



County
note

4326 W
105th St

3 units
Max

+1
* Use Title 22
15' rear set back
5' side
10' building separation
35' height

ACCESSORY DWELLING UNIT (ADU) SUMMARY

An ADU is permitted if:	<ul style="list-style-type: none"> The property is zoned to allow a single-family residence (SFR) or multi-family residence (MFR). For coastal areas, please refer to the applicable Local Coastal Program at http://planning.lacounty.gov/coastal. A legal SFR or MFR exists on the property or is proposed to be built concurrently with the ADU(s).
An ADU is not permitted if:	<ul style="list-style-type: none"> Property is not zoned to allow a SFR or MFR. Located in a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have two means of access to a highway. Access must be 24 ft. wide, not including sidewalks, and unobstructed from the lot to the highway. Access must be paved in Hillside Management Areas. Each means of access must be built to public street standards approved by Public Works. VHFHSZ access requirements do not apply to the four (4) Statewide Exemption ADU/JADU types listed below.

DEVELOPMENT STANDARDS

General Notes	<ul style="list-style-type: none"> "Attached" is any structure that is connected to an SFR or MFR, or conversion of space within an SFR or MFR. "Detached" is any structure not attached to an SFR or MFR. Junior ADU (JADU) means a unit that is no more than 500 sq. ft. in size and contained entirely within an SFR, including an attached garage. A JADU must have a separate entrance from the SFR. A JADU may have interior access to the SFR and can share a bathroom with the SFR if interior access is provided. A JADU must have an efficiency kitchen at a minimum. Either the JADU or the SFR must be owner-occupied. A JADU is not permitted on a property owned by a corporate entity or LLC. A recorded covenant is required for JADUs prior to approval. Setback and height requirements do not apply to ADUs converted entirely from existing square footage, or ADUs constructed in the same location and same dimensions as a structure that physically exists. Any development standard that would physically preclude an ADU of at least 800 sq. ft. with 4 ft. side and rear yard setbacks shall not be imposed.
Statewide Exemption ADU/JADU types (must be approved ministerially; local requirements do not apply):	<ul style="list-style-type: none"> One ADU within existing or proposed space of SFR or existing accessory structure, and one JADU within existing or proposed space of SFR. Must have exterior access and sufficient yards for fire and life safety (see "Other Yard Requirements"). One new detached ADU with 4 ft. side and rear setbacks, floor area of not more than 800 sq. ft., and 16 ft. max height (or 18 ft., see "Other Height Restrictions"), on a lot with existing or proposed SFR. A minimum of one ADU and a maximum of 25% of existing dwelling units, entirely within portions of an existing MFR not used as livable space, e.g. storage rooms, boiler rooms, passageways, attics, basements, garages. A maximum of two detached ADUs, with height not exceeding 16 ft (or 18 ft., see "Other Height Restrictions") and 4 ft. side and rear setbacks, on a lot with an existing or proposed MFR.


Single-Family Residence Only

ADU Type	Maximum Size	Setbacks	Height	Maximum ADUs Allowed
A. Attached ADU: Conversion Within Existing SFR and/or New Construction	50% of existing SFR or 1200 sq. ft., whichever is less, provided at least an 800 sq. ft. ADU is allowed.	Front: Title 22 * Side: 4 ft. Rear: 4 ft.	25 ft. or as specified by CSD/Specific Plan, whichever is less	3 ADUs Total: <ul style="list-style-type: none"> 1 Attached ADU 1 Detached ADU 1 JADU
B. Attached ADU: Conversion Entirely Within Existing SFR	No maximum	Existing setbacks apply	Existing height applies	
C. Detached ADU: Conversion Within Detached Accessory Structure and/or New Construction	1200 sq. ft.	Front: Title 22 * Side: 4 ft. Rear: 4 ft.	25 ft. or as specified by CSD/Specific Plan, whichever is less	
D. Detached ADU: Conversion Entirely Within Detached Accessory Structure	No maximum. Addition of up to 150 sq. ft. is allowed to accommodate ingress/egress.	Existing setbacks apply	Existing height applies	
E. JADU: Within Existing and/or Proposed Space of SFR	500 sq. ft.	Existing and/or Title 22 setbacks apply	Existing and/or Title 22 height applies	

Multi-Family Residences, including Duplexes and Multiple SFRs

ADU Type	Maximum Size	Setbacks	Height	Maximum ADUs Allowed
F. Attached ADU: Conversion Entirely within Existing MFR and/or New Construction	50% of existing structure or 1200 sq. ft., whichever is less, for new construction, but at least 800 sq. ft. is allowed. No maximum for conversion entirely within MFR.	Front: Title 22 * Side: 4 ft. Rear: 4 ft. N/A for conversion.	25 ft. for new construction. Existing height applies for conversion entirely within MFR.	Attached ADUs: Minimum 1 ADU and maximum 25% of existing number of MFR units, converted from existing space, and 1 new construction ADU
G. Detached ADU: Conversion Entirely Within Detached Accessory Structure	No maximum. Addition of up to 150 sq. ft. is allowed to accommodate ingress/egress.	Existing setbacks apply	Existing height applies	AND Detached ADUs: Maximum 2 per property. ADUs can be attached to each other.
H. Detached ADU: New Construction	No maximum	Front: Title 22 Side: 4 ft. Rear: 4 ft.	See "Other Height Restrictions"	

*Regular front yard setback requirements apply unless such requirement would preclude an ADU of at least 800 square feet.

Building and Safety Requirements	<ul style="list-style-type: none"> • Please consult with Building and Safety regarding building requirements. • An ADU must have a kitchen with a stove, refrigerator, and sink, at a minimum.
Other Yard Requirements	<ul style="list-style-type: none"> • Detached ADUs may be attached to accessory structures. A new garage must comply with Title 22 requirements. A proposed ADU attached to the garage must have 4 ft. setbacks. If the garage is fully or partially converted to the ADU, existing setbacks are permitted as legally built. New ADUs must comply with <u>6 ft. building separation requirements</u>. Proposed accessory structures such as porches, covered patios, stairways, balconies, roof eaves, etc. attached to the ADU must comply with Title 22 setbacks and the 6 ft. building separation requirements per Chapter 22.110, unless such structures are necessary to ensure the ADU can function as an independent living facility. • Consult with Public Works Building and Safety regarding fire and life safety requirements for ADUs with setbacks less than 4 ft. No windows/doors allowed within 3 ft. of property line. No eaves allowed within 2.5 ft. of property line. • Equipment such as water heaters, a/c units, etc. must comply with setback requirements. • An ADU must be at least 10 ft. from a reversed corner lot line, except for an ADU built above an existing garage, which must be at least 4 ft. from a reversed corner lot line.
Other Height Restrictions	<p>Property not within ½ mile of a major transit stop or high quality transit corridor</p> <ul style="list-style-type: none"> • 16 feet: Detached ADU accessory to one-story MFR • 18 feet: Detached ADU accessory to multi-story MFR <p>Property within ½ mile of a major transit stop or high quality transit corridor</p> <ul style="list-style-type: none"> • 18 feet: Detached ADU accessory to a one-story or multi-story SFR or MFR • 20 feet: Same as above, plus an additional 2 feet maximum to accommodate roof pitch aligned with roof pitch of primary dwelling <p> Note: In instances where the CSD/Specific Plan height restrictions are more restrictive than the standards above, the CSD/Specific Plan restrictions shall not apply.</p> <ul style="list-style-type: none"> • Consult with SCE if powerlines are adjacent to a proposed 2nd floor or two-story ADU.
Lot Coverage / GSA / FAR	<ul style="list-style-type: none"> • An ADU is not counted towards lot coverage, open space requirements, GSA nor FAR. However, non-ADU structures must still adhere to maximum GSA, FAR and open space requirements.
Parking and Access	<ul style="list-style-type: none"> • When a garage, carport, or covered parking structure is demolished or rendered fully or partially unusable in conjunction with the construction of the ADU or conversion of the structure to an ADU, no replacement parking is required for the existing dwelling nor ADU. Covered parking is still required for the existing dwelling(s) if the parking structure is not being converted into an ADU. • Parking spaces, when required, must be 8 ½ ft. x 18 ft. Compact parking is not allowed. • Existing parking requirements for an SFR and MFR apply if the parking structure is not proposed for the conversion into an ADU. 26 ft. of clear vehicle backup space must be provided. • Vehicles may not be parked in required front yards (anywhere between the existing dwelling and the street), and corner side yards, except for designated driveways. • No parking is required for a JADU. • No parking is required for an ADU located outside of a Very High Fire Hazard Severity Zone (VHFHSZ). • For an ADU located within a VHFHSZ, one uncovered parking space is required for the ADU, unless the property meets any of the following exemptions: <ul style="list-style-type: none"> ○ The ADU has no bedroom. ○ The ADU is detached from an existing SFR and has a maximum floor area of 800 sq. ft and maximum height of 16 ft. ○ The ADU is detached from an existing MFR and has a maximum height of 16 ft. and minimum rear and side yard setbacks of 4 feet. ○ The ADU is entirely contained within an existing space of a primary residence or existing legal accessory structure (garage, guesthouse, rec room, etc.), and where no floor area expansion is proposed. ○ The ADU is located within ½ mile of public transit (i.e. bus stop, bike share station, train station). ○ The ADU is located within an architecturally and historically significant historic district. ○ On-street parking permits are required but not offered to the ADU occupant. ○ There is a car share vehicle located within one block (includes both sides of the street) of the ADU.

To apply for an ADU/JADU, please submit a “DRP – Base Application – Permits and Reviews” via [EPIC LA](#).

- A new SFR/MFR and ADU(s) may be submitted under one application. An addition to a SFR to accommodate a JADU and the JADU itself may be submitted under one application. Please note that the 60-day review timeline does not apply when ADUs/JADUs and primary structures are submitted under one application.
- Any required discretionary permit(s), e.g. Oak Tree Permit, must be approved prior to ADU/JADU approval.

MORE INFORMATION: <https://planning.lacounty.gov/adu>

Dear Property Owner,

Required permits for the existing structures(s) were not found in the office records, more information is needed to determine the legal status of these structure(s). The Los Angeles County Assessor may have information in their records.

Obtain wet stamped or certified copies of the building records from the Assessor's office. The Assessor's office will release this information only to the assessed owner or to the designated person authorized by a notarized letter signed by the owner of the subject property.

You should first call the Assessor's Office to verify which office has the subject parcel records. The property must be identified by the Assessor's Identification Number or (Property Tax Number).

Attached is a sample of the Building Description, or "Footprint" which will show the improvements.

Los Angeles County Assessor Offices:

West District Office (Public Services are Temporarily moved to:)

500 West Temple Street
Los Angeles, CA 90012
(310) 665-5300

Directions: 110 Freeway to West Temple Street, turn left on W Temple Street, go east to 500 West Temple Street.

South District Office
1401 East Willow Street
Signal Hill, CA 90755
(562) 256-1701

Directions: 405 Freeway to Orange Avenue, go south on Orange Avenue to Willow Street, go east to 1401 East Willow Street.

East District Office
1190 Durfee Avenue
South El Monte, CA 91733
(626) 258-6001

Directions: 60 Freeway Eastbound to Peck Road, exit – right across the street from this exit.

FOR BUILDING PERMIT

BUILDING AND SAFETY

APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

BUILDING ADDRESS 4326 W. 105th St

LOCALITY LENOX

NEAREST CROSS ST. Hawthorne

ASSESSOR MAP BOOK PAGE

USE ZONE MAP NO. 4127

DISTRICT 7 **GROUP** R-3 **TYPE CONST.** I **FIRE ZONE** 3 **APR.** A

STATISTICAL CLASSIFICATION CLASS NO. 21 **DWELL UNITS**

SEWER MAP BK. L PG. 103

VALUATION \$1,000

FINAL DATE 1-13-88

FINAL By [Signature]

LDMA Ref. #

LDMA P/C #

LDMA Perm. #

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 4326 W. 105th St.

CITY LENOX **CA.** **ZIP** 90304

NO. OF BLDGS. NOW ON LOT

TRACT BLOCK

OWNER RALPH M. CORONA **TEL. NO.** 674-6049

ADDRESS 4200 W. 105th St

CITY LENOX **CA.** **ZIP** 90304

ARCHITECT OR ENGINEER [Signature] **TEL. NO.**

CONTRACTOR [Signature] **TEL. NO.**

ADDRESS [Signature] **TEL. NO.**

CITY [Signature] **STATE** CA. **ZIP** 90304

NO. OF SQUARE FEET 244 **NO. OF FAMILIES** 1 **NO. OF ROOMS** 1 **CHECK ONE**

DESCRIPTION OF WORK BATHS BED ROOM

USE OF EXISTING BLDG. SFR

APPLICANT RALPH M. CORONA **TEL. NO.** 674-6049

ADDRESS 4200 W. 105th St LENOX CA 90304

LOCALITY LENOX **REL. NO.**

CONTRACTOR [Signature] **REL. NO.**

ADDRESS [Signature]

EXISTING	YARD	NEW	TOTAL SETBACK FROM FRONT	EXIST. WIDTH
BACK	20	0	20	50

P.C. Fee \$ Permit Fee 88.75

Investigation Fee License Fee 10.50

Total Fee 99.25

BUILDING ADDRESS 4326 W. 105th St

LOCALITY LENOX

NEAREST CROSS ST. Hawthorne

ASSESSOR MAP BOOK PAGE

USE ZONE MAP NO. 4127

DISTRICT 7 **GROUP** R-3 **TYPE CONST.** I **FIRE ZONE** 3 **APR.** A

STATISTICAL CLASSIFICATION CLASS NO. 21 **DWELL UNITS**

SEWER MAP BK. L PG. 103

VALUATION \$12,000

FINAL DATE 1-13-88

FINAL By [Signature]

LDMA Ref. #

LDMA P/C #

LDMA Perm. #

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3000, Lab. C.)

Policy No. _____ Company _____

Certified copy is hereby furnished.

Certified copy is filed with the county building inspection department.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

Date _____ Applicant _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt under Sec. _____

B. & P.C. for this reason _____ Date: _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7011.5, Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

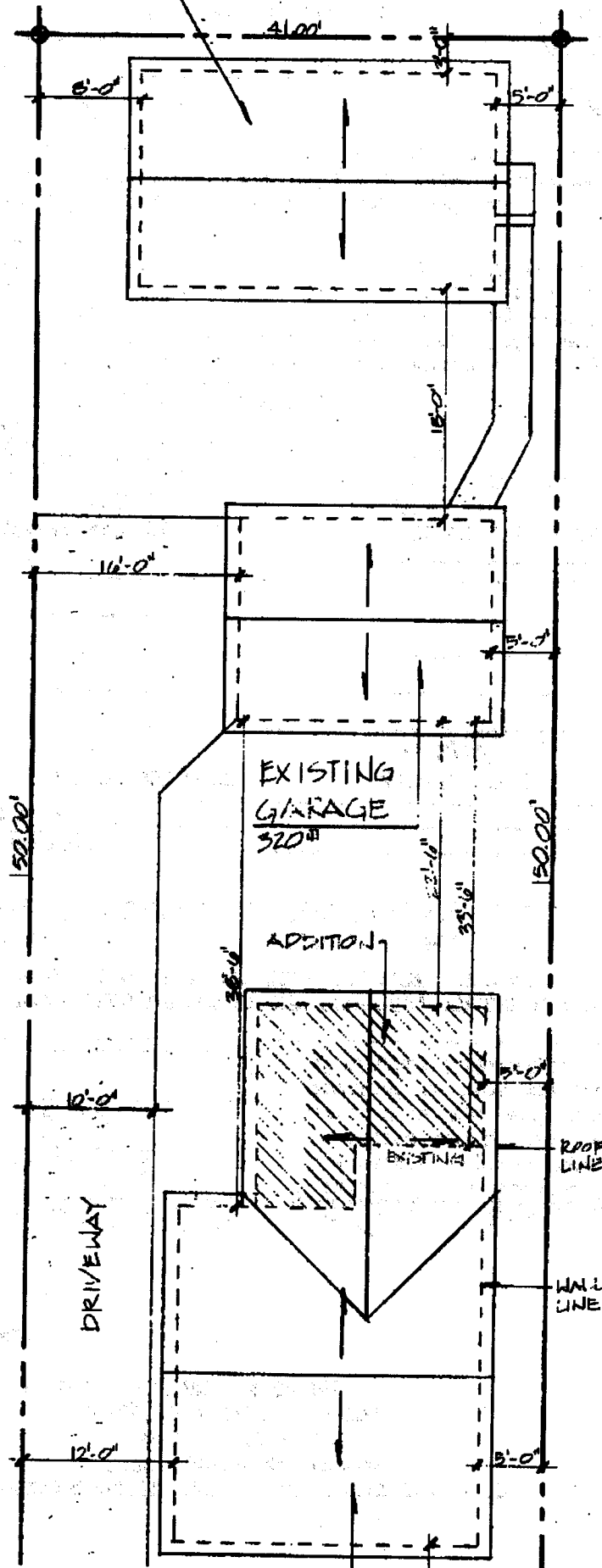
Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

[Signature] 10/8/87

Signature of Applicant or Agent

HOUSE #2 4326 1/2 W. 105th ST.
476^{sq} EXISTING



03
03
1/6/2



District 2

4034-024-011

4324
4322

4034-024-012

4034-024-013

4330

4034-024-014

R-2

4034-024-015

4328

4034-024-016

LENNOX

4034-024-017

4322
4320

4034-024-018

1118