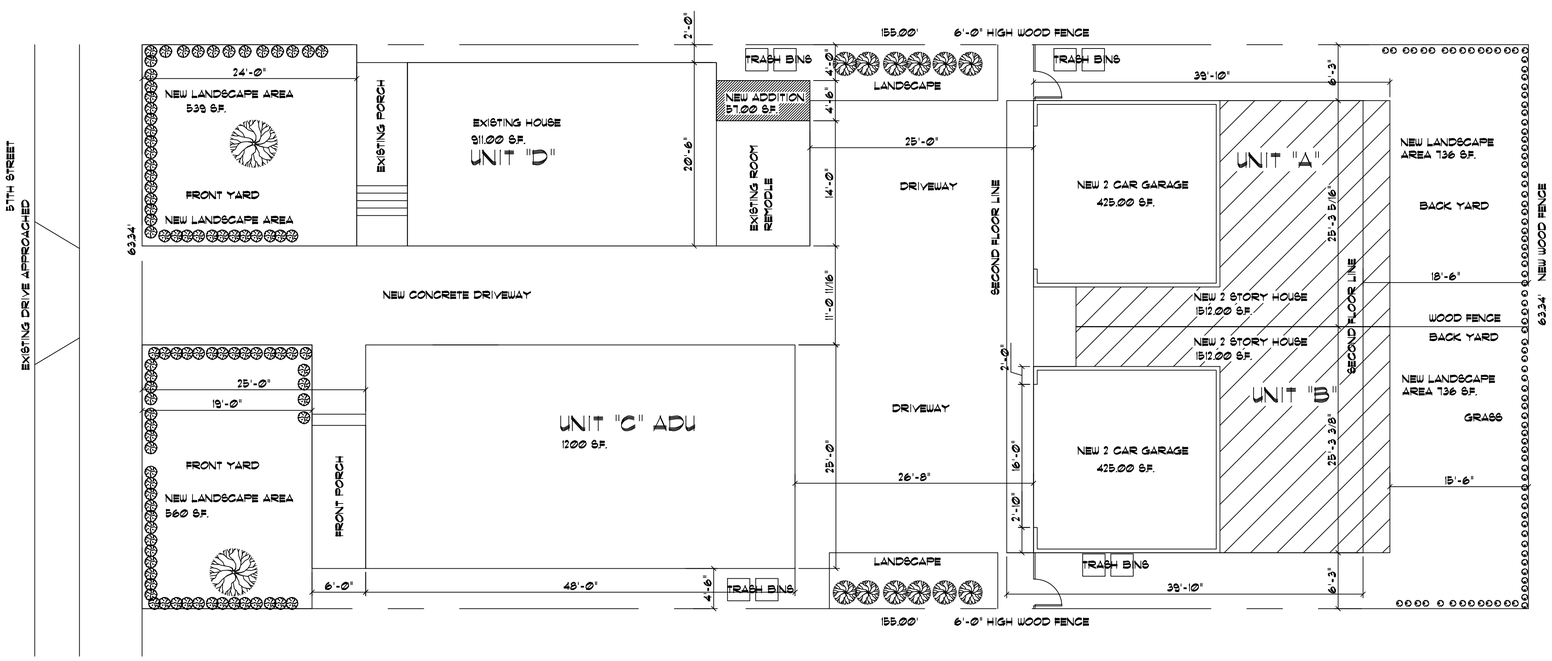
OPEN AREA PROVIDED PER UNIT
REQUIRED PER UNIT 200 S.F. PER UNIT
UNIT "A" 473 S.F. PROVIDED
UNIT "B" 473 S.F. PROVIDED

LANDSCAPE AREA

FRONT LANDSCAPE AREA	1,099 S.F.
REAR AND SIDE YARD LANDSCAPE AREA	1,473 S.F.
TOTAL LANDSCAPE ARE PROVIDED	2,572 S.F.



1 / A-1 EXISTING SITE PLAN
1/8" = 1-0"



1 / A-1 NEW SITE PLAN
1/8" = 1-0"

PROJECT NORTH

REV DATE

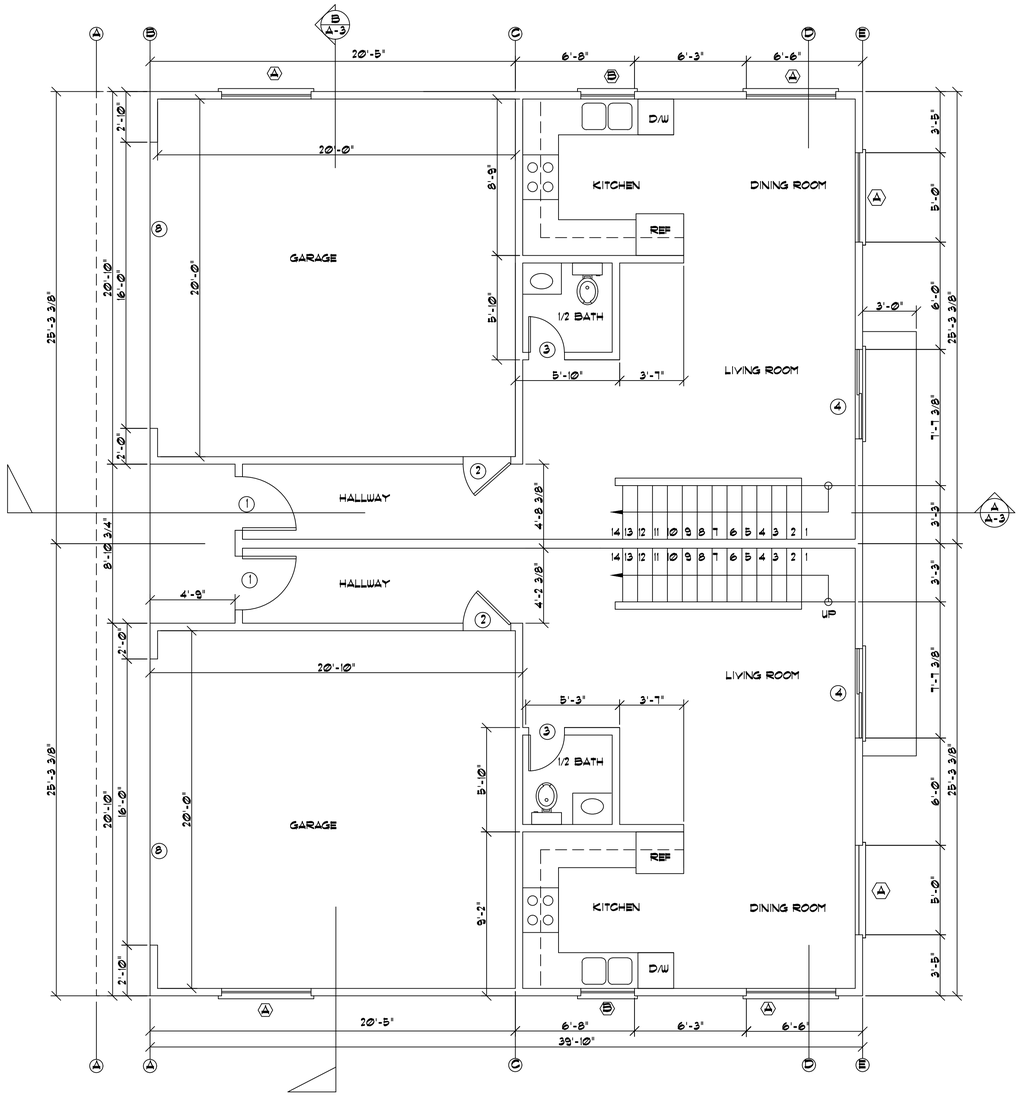
Abidkhan

ABID KHAN
1102 FAIRVIEW AVE. # F
ARCADIA, CA 91007
PHONE # (626) 49709843

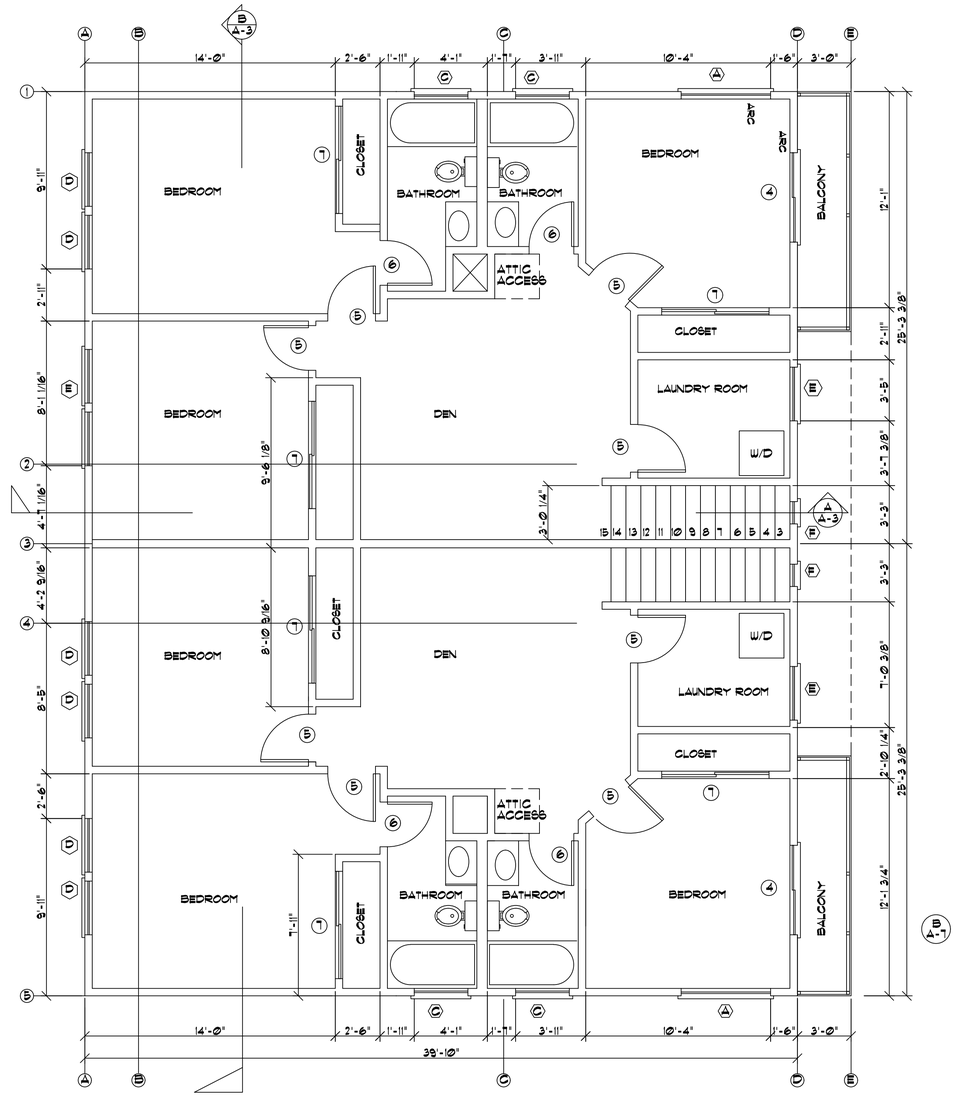
OWNER:-
BOUTROS RESIDENCE
4419 E. 57Th STREET
MAYWOOD, CA 90270
PHONE (213) 453-2907

EXISTING AND NEW SITE PLAN

Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-1
of	sheets



1 A-2 UNIT A & B FIRST FLOOR PLAN
1/4" = 1-0"



2 A-2 UNIT A & B SECOND FLOOR PLAN
1/4" = 1-0"

PROJECT NORTH

REV	DATE
1	
2	

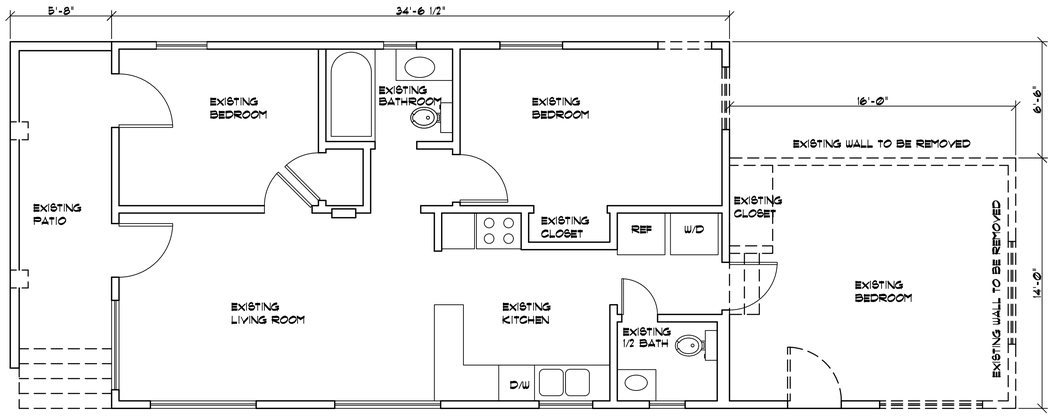
Abidkhan

ABID KHAN
1102 FAIRVIEW AVE. # F
ARCADIA, CA 91007
PHONE # (626) 49709843

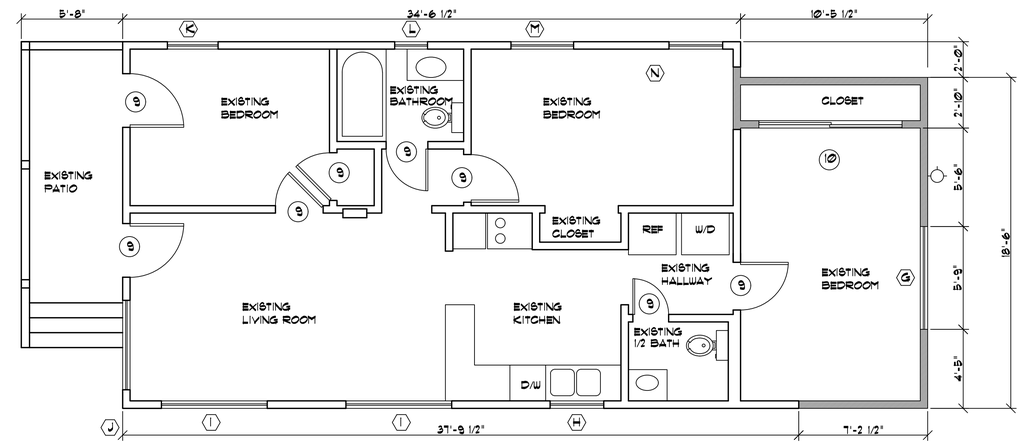
OWNER:-
BOUTROS RESIDENCE
4419 E. 57Tth STREET
MAYWOOD, CA 90270
PHONE (213) 453-2907

UNIT A & B FLOOR PLAN

Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-2
of	sheets



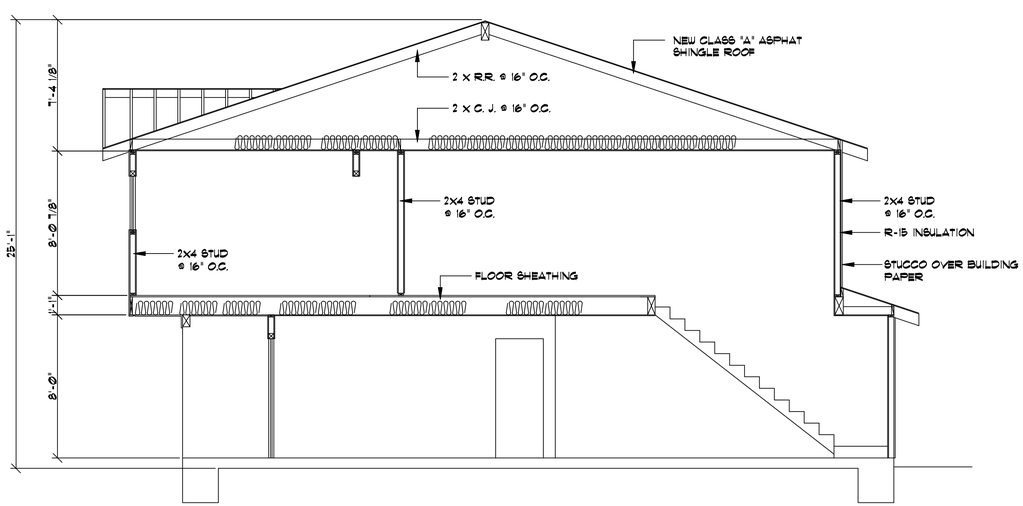
1 / A-3 EXISTING FRONT UNIT D FLOOR PLAN
1/4" = 1-0"



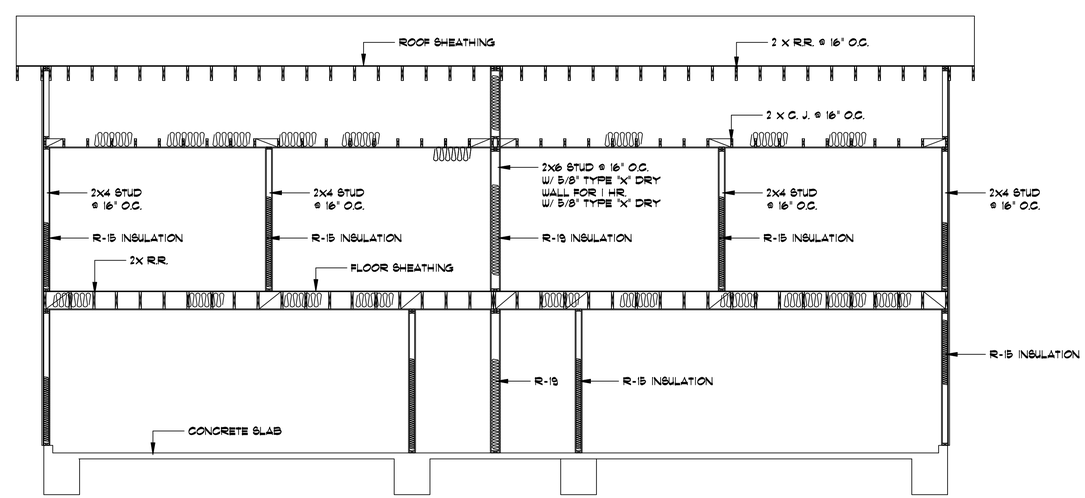
2 / A-3 NEW FRONT UNIT D FLOOR PLAN
1/4" = 1-0"

PROJECT NORTH

WALL LEGEND
EXISTING WALL TO REMAIN
NEW WALL
EXISTING WALL TO REMOVE



A / A-3 SECTION "A"
1/4" = 1-0"



B / A-3 SECTION "B"
1/4" = 1-0"

REV DATE

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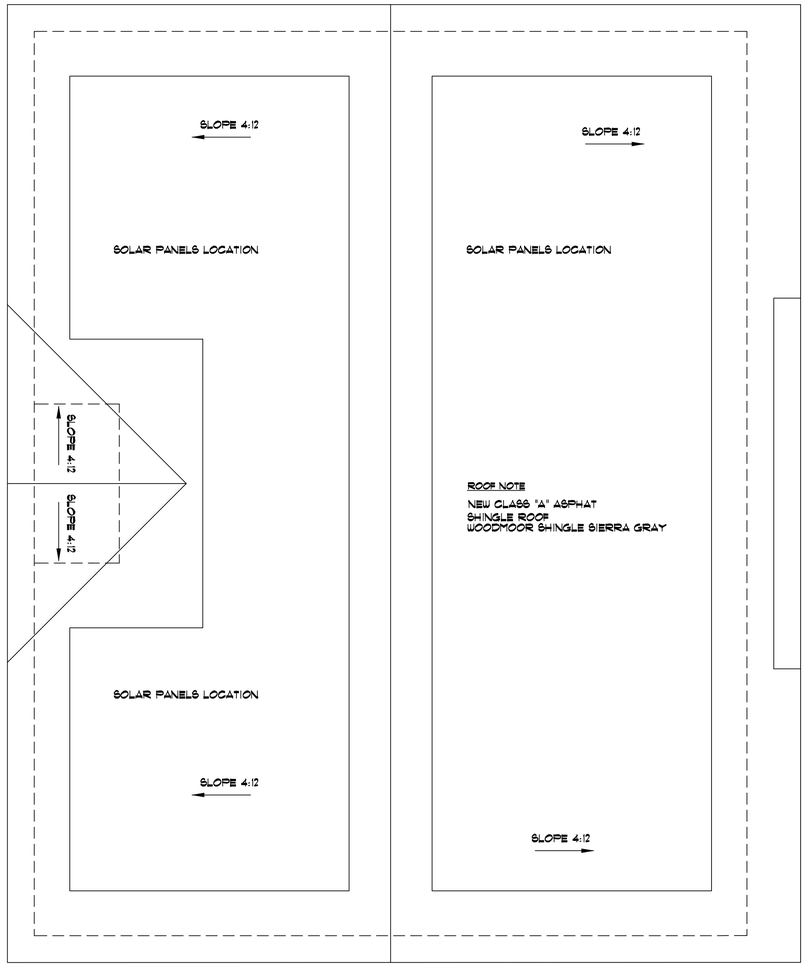
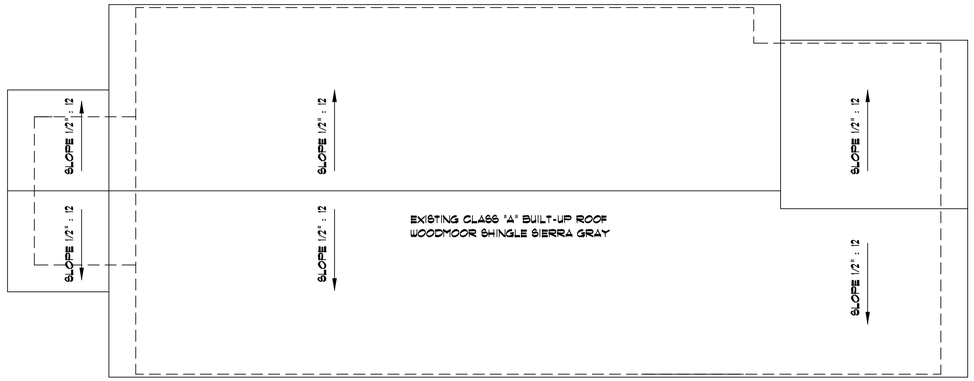
EXISTING FLOOR PLAN BUILDING SECYTIONS

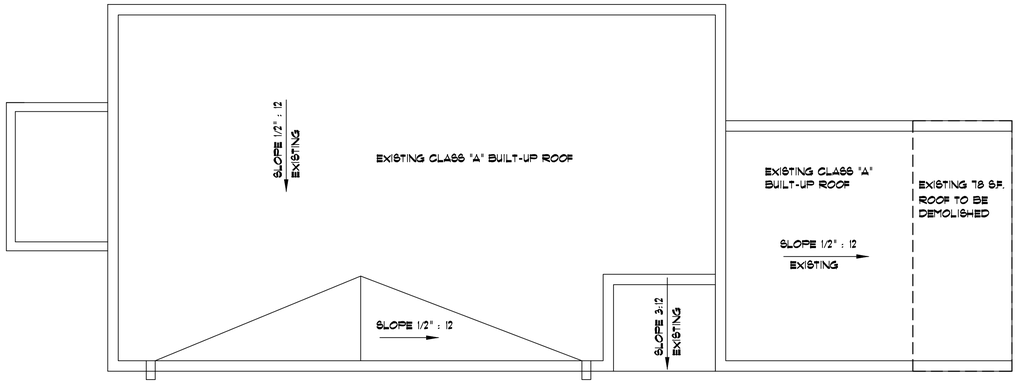
Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-3
of	sheets



1 / A-4 UNIT A & B ROOF PLAN
1/4" = 1-0"



3 / A-4 EXISTING UNIT "D" NEW ROOF PLAN
1/4" = 1-0"



2 / A-4 EXISTING UNIT "D" EXISTING ROOF PLAN
1/4" = 1-0"

REV	DATE
1	
2	

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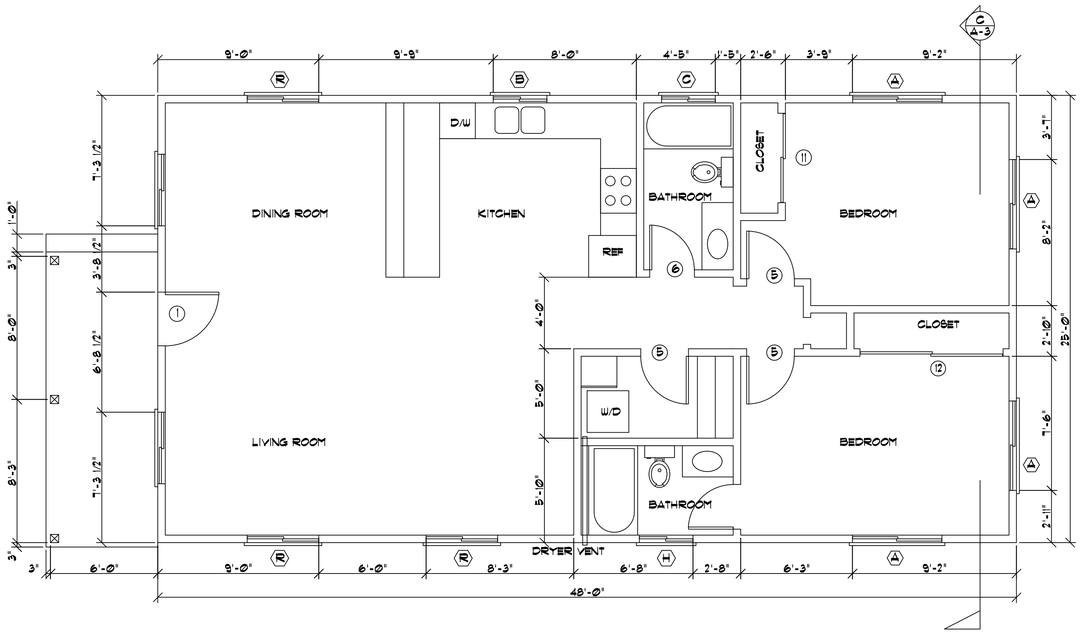
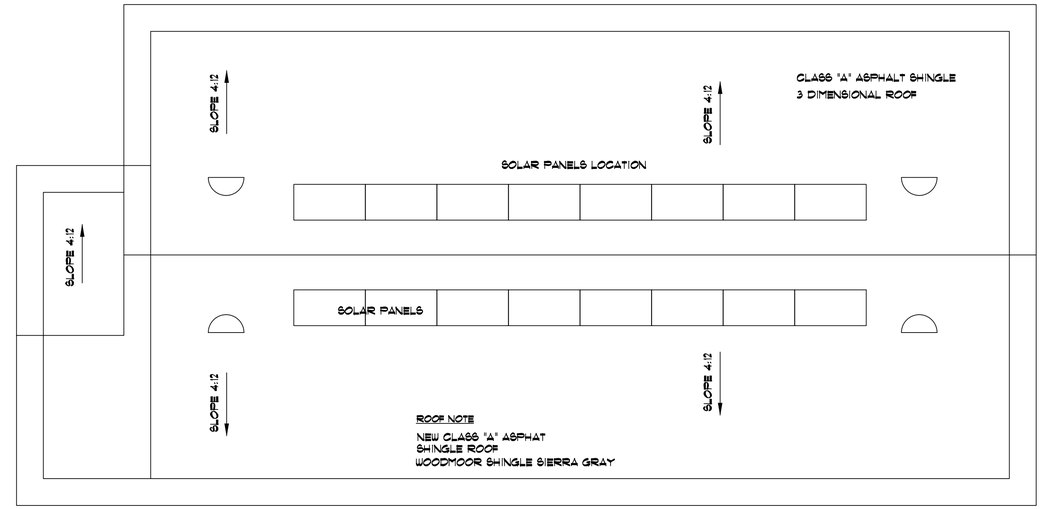
UNIT A, B, /ADU ROOF PLAN

Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-4
of	sheets



1 / A-5 UNIT "C" FIRST FLOOR PLAN
1/4" = 1-0"



1 / A-5 UNIT "C" ROOF PLAN
1/4" = 1-0"

PROJECT NORTH

DOOR SCHEDULE

NO.	DOOR SIZE	THICKNESS	DOOR FACE	MATERIAL	TYPE	DOOR FINISH	REMARKS
1	3'-0" X 6'-8"	1 3/4"	S/C PANEL	WOOD	SWING	PAINTED	EXTERIOR DOOR
2	2'-8" X 6'-8"	1 3/4"	S/C PANEL	WOOD	SWING	PAINTED	20 MINUTE FIRE RATED SELF CLOSING AND SELF LATCHING
3	2'-0" X 6'-8"	1 3/4"	S/C	WOOD	SWING	PAINTED	
4	2-2'-6" X 6'-8"		FRENCH	VINYL	SLIDING	PRE FINISHED	TEMP. GLASS
5	2'-8" X 6'-8"	1 3/8"	S/C PANEL	WOOD	SWING	PAINTED	
6	2'-6" X 6'-8"	1 3/8"	S/C PANEL	WOOD	SWING	PAINTED	
7	2-3'-0" X 6'-8"			WOOD	SLIDING	PAINTED	CLOSET DOOR
8	16'-0" X 7'-0"					PAINTED	GARAGE DOOR
9	EXISTING DOOR						EXISTING DOORS
10	2-4'-0" X 6'-8"			WOOD	SLIDING	PAINTED	CLOSET DOOR
11	2-2'-6" X 6'-8"			WOOD	SLIDING	PAINTED	CLOSET DOOR
12	2-4'-0" X 6'-8"			WOOD	SLIDING	PAINTED	CLOSET DOOR

WINDOW SCHEDULE

NO.	WINDOW SIZE	WINDOW FACE	MATERIAL	TYPE	WINDOW FINISH	REMARKS
A	5'-0" X 4'-0"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	
B	3'-0" X 3'-0"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	
C	3'-0" X 1'-6"	DOUBLE GLAZED	VINYL	FIXED	PREE FINISHED	TEMP. GLASS
D	3'-0" X 4'-6"	DOUBLE GLAZED	VINYL	S/H	PREE FINISHED	
E	3'-0" X 4'-6"	DOUBLE GLAZED	VINYL	S/H	PREE FINISHED	
F	1'-0" X 4'-6"	DOUBLE GLAZED	VINYL	S/H	PREE FINISHED	TEMP. GLASS
G	6'-0" X 3'-0"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW TO BERE INSTALLED
H	3'-0" X 3'-0"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
I	6'-0" X 4'-6"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
J	5'-0" X 4'-6"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
K	3'-0" X 4'-6"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
L	2'-0" X 2'-0"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
M	3'-6" X 4'-6"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
N	3'-0" X 4'-6"	DOUBLE GLAZED	VINYL	S/H	PREE FINISHED	NEW WINDOW
O	2'-0" X 2'-0"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
P	3'-6" X 4'-6"	DOUBLE GLAZED	VINYL	SLIDING	PREE FINISHED	EXISTING WINDOW
Q	3'-0" X 4'-6"	DOUBLE GLAZED	VINYL	S/H	PREE FINISHED	NEW WINDOW

NOTE:-
ALL EXTERIOR DOORS AND WINDOWS TRIM TO BE HARDIE 1 X 4 TO MATCH HARDIE SIDE AT ELEVATIONS

REV	DATE
1	
2	

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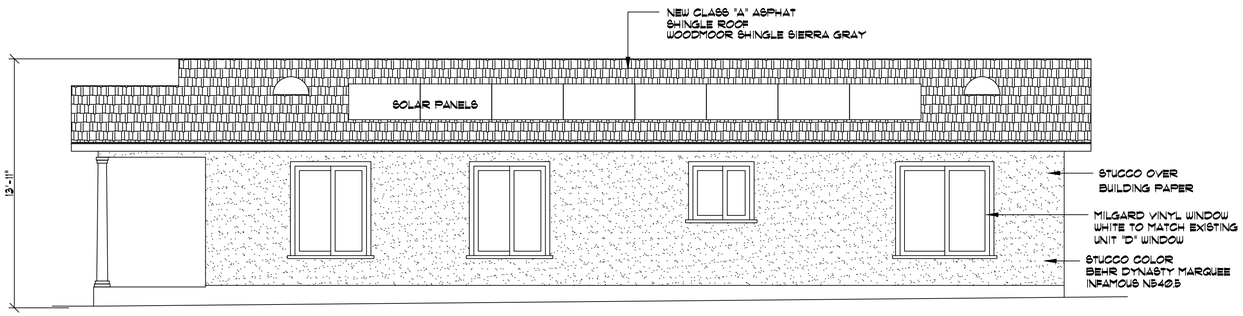
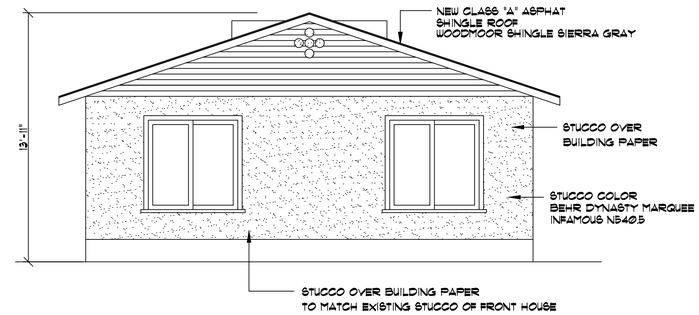
UNIT "C" FLOOR PLAN AND ROOF PLAN

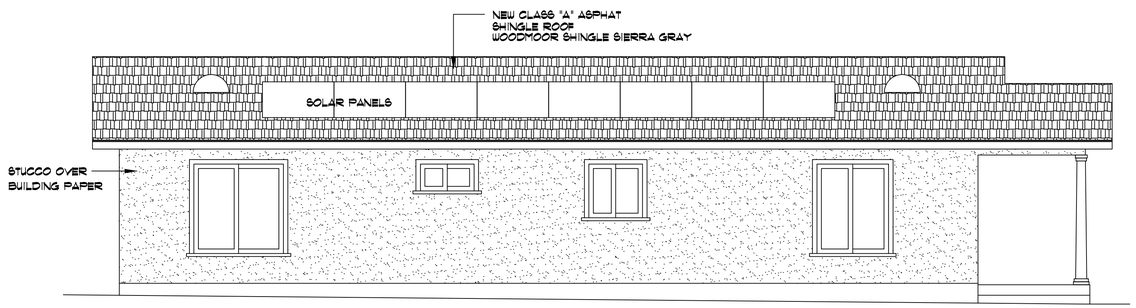
Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-5
of	sheets



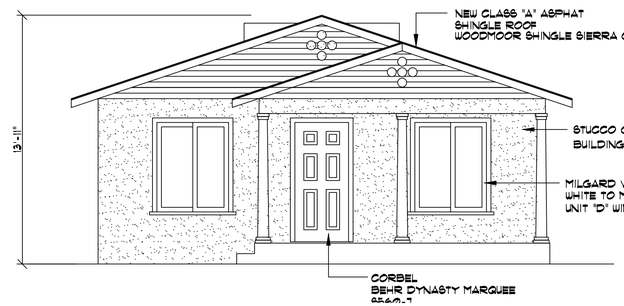
1 / A-6 UNIT "C" EAST ELEVATION
1/4" = 1-0"



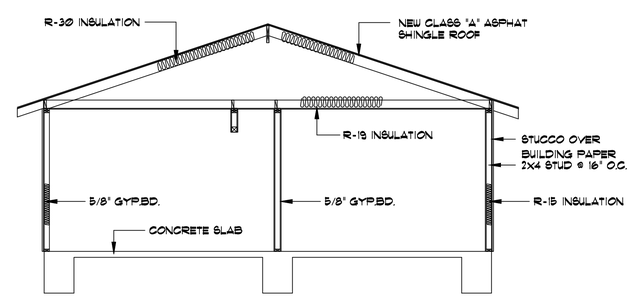
2 / A-6 UNIT "C" NORTH ELEVATION
1/4" = 1-0"



3 / A-6 UNIT "C" WEST ELEVATION
1/4" = 1-0"



4 / A-6 UNIT "C" SOUTH ELEVATION
1/4" = 1-0"



5 / A-6 UNIT "C" BUILDING SECTION
1/4" = 1-0"

REV	DATE
1	
2	

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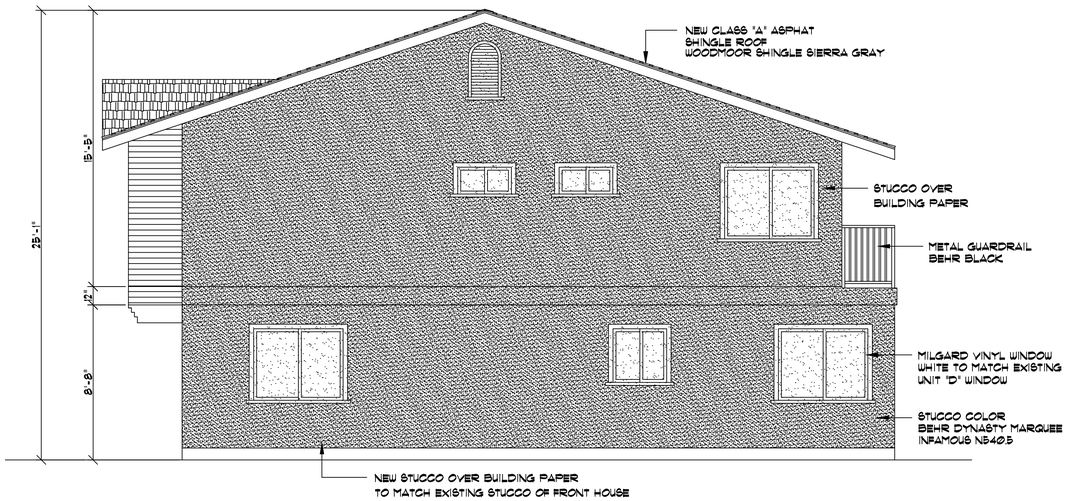
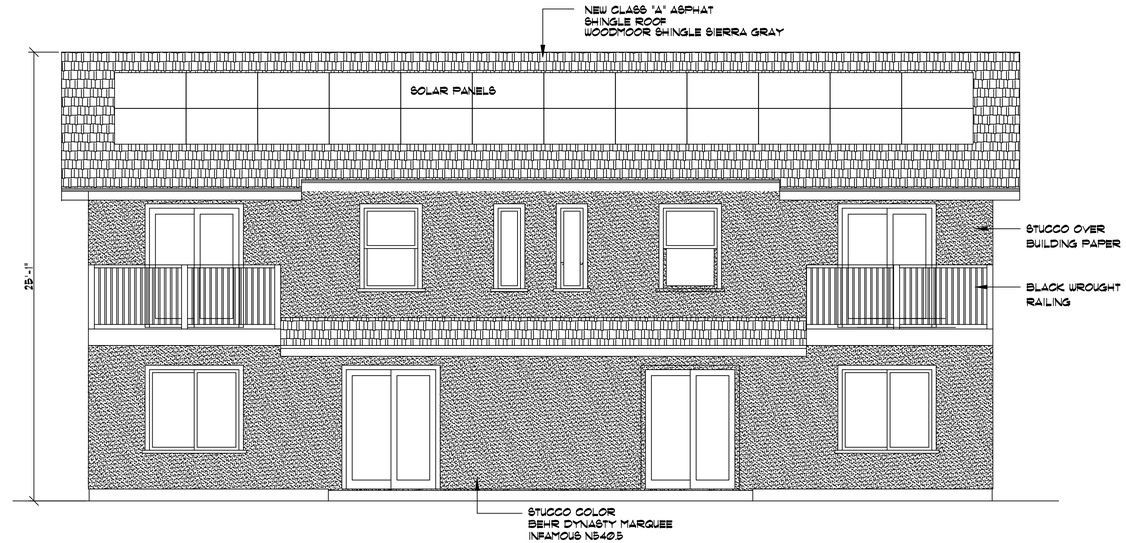
UNIT "C" ELEVATIONS

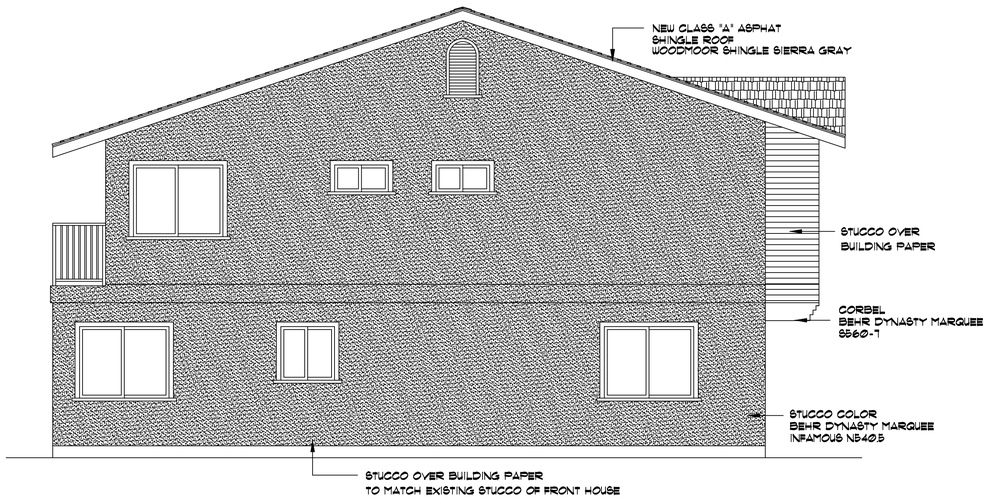
Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-6
of	sheets



1 / A-7 UNIT A AND B EAST ELEVATION
1/4" = 1-0"



3 / A-7 UNIT A AND B NORTH ELEVATION
1/4" = 1-0"



2 / A-7 UNIT A NAD B WEST ELEVATION
1/4" = 1-0"

4 / A-7 UNIT A AND B SOUTH ELEVATION
1/4" = 1-0"

REV	DATE
1	

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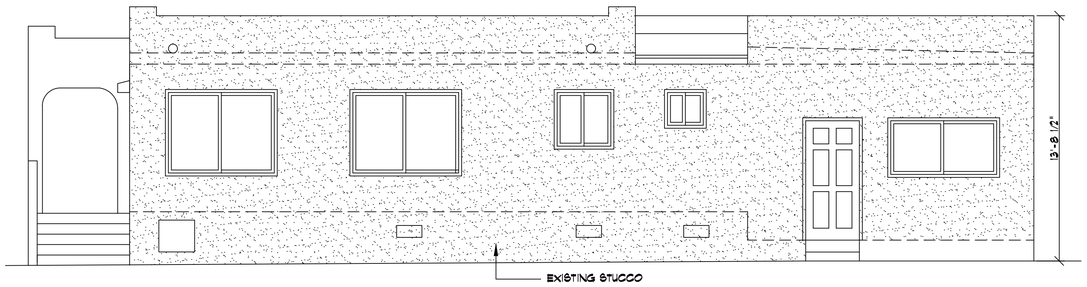
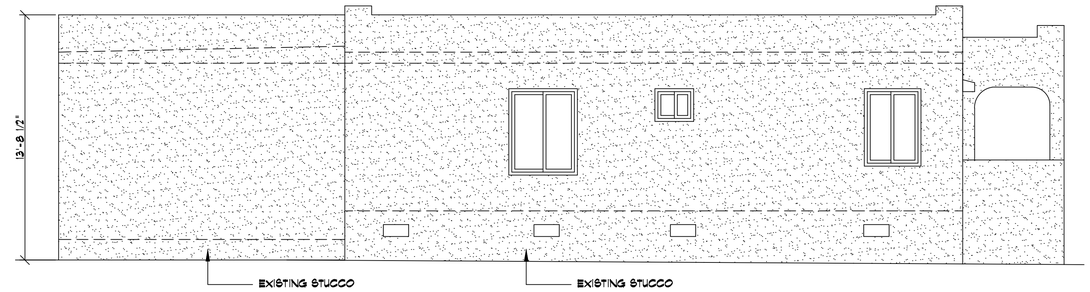
UNIT A & B ELEVATIONS

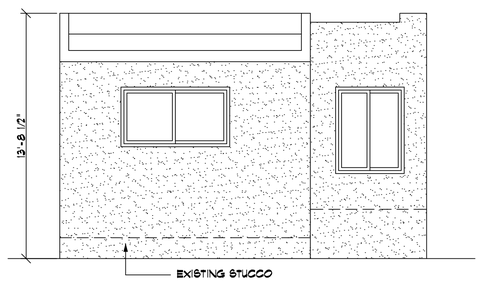
Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-7
of	sheets



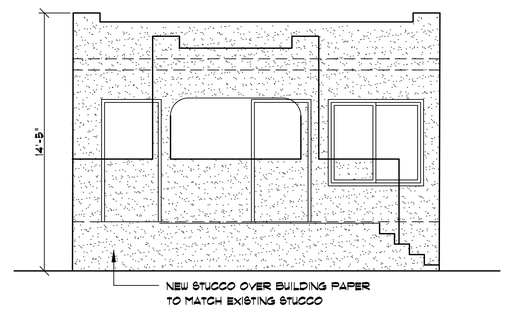
1 A-8 FRONT UNIT "D" EXISTING EAST ELEVATION
1/4" = 1-0"



2 A-8 FRONT UNIT "D" EXISTING WEST ELEVATION
1/4" = 1-0"



3 A-8 FRONT UNIT "D" EXISTING NORTH ELEVATION
1/4" = 1-0"



4 A-8 FRONT UNIT "D" EXISTING SOUTH ELEVATION
1/4" = 1-0"

REV DATE

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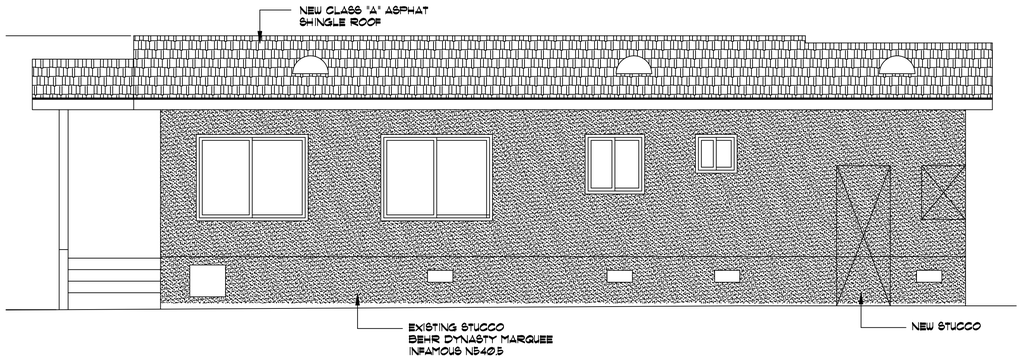
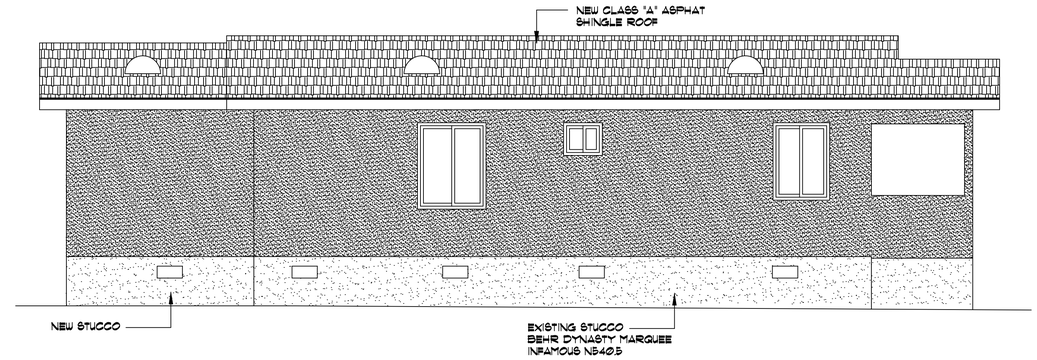
EXISTING HOUSE ELEVATIONS

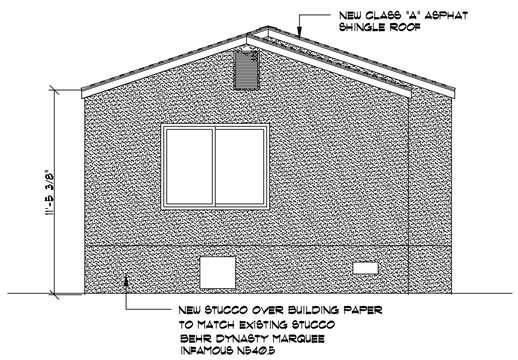
Date 2-17-23
Scale AS NOTED
Drawn A.K
Job
sheet
A-8
of sheets



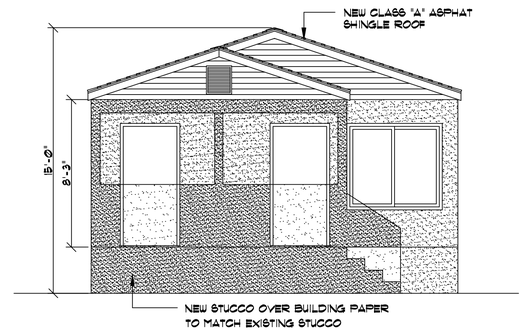
1 / A-9 FRONT UNIT "D" NEW EAST ELEVATION
1/4" = 1-0"



2 / A-9 FRONT UNIT "D" NEW WEST ELEVATION
1/4" = 1-0"



3 / A-9 FRONT UNIT "D" NEW NORTH ELEVATION
1/4" = 1-0"



4 / A-9 FRONT UNIT "D" NEW SOUTH ELEVATION
1/4" = 1-0"

REV	DATE
1	

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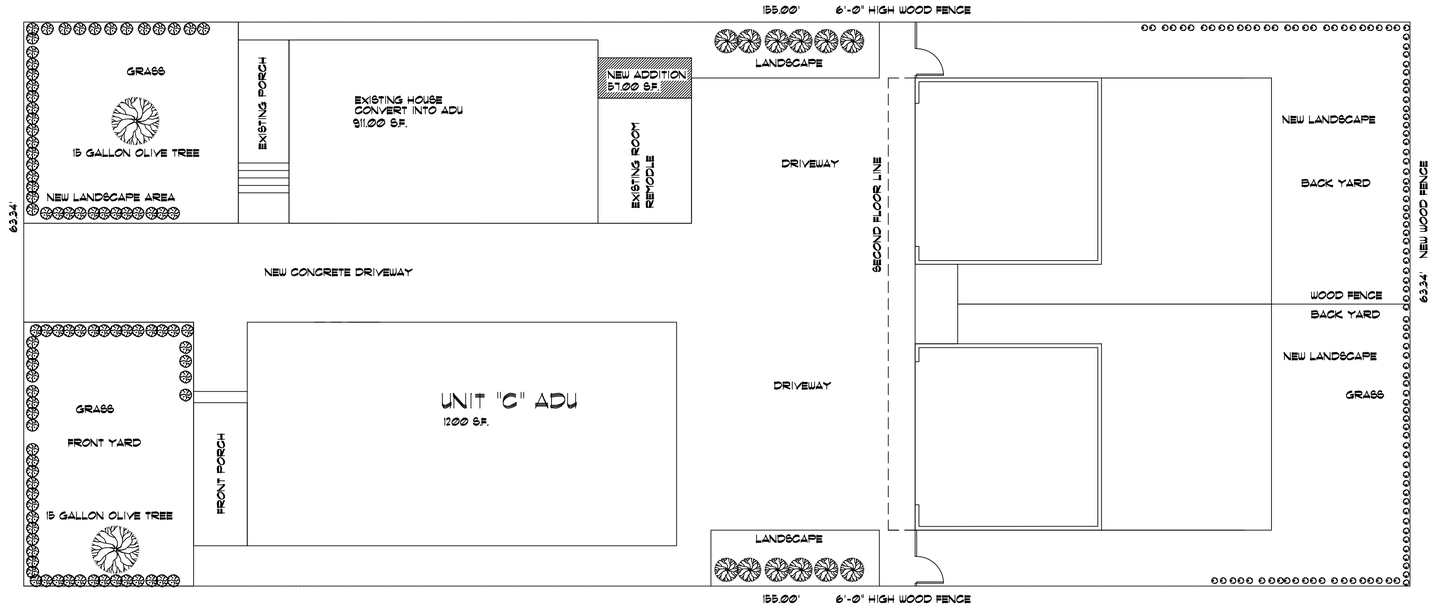
NEW ELEVATIONS

Date	2-17-23
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-9
of	sheets

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER	QTY
	Chondropetalum tectorum 'El Campo' / El Campo Small Cape Rush	5 gal	Moderate	4
	Olea europaea `Little Ollie` TM / Little Ollie Olive	5 gal	Low	8
	Westringia fruticosa `WES06` TM / Low Horizon Coast Rosemary	5 gal	Low	8

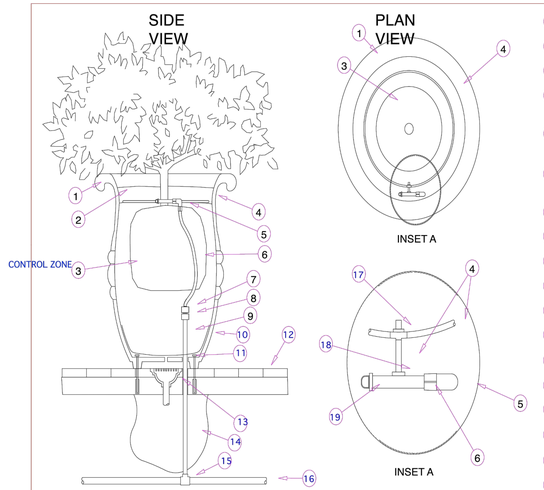
Automatic weather-based or soil-moisture based Irrigation controllers shall be installed on the irrigation system.
Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
Areas less than 10 ft. in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.



1 A-10 PRELIMINARY LANDSCAPE PLAN
1/8" = 1-0"

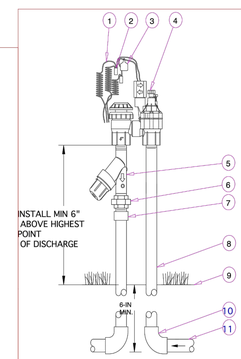
FINAL LANDSCAPE PLAN TO BE PROVIDED AS PER CITY REQUIREMENT

Areas less than 10 ft. in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.



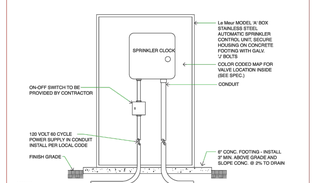
1. xi-2,I2;LANDSCAPE PLANTER
2. 2"-3" DEPTH OF MULCH
3. PLANT ROOT BALL
4. 1/4-INCH LANDSCAPE DRIPLINE: RAIN BIRD LDQ0806 OR LDQ0812
5. 1/2-INCH ELL: RAIN BIRD EASY FIT COMPRESSION FITTING MDCFEL
6. t0; 1/2-INCH POLYETHYLENE DISTRIBUTION TUBING: RAIN BIRD XF SERIES BLANK TUBING
7. BARB FEMALE ADAPTER: XFD-FA-075
8. PVC MALE ADAPTER
9. 3/4-INCH PVC RISER
10. FILTER FABRIC
11. 1-INCH DIA. HOLES FOR IRRIGATION SUPPLY LINE
12. HARDSCAPE SURFACE
13. DRAIN
14. DRAINAGE GRAVEL
15. PVC SCH 40 TEE OR ELL
16. PVC LATERAL PIPE
17. 1/4-INCH BARB TEE: RAIN BIRD XBF3TEE
18. 1/4-INCH BARB FITTING: RAIN BIRD XBF1CONN
19. REMOVABLE FLUSH CAP: RAIN BIRD MDCFCAP

xi-2,I2;NOTE:
1. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



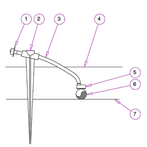
REMOTE CONTROL VALVE

1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI-SIPHON VALVE:
5. xi-2,I2; RAIN BIRD 100-ASVF VALVE (INCLUDED IN XACZ-100-PRF KIT) PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XACZ-100-PRF KIT)
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)



NOTES:
1. COMMON WIRE TO BE WHITE & CONTROL WIRE TO BE BLACK IN COLOR
2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER & REMOTE CONTROL VALVE.
3. CONTROL WIRING SEQUENCE CORRESPONDS TO OPERATING SEQUENCE OF REMOTE CONTROL VALVES AND AUTOMATIC SPRINKLER CONTROL UNIT STATION CONNECTION (SEQUENCE SHOWN ON DETAIL IS FOR REFERENCE ONLY. SEE IRRIGATION PLAN FOR CORRECT VALVE SEQUENCE).

WITH RAIN GAUGE SENSOR

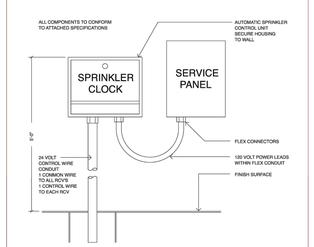


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. 0-2,U2:SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

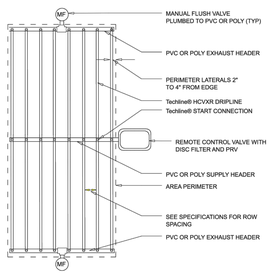
NOTES:
xi-3,I3,t3;1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

XERI-BUG INTO 1/2-INCH TUBING
WITH 1/4" TUBING, STAKE AND BUG CAP

DRIP



1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES.
2. THE PLANS ARE DIAGRAMMATIC, THEY MAY SHOW SYSTEM OUTSIDE OF PLANTING AREAS FOR READABILITY AND CLARITY. ALL PRESSURE AND NON-PRESSURE LINES AND EQUIPMENT TO BE INSTALLED WITHING PLANTING AREAS. FIELD VERIFY.
3. ALL IRRIGATION WORK MUST BE COORDINATED WITH PLANTING TO AVOID INTERFERENCE.
4. ALL IRRIGATION WORK TO BE COORDINATED WITH APPROPRIATE ARCHITECTURAL CONTRACTORS TO AVOID INTERFERENCE.
5. PRESSURE REGULATING VALVES SHALL BE ADJUSTED FOR OPTIMUM PRESSURE PER MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL FLUSH AND ADJUST ALL EQUIPMENT PER THE MANUFACTURER'S RECOMMENDATIONS.
7. CONTRACTOR TO REGULATE ALL SYSTEMS TO AVOID SPRAYING ONTO FIXED STRUCTURES, BUILDING, SIDEWALK, ENTRY PATH, AND ROADWAYS.
8. THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF ONE YEAR AT COMPLETION OF INSTALLATION. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS WARRANTY. CONTRACTOR TO BE RESPONSIBLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.
9. UPON COMPLETION OF WORK, CONTRACTOR TO REMOVE ALL EXCESS MATERIAL, EQUIPMENT AND WASTE.
10. THE IRRIGATION SYSTEM SHALL BE DEEMED INCOMPLETE UNTIL ALL SPRINKLER DRIP HEADS, VALVES, AND ALL RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE PROJECT SITE CONDITIONS AND REQUIREMENTS.



NETAFIM

NOTE:
xi-3,I3,t3;1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 21.8 PSI
3. HIGH CHECK VALVE (MAX 8.5' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

REV DATE

Abidkhan

ABID KHAN
1102 FAIRVIEW AVE. # F
ARCADIA, CA 91007
PHONE # (626) 49709843

OWNER:-
BOUTROS RESIDENCE
4419 E. 57Tth STREET
MAYWOOD, CA 90270
PHONE (213) 453-2907

PRELIMINARY IRRAGATION DETAOILS

Date	8-21-22
Scale	AS NOTED
Drawn	A.K
Job	
sheet	A-10
of	sheets

AGENDA REPORT
CITY OF MAYWOOD

AGENDA ITEM NO. 3.

DATE: March 19, 2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: CALVIN KO, ASSISTANT PLANNER

SUBJECT: SITE PLAN REVIEW SP24-02 AND FINDING OF EXEMPTION FROM CEQA - A REQUEST TO CONSTRUCT A RESIDENTIAL DEVELOPMENT OF THE CONSTRUCTION OF AN ATTACHED 3,070 SQUARE FEET DUPLEX, AND DEMOLISH A 320 SQUARE FEET SINGLE CAR GARAGE AND 340 SQUARE FEET FROM THE EXISTING RESIDENCE TO ADD A SECOND STORY MASTER BEDROOM AND BATHROOM WITH AN ATTACHED 400 SQUARE FEET TWO-CAR GARAGE TO THE EXISTING RESIDENCE ON A PROPERTY IN THE RESIDENTIAL (R-3) ZONING AREA LOCATED AT 6132 PINE AVENUE.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Site Plan Review SP24-02, a request to construct a residential development of an attached 3,070 square feet duplex and demolish a 320 square feet single car garage and demolish 340 square feet from the existing residence to add a second story master bedroom with an attached 400 square feet two-car garage to the existing residence for a 1,996 square feet total floor area in the Residential (R-3) zoning area located at 6132 Pine Avenue.

BACKGROUND:
The property is located at 6132 Pine Avenue, between East 61st Street and Randolph Street. The Assessor Parcel Number (APN) is 6317-015-012. The parcel contains a single family dwelling with a detached single-car garage. The property is rectangle-shaped, approximately sixty-one feet wide by one hundred forty-five feet deep. The lot area is approximately 8,845 square feet. The surrounding properties are all located in the Residential (R-3) zoned area. There are single family dwellings to the north and east of the project site, Maywood Academy High School to the west, and a multifamily dwelling to the south. A site plan review is required per the Maywood Zoning Ordinance ("MZO") when no other discretionary permit is being requested for all residential development exceeding five thousand square feet.

DISCUSSION:
Kassandra Calderon ("Applicant") is requesting approval of Site Plan Review SP 24-02 for a residential development on a property located at 6132 Pine Avenue. The project is proposing an attached 3,070 square feet duplex and to demolish a 320 square feet single car garage and to demolish 340 square feet from the existing residence to add a second-story master bedroom with an attached 400 square feet two-car garage to the existing residence for a 1,996 square feet total floor area in the Residential (R-3) zoning area The existing single-car garage will be demolished to allow construction of the duplex. The exterior of the units will consist of gable-styled roofing, metal railing for balconies, and will be finished with stucco and vinyl siding. The units will contain elements of American Craftsman style architecture, similar to the existing dwelling unit.

The duplex shares a mirrored floor plan consisting of 2 bedrooms, 2 full bathrooms, with an attached two-car garage. The living area is a total of 1,135 square feet with a 400 square feet garage. The first floor is 376 square feet, with the floor plan consisting of a bedroom and full bathroom. The second floor is 759 square feet, with a floor plan consisting of a bedroom, full bathroom, kitchen, living room, a laundry room, and an 80 square foot balcony.

The existing home proposes to demolish 340 square feet from a bedroom, and add 560 square feet. The new proposed total square footage will be 1,596 square feet. The floor plan consists of 3 bedrooms, 2 full bathrooms, a kitchen, and a living room. The existing driveway approach will remain to provide acces for all the units. The driveway is 16 feet 8 inches wide and located on the southern end of the parcel.

The project is providing two-car garages for each unit. Each garage is proposed to have 20 feet by 20 feet interior dimensions and meet the required 25' vehicle back-up clearance.

The open space and landscaping requirements are provided throughout the site. The rear of the property will provide 488 square feet of common open space. The front dwelling will have access to 220 square feet of open space, adjacent to the garage. Each unit will have a private balcony of 80 square feet.

LEGAL REVIEW:

The Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies under the Class 32 exemption under State CEQA Guidelines Section 15195 (In-Fill Development) because the proposed project is constructing residential housing on a site not more than 4 acres and meets all the criteria for this exemption in the 2023 CEQA Guidelines and a ministerial project pursuant to Section 15268. In addition, there is no substantial evidence that the project may have a significant effect on the environment.

FISCAL IMPACT:

ATTACHMENT(S)

1. SITE PLAN 6132 PINE AVE.

RESOLUTION NO. PC24-0475

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA, APPROVING THE SITE PLAN REVIEW OF SP24-02 TO ALLOW PROPOSED CONSTRUCTION OF AN ATTACHED 3,070 SQUARE FEET DUPLEX AND DEMOLISH A 320 SQUARE FEET SINGLE-CAR GARAGE AND DEMOLISH 340 SQUARE FEET FROM THE EXISTING RESIDENCE TO ADD A SECOND STORY MASTER BEDROOM WITH AN ATTACHED 400 SQUARE FEET GARAGE TO THE EXISTING DWELLING LOCATED AT 6132 PINE AVENUE IN THE R-3 (RESIDENTIAL) ZONING AREA AND FINDING THE PROJECT EXEMPT FROM CEQA

THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

WHEREAS, Kassandra Calderon (the "Applicant") filed application No. SP24-02 for a Site Plan Review to allow the development of an attached 3,070 square feet duplex and to demolish a 320 square feet single car garage and to demolish 340 square feet from the existing residence to add a second story master bedroom with an attached 400 square feet two-car garage to the existing residence for a 1,996 square feet total floor area in the Residential (R-3) zoning area located at 6132 Pine Avenue (APN 6317-015-012); and

WHEREAS, the approximately 8,845 square feet (0.20 acre) project site is located between East 61st Street and Randolph Street. The proposed project will consist of an attached 3,050 square feet two-story duplex and demolish 340 square feet of the existing residence to add 560 square feet to the existing dwelling; and

WHEREAS, the existing 320 square foot single-car garage will be demolished; and

WHEREAS, on March 19, 2024**,** the Planning Commission of the City of Maywood ("Commission") conducted a duly noticed public hearing on the application at which time all persons wishing to testify in connection with the application were heard and the application was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF MAYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Applicant is requesting Site Plan Review approval to allow the proposed new construction of an attached 3,070 square feet duplex and to demolish a 320 square feet single car garage and to demolish 340 square feet from the existing residence to add a second story master bedroom with an attached 400 square feet two-car garage to the existing residence for a 1,996 square feet total floor area. Per Section 5120.40 of the Maywood Zoning Ordinance, the following criteria must be met in order to approve the Site Plan Review request:

A. **Every use, development of land, and application of development standards shall take place in compliance with all applicable provisions of this Ordinance.**

   The proposed new residential development is in compliance with the development standards as outlined in Section 4010 Residential (R-3) of the Maywood Zoning Ordinance. The site contains approximately 8,845 square feet and is of adequate size to accommodate the proposed residential development. The project is in accordance with the MZO development requirements, including but not limited to setbacks, height, lot coverage and parking.

B. **Every use, development of land, and application of development standards shall be considered on the basis of the suitability of the site for the particular use or development intended. The total development, including the application of prescribed development standards, shall be designed to avoid traffic congestion, ensure public health, safety and general welfare; prevent adverse effects on neighboring property; and shall be in accord with all elements of the General Plan.**

   The project will be developed in accordance with the MZO, including but not limited to, minimum area/street frontage, yard setbacks, height requirements, maximum lot coverage, landscaping, and required parking spaces.

   The site is located within the residential neighborhood of Pine Avenue. The development of residential dwelling units is consistent with surrounding residential land uses in the area. The approval of the Site Plan Review, subject to the conditions of approval contained herein, will not adversely affect or be materially detrimental to

adjacent uses, buildings, or structures.

C. **Every use, development of land, and application of development standards shall be considered on the basis of suitable and functional development design, but it is not intended that such approval be interpreted to require a particular style or type of architecture.**

The proposed design is consistent with other residential developments within the City. The site plan conforms to all zoning development standards, including the maximum lot coverage, building setbacks, landscaping, and on-site parking. The new development will have access from the existing driveway along Pine Avenue.

<u>SECTION 2.</u> Based on the foregoing, the Planning Commission hereby approves Site Plan Review 24-02, subject to the following conditions:

I. Site Plan Review SP24-02 is approved for the construction of an attached 3,070 square feet duplex and to demolish a 320 square feet single car garage and to demolish 340 square feet from the existing residence to add a second story master bedroom with an attached 400 square feet two-car garage to the existing residence for a 1,996 square feet total floor area located at 6132 Pine Avenue.
II. All plan checks, and future construction shall be in substantial compliance with the plans approved through Site Plan Review SP 24-02. All new construction shall comply with all applicable state and local codes.
III. The applicant is required to obtain all Building and Safety permits prior to construction or demolition.
IV. All garages shall meet the minimum 20 feet by 20 feet interior wall dimensions.
V. The use and improvements authorized by this Site Plan Review shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the authorized use and/or approved plans and specifications as well of the existing use as described above, as determined by the Director of Building and Planning, shall require prior approval of the Planning Commission pursuant to an amendment of this application.

VI. The Applicant agrees to allow the City inspector access to the subject premises to reasonably inspect the same at all times to assure compliance with these Conditions of Approval.

VII. Prior to the issuance of a final approval of the building permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.

VIII. This Site Plan Review shall be subject to revocation for any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood.

IX. The applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or against to attack, set aside, void or annul any approval or condition or the approval fo the City concerning this project, including but no limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and Planning. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and City shall cooperate fully in defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in defense of the matter.

X. The Building and Planning Department shall approve all site plans, including landscaping plan, and approved permits.

XI. The applicant may be required to provide approved grading plans, fire sprinkler plans, soil reports prior to construction permit issuance.

XII. The applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a Revocation of the Site Plan Review.

XIII. Within ten (10) days from adoption of the Resolution approving this application, the Applicant and/or Owner of the subject property shall execute a notarized affidavit agreeing to comply with the aforementioned conditions.

PASSED, APPROVED AND ADOPTED THIS 19TH DAY OF MARCH 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_____
Alfredo Martinez
Planning Commissioner Chairperson

ATTEST:

_____
Steve Fowler
Planning Commission Secretary

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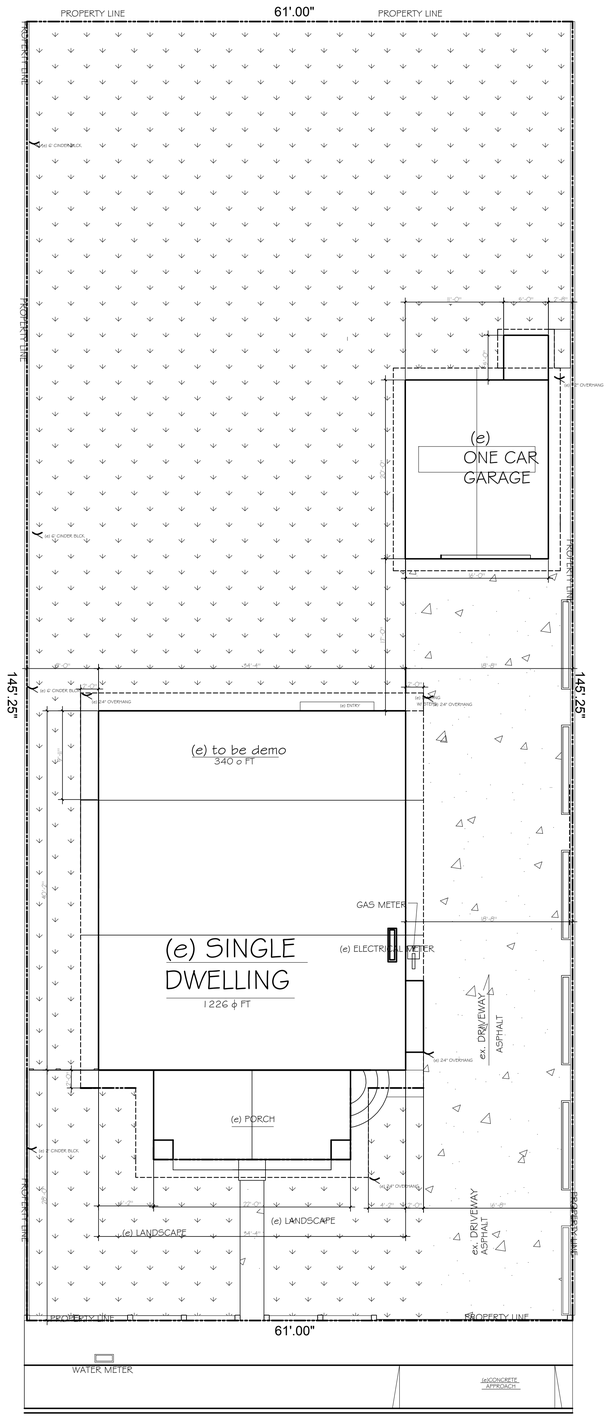
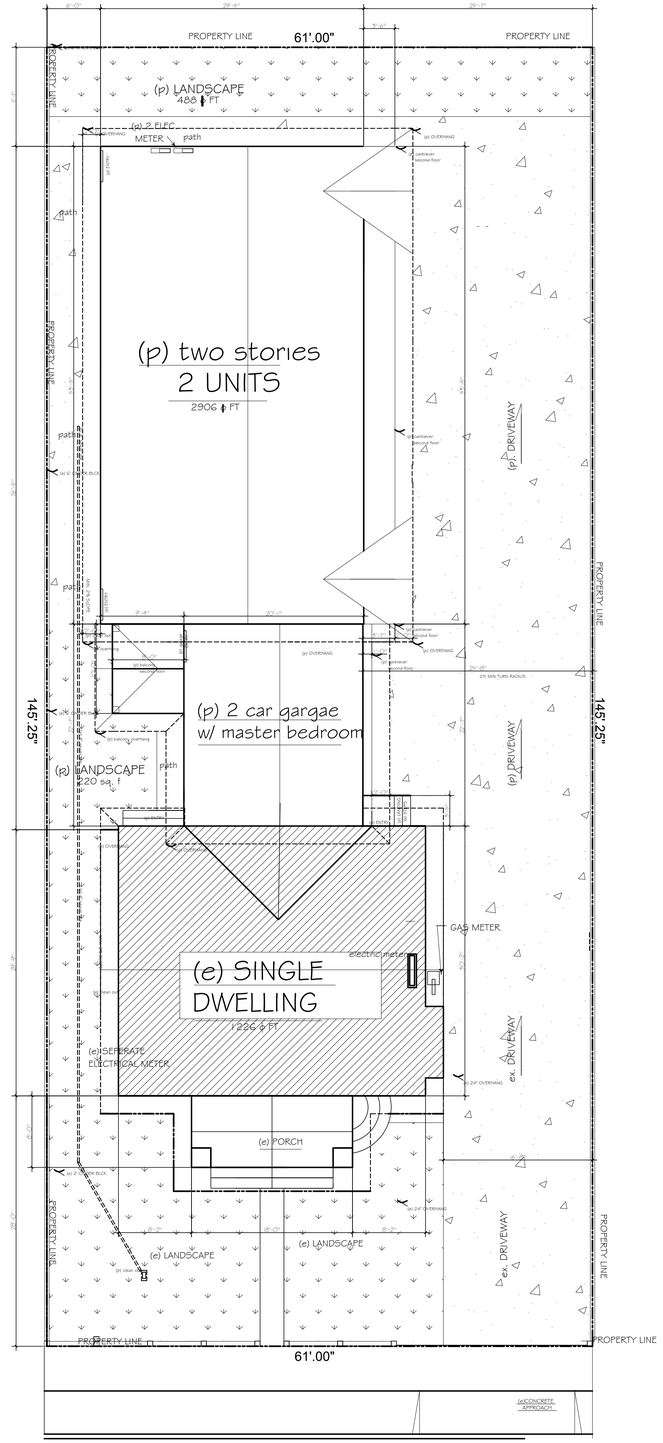


(e) SITE PLAN

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



(p) SITE PLAN

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

GENERAL NOTES

1. ALL WORK INCLUDING WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, REGULATIONS, LAWS AND ORDINANCES.

2. CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND VERIFY THAT CONDITIONS ARE AS INDICATED ON PLAN. CONTRACTOR SHALL INCLUDE IN HIS BID, COSTS REQUIRED TO MAKE HIS WORK MEET EXISTING CONDITIONS. DESIGNER SHALL BE NOTIFIED IMMEDIATELY WHEN DISCREPANCIES ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS.

3. DO NOT SCALE DRAWINGS. FIELD VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

4.CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS FOR ALL WORK.

5. CONTRACTOR SHALL NOT ORDER AND/OR FABRICATE ANY MATERIAL WITHOUT FIRST COORDINATING THE SAME WITH ACTUAL FIELD CONDITIONS. THE CONTRACTOR ABOVE IS RESPONSIBLE FOR THE PROPER FITTING AND CONNECTION OF MATERIALS AND EQUIPMENT.

6. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PREMISE AT THE CLOSE OF EACH WORK DAY. ALL SUCH MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER. THE AREA OF OPERATIO SHALL BE MAINTAINED BROOM CLEAN AT ALL TIME.

7.CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF HIS WORK DURING STORAGE, TRANSIT, INSTALLATION AND FINAL OWNER ACCEPTANCE. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN ALL WORK AND REPAIR AND REFINISH ALL DAMAGE TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER AS PART OF THE CONTRACT.

8.CONTRACTOR IS TO VERIFY EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.

9.IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY, THE DESIGNER RESERVES THE RIGHT TO VERBALLY APPROVE METHODS AND MATERIALS NOT REFLECTED HEREIN.

CODES ANALYSIS

THE FOLLOWING PLANS ARE BASED ON THE LOS ANGELES COUNTY BUILDING REGULATIONS.
THE FOLLOWING COMMENTS REFERENCE THE 2022 CALIFORNIA BUILDING STANDARD CODES AS AMENDED BY THE AUTHORITY HAVING JURISDICTION UNLESS OTHERWISE NOTED.

TYPE OF CONSTRUCTION: V-B TYPE
OCCUPANCY GROUP: R-3
BUILDING HEIGHT: 25'- 0"
NUMBER OF STORIES:2
FIRE SPRINKLERS: YES
2022 (CBC) CALIFORNIA BUILDING CODE
2022 (CRC) CALIFORNIA RESIDENTIAL CODE
2022 (CRC) CALIFORNIA PLUMBING CODE
2022 (CMC) CALIFORNIA MECHANICAL CODE
2022(CEC) CALIFORNIA ELECTRICAL CODE
2022 (CALGREEEN) CAGREEN BUILDING STANDARD CODE
2022 CALIFORNIA ENERGY CODE
2022 (CFC) CALIFORNIA FIRE CODE
2023 MAYWOOD MUNICPAL CODE

NOTE:BUILDING DESIGN IS BASED ON TYPE CONVENTIONAL FRAMING PROVISON OF THE 2022 CRC.

STRUCTURAL ENGINEER:
DAVID LI + ASSOCIATES
CONSULTING STRUCTURAL ENGINEERING, INC
DAVID LI P.E
(626)288-1216

NOTE:STRUCTURAL DESIGN + DETAILS FULLY CONFORM TO THE CALIFORNIA RESIDENTIAL CODE

ENGINEERING (PLUMBING, MECHANICAL, ELECTRICAL, ENERGY)
PERFECT DESIGN
DESIGN + CONSULTING
RAYMOND M ZHONG P.E
626.289.8808

OWNER INFO.: KASSANDRA CALDERON
PARCEL NUMBER: 6317-015-012
TYPE OF CONSTRUCTION: V-B TYPE

EXISTING PROPERTY CHARACTERISTICS

EXISTING BEDROOM: 3
EXISTING BATHROOM: 1
EXISTING SQ. FEET: 1226 SQ FT LIVING SP.
FIREPLACE: 1

LOT SIZE: 8717 FT
USE CODE: SINGLE FAMILY RESIDENTIAL
ZONE: R-3

SCOPE OF THE WORK

1. EXISTING (DEMO 340 SQ.F. MASTER BEDROOM-DEN) DEMO EXISTING 1 CAR GARAGE 320 SQ.FT.)
2. BUILD NEW ATTACHED TWO 20X20 CAR GARAGE W/ MASTER BEDROOM/ BATHROOM/ BALCONY/ STAIRS 960 SQ.F.
3. REMODEL (E) RESIDENCE:
   A. DINNING ROOM
   B. KITCHEN
4. PROPOSED UNIT #2
   A. ATTACHED GARAGE 400 SQ.F.
   B. BOTTOM BEDROOM/ BATHROOM/ stairs 376 SQ.F.
   C. LIVING ROOM/DINNING/ KITCHEN/ BATHROOM/ LAUNDRY ROOM/ BALCONY 759 SQ.F.
5. PROPOSED UNIT #3
   A. ATTACHED GARAGE 400 SQ.F.
   B. BOTTOM BEDROOM/ BATHROOM/ stairs 376 SQ.F.
   C. LIVING ROOM/DINNING/ KITCHEN/ BATHROOM/ LAUNDRY ROOM/BALCONY 759 SQ.F.

4030 NEW CONSTRUCTION TOTAL SQ. FT

LOT COVERAGE ALLOWED TO NOT EXCEED 55%

1996 SQ.F. UNIT 1 + 1535 SQ.F. UNIT 2 + 1535 SQ.F. UNIT 3 = 5066 Osq ft

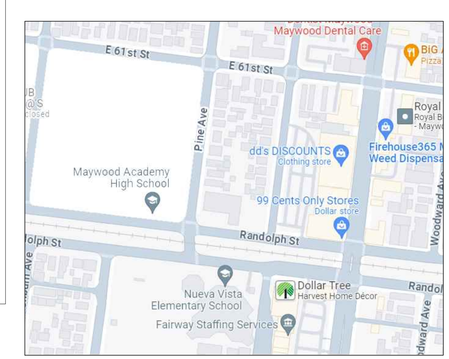
LOT COVERAGE 5066 SQ. FT / 8717 SQ FT= 58.11%

INDEX

A-1 (E) SITE PLAN
(P) SITE PLANS
A-2 (E) FLOOR PLANS
(P) FLOOR PLANS
A-3 (P) ELEVATIONS
A-4 (P) ELECTRICAL
(P) WINDOWN/ DOOR SCHED
A-5 (P) SECTIONS

TO FOLLOW BY
STRUCTURE ENGINEER
T-24

VICINITY MAP



DocuSigned by:
Jose Sanchez
2EF661C4EAD1476...

CHINOSKI hB LINEWEIGHTS
5249 CECELIA ST. CUDAHY, CA. 90201
(562)552-6329

DRAWN BY: J.S. CHECK BY:

6132 PINE AVENUE
MAYWOOD CA 90270

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE DEPARTMENT ARE OR SHALL REMAIN AND REMAIN THE PROPERTY OF THE DEPARTMENT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT. ALL REPRODUCTIONS OF THESE DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE DEPARTMENT ARE TO BE MADE ONLY WITH PREVIOUS WRITTEN PERMISSION OF THE DEPARTMENT. ALL REPRODUCTIONS MUST BEAR THE DEPARTMENT'S COPYRIGHT LANGUAGE. ALL REPRODUCTIONS OR DISTRIBUTIONS TO OTHERS WITHOUT WRITTEN PERMISSION IS A VIOLATION OF THE DEPARTMENT'S COPYRIGHT.
JOSE L. SANCHEZ

FEBRUARY 20, 2024
SCALE: AS NOTED
JOB NO.: JO-1
REVISIONS:

(e) SITE PLAN
(p) SITE PLAN
OWNER: KASSSANDRA CALDERON

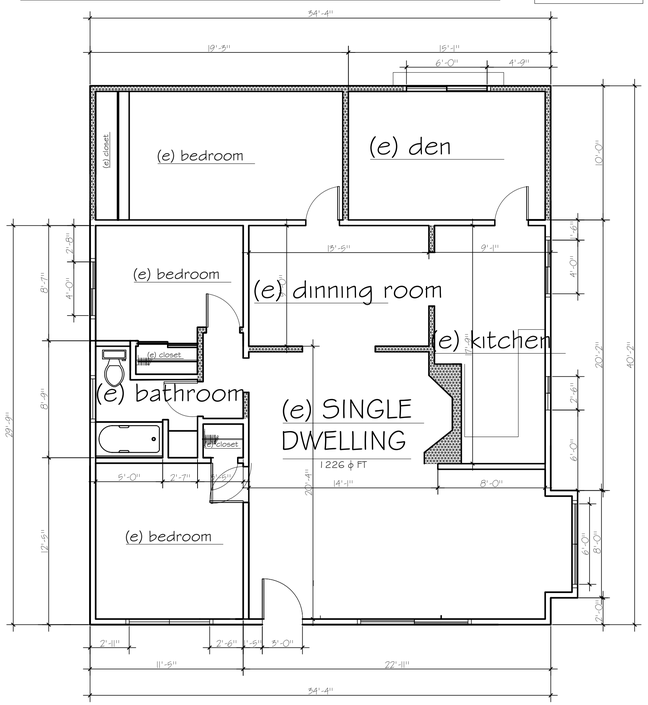
SHEET
A-01
OF
ISSUED FOR PERMITS

DocuSign Envelope ID: B77D32BD-4539-4371-9BDE-9557D5581D00

NOTES

1. ALL PLUMBING WALLS SHALL BE 2x6 STUD WALLS
2. BATHTUB DOOR SHALL BE CAT. II TEMPERED GLASS
3. WALL COVERING AROUND BATHTUB AND SHOWER SHALL BE CERAMIC TILE OVER CEMENT BACKER BOARD TO A MIN. HEIGHT OF 72" ABOVE DRAIN
4. BATHROOM SHALL HAVE MECHANICAL VENT SYSTEM CAPABLE OF AT LEAST 44 CU. FT. / MIN. FLOW RATE
5. MASTER BATH SHALL HAVE MECHANICAL VENT SYSTEM CAPABLE OF AT LEAST 104 CU. FT. / MIN. FLOW RATE
6. MASTER BATH W.C. COMPARTMENT SHALL HAVE MECHANICAL VENT SYSTEM CAPABLE OF AT LEAST 18 CU. FT. / MIN. FLOW RATE
7. POWDER ROOM SHALL HAVE MECHANICAL VENT SYSTEM CAPABLE OF AT LEAST 24 CU. FT. / MIN. FLOW RATE
8. DRYER SHALL EXHAUST TO OUTSIDE THRU 4" MIN. DUCT WITH BACK FLOW DAMPER

DEMO
340 SQ FT.

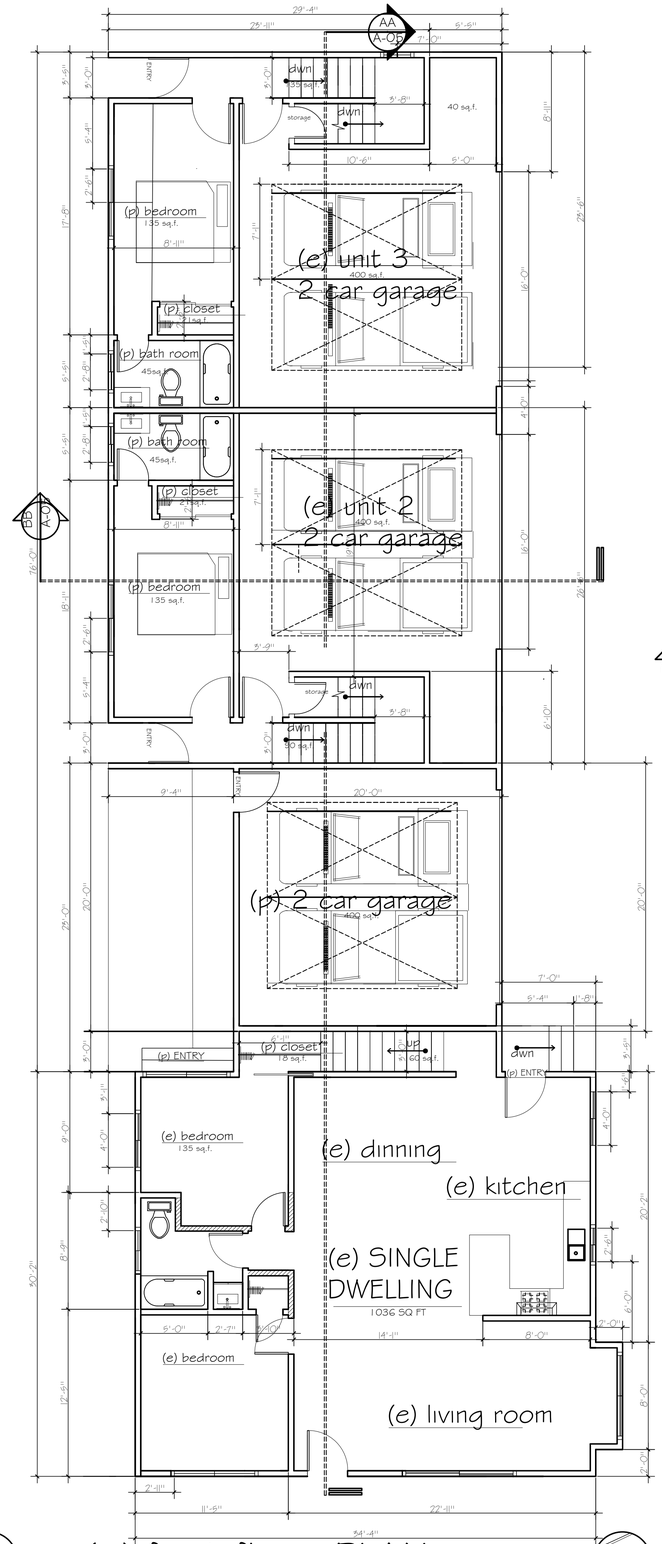


legend for (e) dwelling

Existing
ADDITION
NEW WALL
DEMO

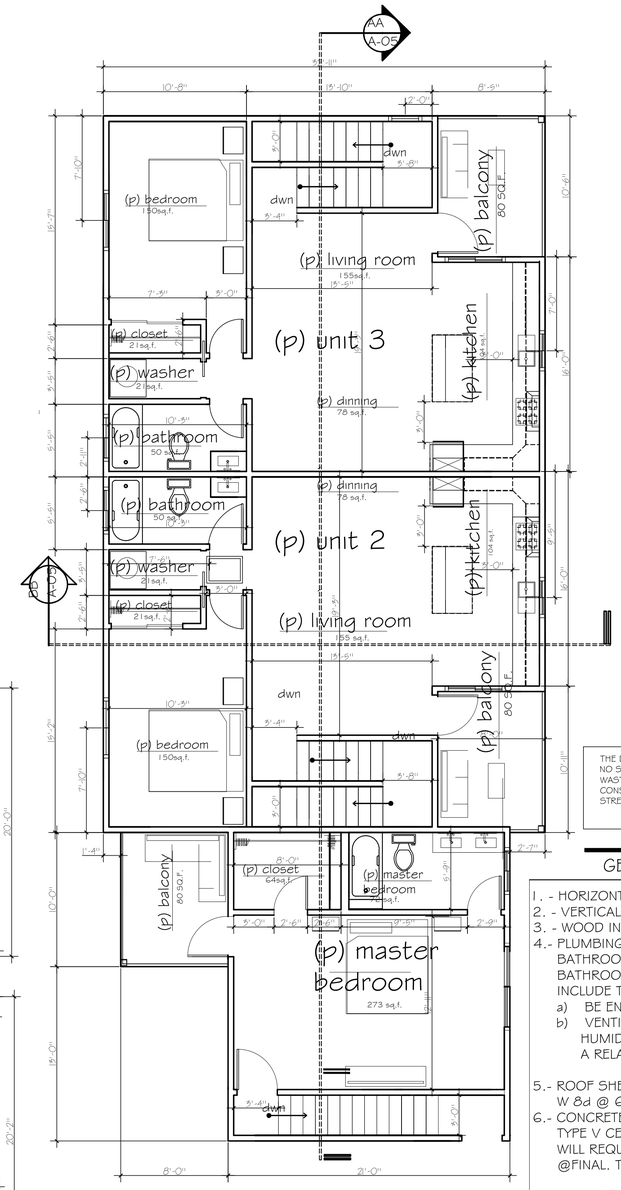
(e) FLOOR PLAN and DEMO PLAN

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



(p) first floor PLAN

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



legend for (e) dwelling

Existing
ADDITION
NEW WALL
DEMO

(p) second floor PLAN

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

OWNER INFO.: KASSANDRA CALDERON
PARCEL NUMBER: 6317-015-012
TYPE OF CONSTRUCTION: V-B TYPE

DocuSigned by:
Jose Sanchez
2EF661C4EAD1476...

EXISTING PROPERTY CHARACTERISTICS

EXISTING BEDROOM: 3
EXISTING BATHROOM: 1
EXISTING SQ. FEET: 1226 SQ FT LIVING SP.
FIREPLACE: 1

LOT SIZE: 8717 FT
USE CODE: SINGLE FAMILY RESIDENTIAL
ZONE: R-3

SCOPE OF THE WORK

1. EXISTING (DEMO 340 SQ.F. MASTER BEDROOM-DEN) DEMO EXISTING 1 CAR GARAGE 320 SQ.FT.)
2. BUILD NEW ATTACHED TWO 20X20 CAR GARAGE W/ MASTER BEDROOM/ BATHROOM/ BALCONY/ STAIRS 960 SQ.F.
3. REMODEL (E) RESIDENCE:
   A. DINNING ROOM
   B. KITCHEN
4. PROPOSED UNIT #2
   A. ATTACHED GARAGE 400 SQ.F.
   B. BOTTOM BEDROOM/ BATHROOM/ stairs 376 SQ.F.
   C. LIVING ROOM/DINNING/ KITCHEN/ BATHROOM/ LAUNDRY ROOM/ BALCONY 759 SQ.F.
5. PROPOSED UNIT #3
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4030 NEW CONSTRUCTION TOTAL SQ. FT

LOT COVERAGE ALLOWED TO NOT EXCEED 55%

1996 SQ.F. UNIT 1 + 1535 SQ.F. UNIT 2 + 1535 SQ.F. UNIT 3 = 5066 Osq ft

LOT COVERAGE 5066 SQ. FT / 8717 SQ FT= 58.11%

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

GENERAL PLAN NOTES

1. - HORIZONTAL LUMBER TO BE DF NO. 2 OR BETTER.
2. - VERTICAL LUMBER TO BE STD OR BETTER.
3. - WOOD IN CONTACT W/CONCRETE SHALL BE PRESSURE TREATED.
4.- PLUMBING WALLS TO BE 2X6 STUDS.
   BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM - BATHROOMS SHALL COMPLY WITH CGBS 4.506 AND SHALL - INCLUDE THE FOLLOWING:
   a) BE ENERGY STAR COMPLIANT.
   b) VENTILATION SYSTEM FANS MUST BE CONTROLLED BY A-HUMIDISTAT SHALL BE CAPABLE OF ADJUSTMENT BETWEEN - A RELATIVE HUMIDITY OF 50% TO 80%.
5.- ROOF SHEETING TO BE 1/2" CDX PLY WOOD W 8d @ 6", 6"& 12" O.C. (PI)BN. EN. F.N..
6.- CONCRETE TO BE 4,500 PSI F' AT 28 DAYS W/C RATIO= 0.45 -. TYPE V CEMENT.
   WILL REQUIRE SPECIAL INSPECTION W/ ALL LAB RESULTS @FINAL. THE (MINIMUM IS 3,000 PSI)
7.- ALL EXTERIOR FINISHES AND WINDOWS TO MATCH EXISTING SURFACES.
8.- PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF AREA TO BE VENTED.
9.- SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SECTION 310.9.1.
   HARD -WIRED SMOKE ALARMS EQUIPPED WITH BATTERY BACKUP @ (E) BEDROOM (IF ANY).
10.- ALL ELECTRICAL SHALL COMPLY WITH 2019 C.E.C. THE FOLLOWING WILL BE PROVIDED AT THE JOBSITE FOR THE ELECTRICAL INSPECTOR: SINGLE LINE DIAGRAM, PANEL SCHEDULES AND LOAD CALCULATION FOR ELECTRICAL SYSTEMS.
11)- ALL EXTERIOR DOORS AND WINDOWS LEADING TO

CHINOSKI hB LINEWEIGHTS
5249 CECELIA ST. CUDAHY, CA. 90201
(562)552-6329

DRAWN BY: JOSE SANCHEZ

6132 PINE AVENUE
MAYWOOD CA 90270

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JOSE L. SANCHEZ

DATE FEBRUARY 21, 2024
SCALE AS NOTED
JOB NO. JO-1
REVISION

(e) PLANS
(p) PLAN
OWNER KASSANDRA CALDERON

SHEET A-02
OF
ISSUED FOR PERMITS

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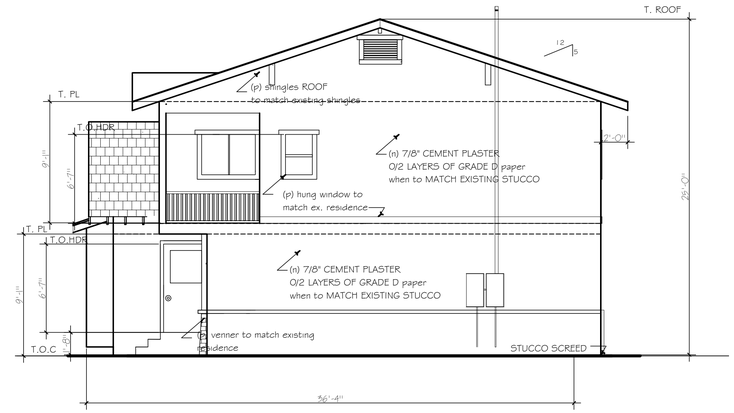
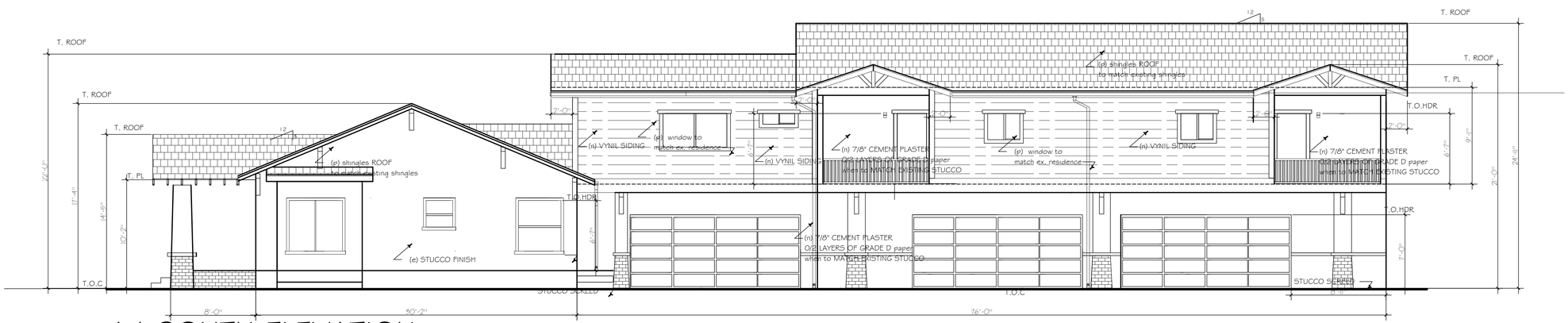
(p) WEST ELEVATION

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



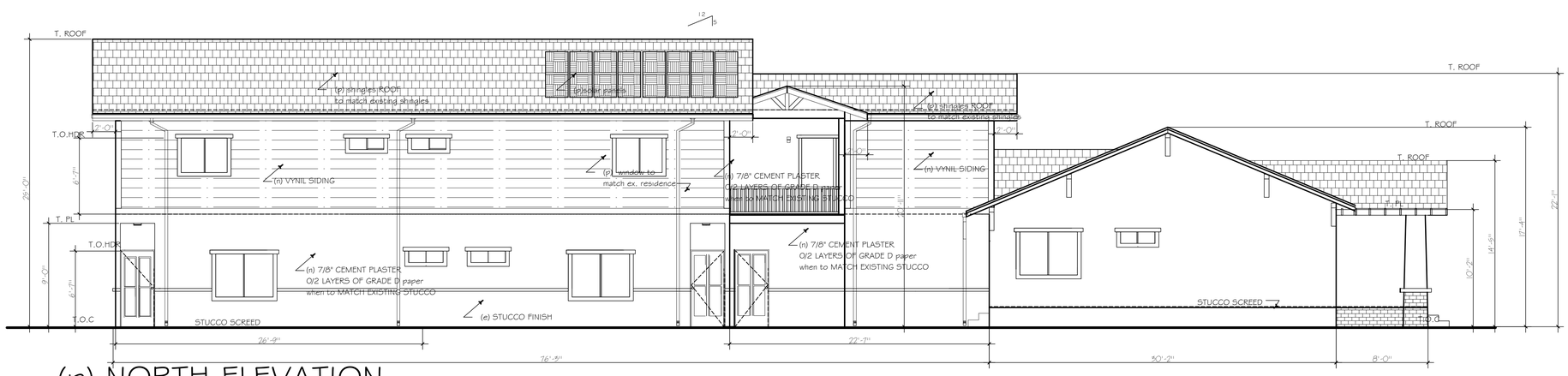
(p) EAST ELEVATION

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



(p) SOUTH ELEVATION

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



(p) NORTH ELEVATION

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

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DRAWN BY: J.S. CHECK BY:

6132 PINE AVENUE
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DATE FEBRUARY 20, 2024
SCALE AS NOTED
JOB NO. IQ-1
REVISION

ELAVATIONS

OWNER KASSSANDRA CALDERON

SHEET A-03

OF ISSUED FOR PERMITS

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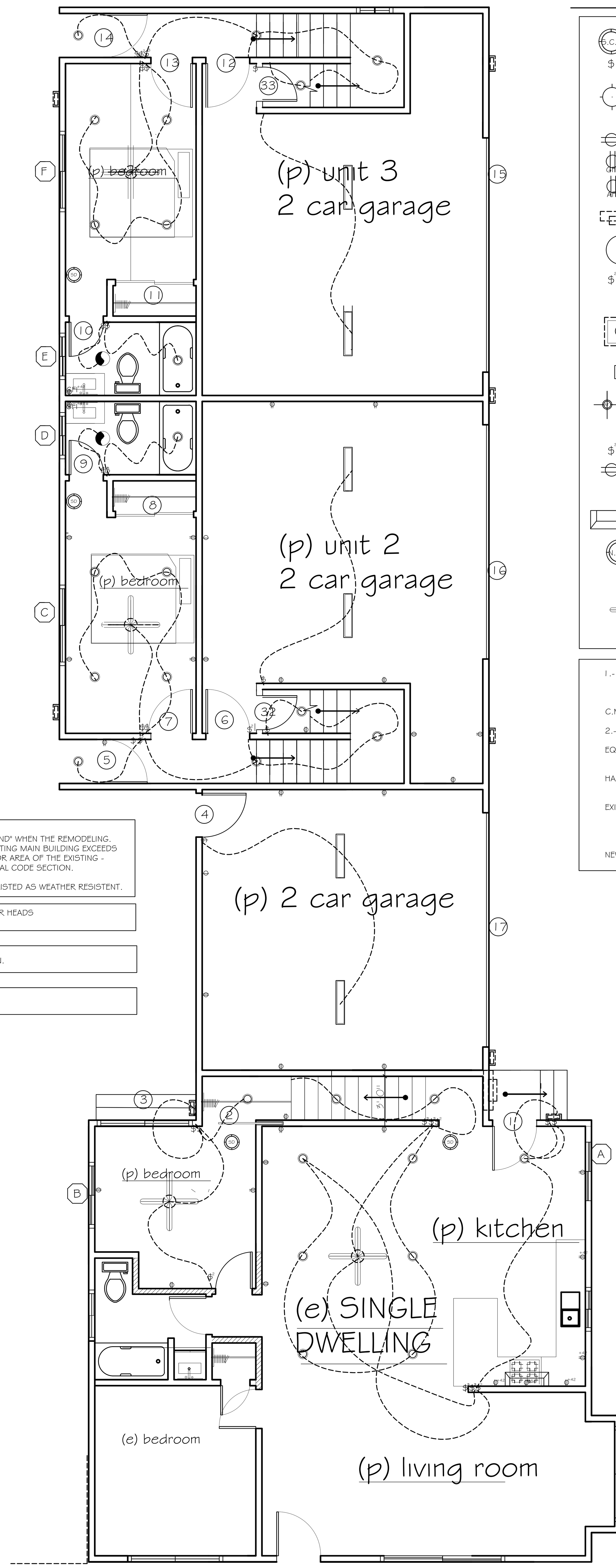


(p) first floor ELECT/ WIND. DOOR

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

LEGEND

S.C.M.A	110 V HARD WIRE SMOKE DETECTOR/ CARBON MON W/ BATTERY INTERCONNECTED BACKUP
$	WALL SWITCH
	LOCATE HIGH EFFICACY LIGHTNING (e.g. fluorescent) IN HALLWAY AND BEDROOMOR LIGHTNING SHALL BE CONTROLLED BY MANUAL-ON OCCUPANT SENSOR OR DIMMER SWITCHES FLOURESCENT LIGHT FIXTURE
	WALL MOUNTED DUPLEX ELECTRICAL OUTLET
GFI	GROUND FAULT INTERRUPTOR
AFCI	OUTLETS OR DEVICES (SUCH AS LIGHTS & SWITCHES INSTALLED WITH ARCH- FAULT CIRCUIT-INTERRUPTER PROTECTION
	NEW 220V ELECTRICAL BOX ON THE WALL
	MOUNTED EXHAUST FAN (W/MIN 50 CFM CAPACITY) FIVE CHANGES PER HOUR VENT TO OUTSIDE THRU ATTICC
$²	TWO WAY SWITCH W/ SENSORS OR DIMMER
	WATER HEATER SEISMIC STRAPED
	WALL FURNACE SPECIFICATIONS MANUFACTUR
	LIGHT AT/IC W/SEALED AND OR CONTAIN A GASKED
$³	THREE-WAY
	WATER PROOF GROUND FAULT INTERUPTER CIRCUIT
	COOK-TOP EXHAUST HOOD W/ LIGHT LIGHT W/ MOTION SENSOR & PHOTO-CONTROL
H.S.D	HARD WRE SMOKE DETECTORS W/ BATTERY BACK-UP
	CEILING FAN W/ LIGHTS SWITCH FAN SEPARATELY

1.- CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. (C.M.A)

C.M.DO

2.- CARBON MONOXIDE DETECTORS SHALL BE

EQUIPPED WITH BATTERY BACK UP

HARD -WIRED SMOKE ALARMS EQUIPPED WITH - BATTERY BACKUP.

EXISTING SMOKE DETECTOR: (E.S.D)

NEW SMOKE DETECTOR: (N.S.D)

NOTES:

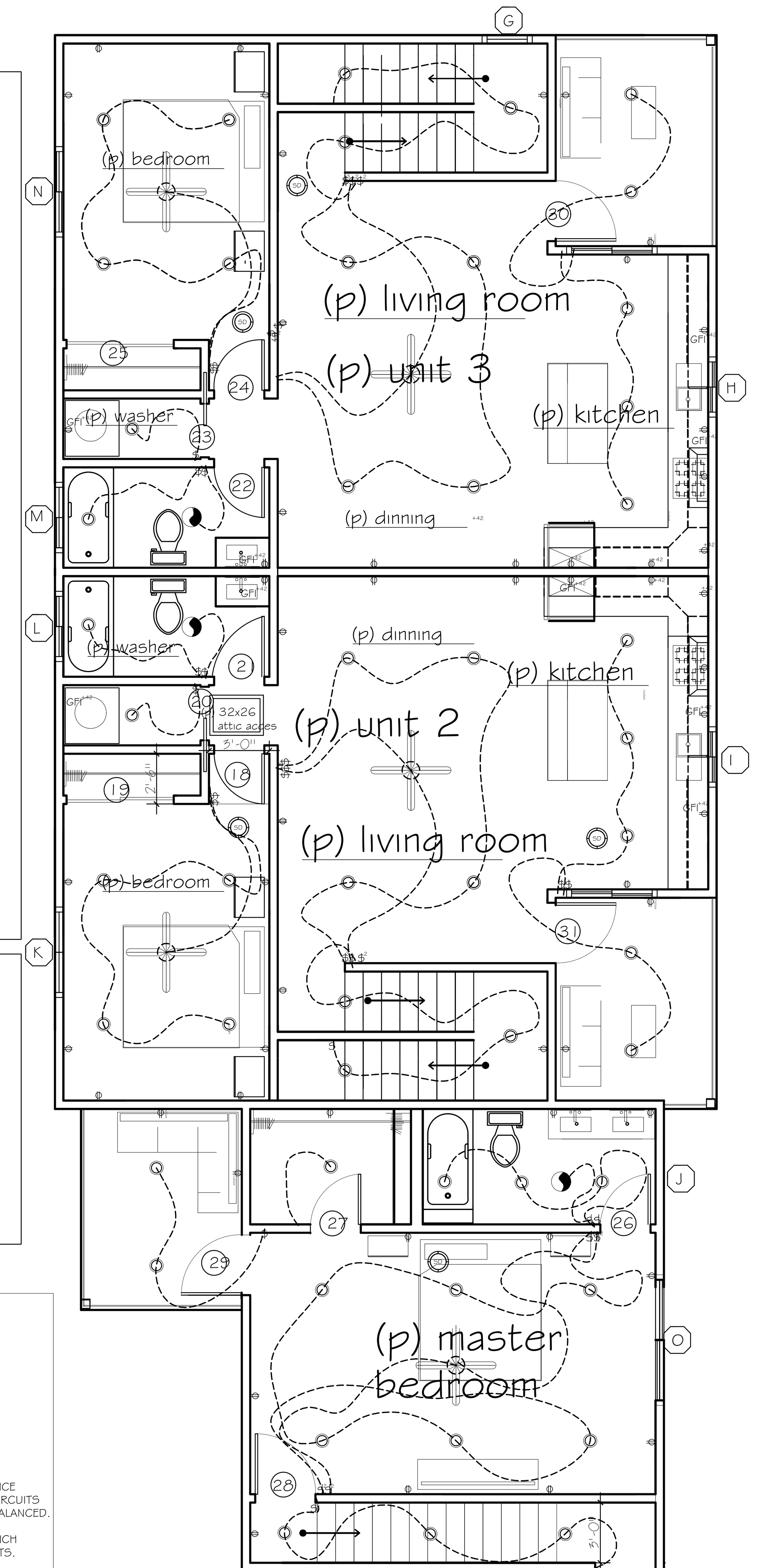
1)- "UTILITY SERVICE TO BE UNDER GROUND" WHEN THE REMODELING. ALTERATION OR ADDITION TO AN EXISTING MAIN BUILDING EXCEEDS FIFTY (50) PERCENT OF THE VALUE END / OR AREA OF THE EXISTING - BUILDING PER CITY OF MAYWOODMUNICIPAL CODE SECTION.

2)- OUTDOOR RECEPTACLES SHALL BE LISTED AS WEATHER RESISTENT.

LOW-FLOW TOILETS (1.6 gal/flush), SHOWER HEADS (2.5 gpm) AND FAUCETS (2.2 gpm.)

F EXHAUST FAN: 5 AIR CHANGES/ HR. MIN.

INTERIOR FINISH: 1/2" DRYWALL U.N.O.



NOTES:
ALL INTERIOR LIGHTING MUST BE HIGH EFFICACY (COMPACT FLUORESCENT), CONTROLLED THRU DIMMER SWITCH, OR BY OCCUPANCY SENSORS

AT LEAST 50% OF KITCHEN LIGHTING MUST BE HIGH EFFICACY

NON-HIGH EFFICACY EXTERIOR LIGHTING MUST BE CONTROLLED BY MOTION SENSORS AND PHOTO-CONTROL.

PROVIDE A MINIMUM OF (2) - 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED.

PROVIDE A MINIMUM OF (1) - 20 AMP LAUNDRY BRANCH CIRCUIT. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

PROVIDE A MINIMUM OF (1) - 20 AMP CURCUIT FOR BATHROOM(S) OUTLET. THIS CURCUIT SHALL HAVE NO OTHER OUTLETS. IT MAY SERVE MORE THAN ONE BATHROOM

ELECTRICAL NOTES

- Install a dedicated switch for the exhaust fan in the bathroom.
- Install grounding with 20 Urer ground in footing, either No. 4 AWG or larger bare copper conductor or #4 or larger rebar, bond to water line.
- Provide an isolated 20 AMP circuit for the receptacles in each bathroom.
- Provide two 20 AMP small-appliance circuits for the receptacles in the kitchen.
- Provide one 20 AMP circuit for the receptacles in the laundry room.
- Provide a separate #12 AWG wire branch circuit for the receptacle at garbage disposal.
- Provide an isolated branch circuit for central heating equipment.
- Provide a separate 20 AMP circuit for each fixed appliance, such as garbage disposal, dishwasher, washing machine, dryer, built-in refrigerator or freezer, furnace, air conditioning or built-in heaters, with a motor of ¼ H.P. or larger.
- Install at least two GFCI receptacles in the front and another in the back of the house. Outside receptacles shall have an in-use enclosure. Denote on the plan as "WP GFCI".
- All the receptacles in kitchen, bathrooms, garage, and exterior require GFCI (ground fault circuit interrupter) protection.
- All the other receptacles in the house shall be protected by AFCI (arc fault circuit interrupters).
- Install garage and kitchen receptacles at +42" above the finish floor.
- Install receptacles in the kitchen every 4' above the counter. No point on the kitchen wall shall be located more than 24" from a receptacle outlet.
- All electrical outlets shall be tamper resistant (child proof).
- Provide a receptacle and a light with switch at attic access.
- Primary lighting in the baths and kitchen shall be fluorescent type.

(p) second floor ELECT/ WIND. DOOR

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

WINDOW SCHEDULE

ITEM	SIZE		TYPE	MAT	GLAZING
	WIDTH	HEIGHT			
{A} (e)KITCHEN .	3'-0"	3'-0"	SLIDING	ALUM	TEMPERED
{B} (e) bedroom	3'-0"	4'-0"		ALUM	TEMPERED
{C} bedroom	4'-0"	4'-0"	SLIDING	ALUM	TEMPERED
{D} bathroom .	3-0"	1'-0"	SLIDING PRIVACY GLAZED	ALUM	TEMPERED
{E} bathroom	3'-0"	1'-0"	SLIDING PRIVACY GLAZED	ALUM	TEMPERED
{F} bedroom	4'-0"	4-0"	SLIDING	ALUM	TEMPERED
{G} stairs n.	2'-8"	4'-0"	SLIDING	ALUM	TEMPERED
{H} kitchen	2'-6"	2'-6"	SLIDING	ALUM	TEMPERED
{I} kitchen	2-6"	2'-6"	SLIDING	ALUM	TEMPERED
{j} bathroom.	3'-0"	1'-0"	SLIDING PRIVACY GLAZED	ALUM	TEMPERED
{k} bedroom	4'-0"	4'-0"	SLIDING	ALUM	TEMPERED
{L} bathroom	3'-0"	1'-0"	SLIDING PRIVACY GLAZED	ALUM	TEMPERED
{M} bathroom	3'-0"	1'-0"	SLIDING PRIVACY GLAZED	ALUM	TEMPERED
{N} bedroom	4'-0"	4'-0"	SLIDING	ALUM	TEMPERED
{O} mast bed	4'-0"	4'-0"	SLIDING	ALUM	TEMPERED
{P} balcony	4'-0"	3'-0"	SLIDING	ALUM	TEMPERED
{Q} balcony	4'-0"	3'-0"	SLIDING	ALUM	TEMPERED

*ALL WINDOWS SHALL BE DOUBLE GLAZED, LOW-E
THE LOAD RESISTENCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH (ASTM E 1300.)

DOOR SCHEDULE

ITEM	SIZE		TYPE	MATERIAL
	WIDTH	HEIGHT		
[1] back entry	3'-0"	6'-8"	inswing	steel
[2] (e) bedroom clt	2'-4"	6'-8"	pocket	hollow core
[3] entry bedroomdoor	6'-0"	6'-8"	sliding	vinyl NOT TEMPERED
[4] garage exit dr	3'-0"	6'-8"	swing	45 min fire rated metal self- closing
[5] entry dr unit 2	3'-0"	6'-8"	swing	fiberglass
[6] garage exit dr	3-0"	6'-8"	swing	45 min fire rated metal self- closing
[7] bedroom	2'-6"	6'-8"	swing	hollow core
[8] closetdoor	6'-0"	6'-8"	sliding	hollow core
[9] rest room	2'-4"	6'-8"	swing	hollow core
[10] rest room	2'-4"	6'-8"	swing	hollow core
[11] closet door	6'-0"	6'-8"	sliding	hollow core
[12] garage exit	3-0"	6'-8"	swing	45 min fire rated metal self- closing
[13] bedroom	2'-6"	6'-8"	swing	hollow core
[14] entry unit 3	3'-0"	6'-8"	swing	fiberglass
[15] garage main	7'-0"	16'-0"		
[16] garage main	7'-0"	16'-0"		
[17] garage main	7'-0"	16'-0"		
[18] bedroom	2'-6"	6'-8"	swing	hollow core
[19] closet	6'-0"	6'-8"	sliding	hollow core
[20] laundry	2'-4"	6'-8"	pocket	hollow core
[21] bathroom	2'-4"	6'-8"	swing	hollow core
[22] bathroom	2'-4"	6'-8"	swing	hollow core
[23] laundry	2'-4"	6'-8"	pocket	hollow core
[24] bedroom	2'-6"	6'-8"	pocket	hollow core
[25] closet	6'-0"	6'-8"	sliding	hollow core
[26]mast bathroom	2'-4"	6'-8"	swing	hollow core
[27] mastcloset	2'-4"	6'-8"	swing	hollow core
[28] mast bedroom	2'-6"	6'-8"	swing	hollow core
[29] balcony	3'-0"	6'-8"	swing	fiberglass
[30] balcony	6'-0"	6'-8"	swing	vinyl NOT TEMPERED
[31] balcony	6'-0"	6'-8"	swing	vinyl NOT TEMPERED
[32] lin closet	2'-6"	5'-0"	swing	holloow core
[33] lin closet	2'-6"	5'-0"	swing	hollow core

*ALL GLAZED DOORS SHALL HAVE TEM. DOUBLE GLAZING
** TO PROVIDE MAKE-U AIR FOR DRYER

MISC.NOTES

1.- ALL NEW WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE, LOW -E ASSEMBLES U-FACTOR =0.5 SGHC=0.4

2.- ALL NEW BEDROOM WINDOWS SHALL PROVIDE MIN EGRESS SIZE AND HEIGHT REQUIREMENTS (A) 5.7 SQ.FT. NET CLEAR OPENING (B) 24" NET CLEAR HEIGHT (C) 20" NET CLEAR WIDTH (D) 44" MAX HEIGHT TO BOTTOM OF CLEAR OPENING MEASURED FROM THE FLOOR.

3.- "INSULATION" (A) PROVIDE MIN R-30 BATT INSULATION IN AFFECTED ATTIC SPACES (B) PROVIDE R-13 BATT INSULATION IN EXPOSED WALL AND WALL BETWEEN HOUSE AND GARAGE

4.- SB-407 LOW FLOW PLUMBING FIXTURES, ALL FIXTURES SHALL MEET THE LOW FLOW REQUIREMENTS AS FOLLOWS 2016 C.P.C. CHAPTER 4 AND 2016 CALGREEN DIV 4.3) (A) KITCHEN FAUCET 1.8 GAL/MIN.AT 60 P.S.I. (B) WATER CLOSET 1.28 GAL/ FLUSH (C) SHOWER HEAD 2.0 GAL/MIN AT 80 PSI

5.- "FAU IN ATTIC: (A) IN ATTIC AREAS HAVING AN AREA EXCEEDING 30SQ. F. AND CLEAR HEIGHT OF OVER 30" SHALL HAVE AN OPENING OF NOT LESS THAN 20" x 30" x 30" MIN. CLEAR HEADROOM SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.

(B) APPLIANCES IN ATTIC SHALL BE ACCESSIBLE THRU AT A 22"x30" ACCESS OPENING. THE OPENING SHALL NOT BE MORE THAN 20'-0" PATHAWAY SHALL HAVE A SOLID FLOOR NOT LESS THAT 24" WIDE FROM OPENING TO THE APPLIANCE PROVIDE A 30"x30" WORKING PLATFORM IN FRONT OF THE APPLIANCE. PROVIDE A 120 VOLT OUTLET WITH A LIGHT FIXTURE NEAR THE APPLIANCE WITH THE LIGHT SWITCH LOCATED NEAR OPENING.

OWNER INFO.: KASSANDRA CALDERON
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TYPE OF CONSTRUCTION: V-B TYPE

DocuSigned by:
Jose Sanchez
2EF661C4EAD1476...

CHINOSkI hB LINEWEIGHTS
5249 CECELIA ST. CUDAHY, CA. 90201
(562)552-6329

DRAWN BY: JLS CHECK BY:

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MAYWOOD CA 90270

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JOSE L. SANCHEZ

DATE FEBRUARY 20, 2024
SCALE AS NOTED
JOB NO. JO-1
REVISION

(p) electrical PLAN
(e) window/ door
SCHEDULE
OWNER KASSANDRA CALDERON

SHEET A-04
OF
ISSUED FOR PERMITS

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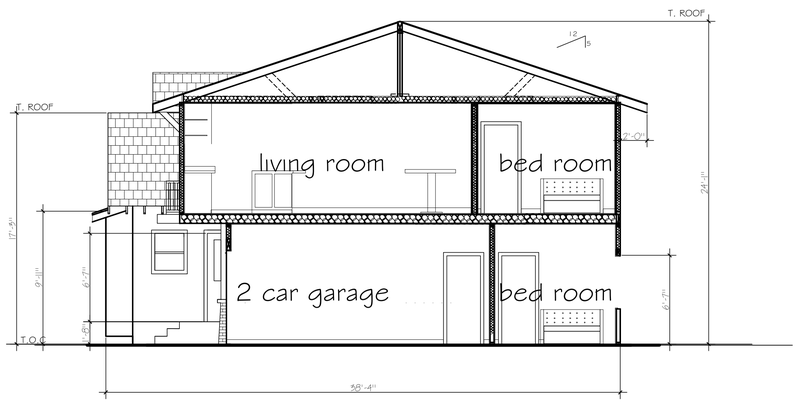

BB- SECTION

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

OWNER INFO.: KASSANDRA CALDERON
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USE CODE: SINGLE FAMILY RESIDENTIAL
ZONE: R-3

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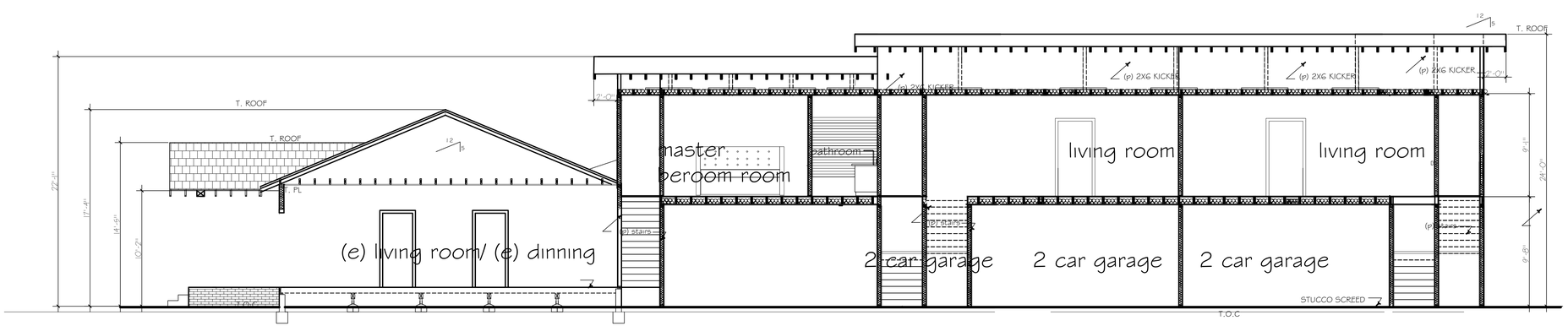

AA- SECTION

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

DocuSigned by:
Jose Sanchez
2EF661C4EAD1476...

CHINOSKI hB LNEWEGHTS
5249 CECELIA ST. CUDAHY, CA. 90201
(562)552-6329

6132 PINE AVENUE
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JOEL SANCHEZ

DRAWN BY: JS CHECK BY:

DATE	FEBRUARY 21, 2024
SCALE	AS NOTED
JOB NO.	JO-1
REVISION	

SECTIONS AA-BB

OWNER: KASSSANDRA CALDERON

SHEET A-05

OF ISSUED FOR PERMITS

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DocuSigned by:
Jose Sanchez
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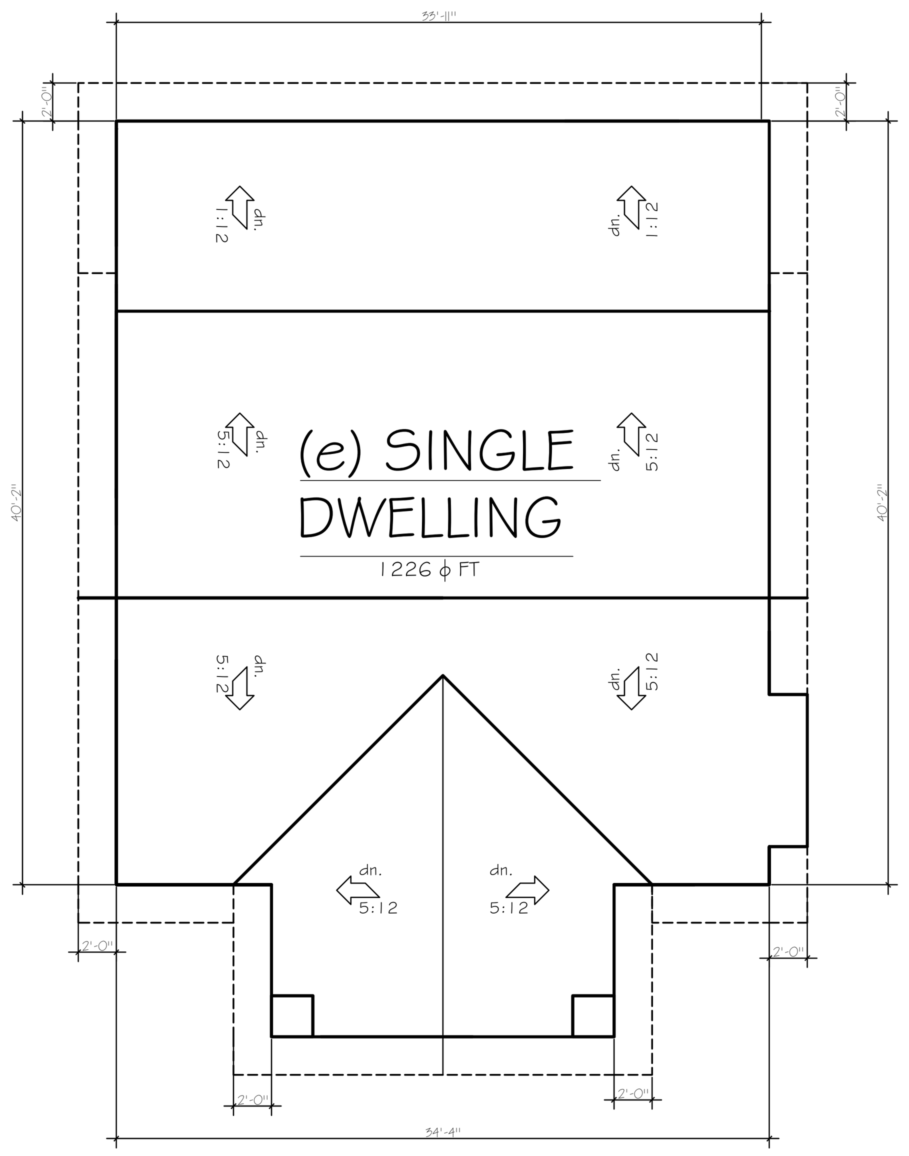
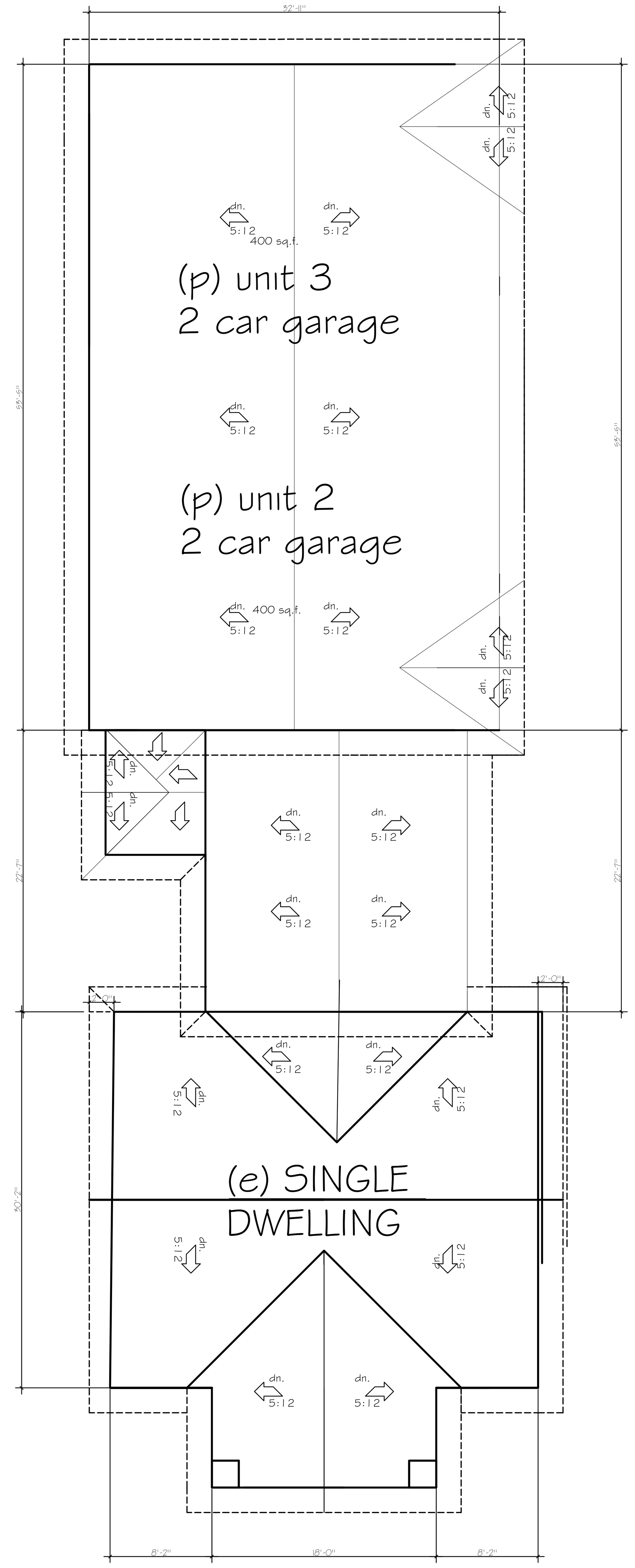


(E) ROOF PLAN

SCALE: 18"= 1'-0"



(P) ROOF PLAN

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

note:

THE ROOF IS COMPLIANT WITH THE TITLE 24
REQUIRING A COOL ROOF.

OWNER INFO.: KASSANDRA CALDERON
PARCEL NUMBER: 6317-015-012
TYPE OF CONSTRUCTION: V-B TYPE

EXISTING PROPERTY CHARACTERISTICS

EXISTING BEDROOM: 3
EXISTING BATHROOM: 1
EXISTING SQ. FEET: 1226 SQ FT LIVING SP.
FIREPLACE: 1

LOT SIZE: 8717 FT
USE CODE: SINGLE FAMILY RESIDENTIAL
ZONE: R-3

SCOPE OF THE WORK

1. EXISTING (DEMO 340 SQ.F. MASTER BEDROOM-DEN) DEMO EXISTING 1 CAR GARAGE 320 SQ.FT.)
2. BUILD NEW ATTACHED TWO 20X20 CAR GARAGE W/ MASTER BEDROOM/ BATHROOM/ BALCONY/ STAIRS 960 SQ.F.
3. REMODEL (E) RESIDENCE:
   A. DINNING ROOM
   B. KITCHEN
4. PROPOSED UNIT #2
   A. ATTACHED GARAGE 400 SQ.F.
   B. BOTTOM BEDROOM/ BATHROOM/ stairs 376 SQ.F.
   C. LIVING ROOM/DINNING/ KITCHEN/ BATHROOM/ LAUNDRY ROOM/ BALCONY 759 SQ.F.
5. PROPOSED UNIT #3
   A. ATTACHED GARAGE 400 SQ.F.
   B. BOTTOM BEDROOM/ BATHROOM/ stairs 376 SQ.F.
   C. LIVING ROOM/DINNING/ KITCHEN/ BATHROOM/ LAUNDRY ROOM/BALCONY 759 SQ.F.

4030 NEW CONSTRUCTION TOTAL SQ. FT

LOT COVERAGE ALLOWED TO NOT EXCEED 55%

1996 SQ.F. UNIT 1+1535 SQ.F. UNIT 2+1535 SQ.F. UNIT 3 = 5066 0sq ft

LOT COVERAGE 5066 SQ. FT / 8717 SQ FT= 58.11%

CHINOSkI hB LINEWEIGHTS
5249 CECELIA ST. CUDAHY, CA. 90201
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JOSE L. SANCHEZ

DATE FEBRUARY 20, 2024
SCALE AS NOTED
JOB NO. JO-1
REVISION

(e) ROOF
(p) ROOF

OWNER KASSSANDRA CALDERON

SHEET A-06

OF

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