

PL No: _____

Date: _____



City of Lawndale
Community Development Department
14717 Burin Avenue, Lawndale, CA 90260
(310) 973-3230 (Phone)
(310) 970-2150 (Fax)
www.lawndalecity.org

Flatwork Permit Application (Fee: \$390)

THIS PERMIT WILL EXPIRE 6 MONTHS FROM THE DATE OF APPROVAL.
FINAL APPROVAL IS CONTINGENT ON A FINAL INSPECTION FROM THE PLANNING DEPARTMENT.

Project Address:		
Zone:	APN No:	Legal Description:
Applicant's Name:	Phone:	Email:
Role of Applicant: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Other:		
Applicant's Signature:		
x		

Property Owner's Name	Phone:	Email:
Property Owner's Signature / Owner Authorization		
I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application.		
x		

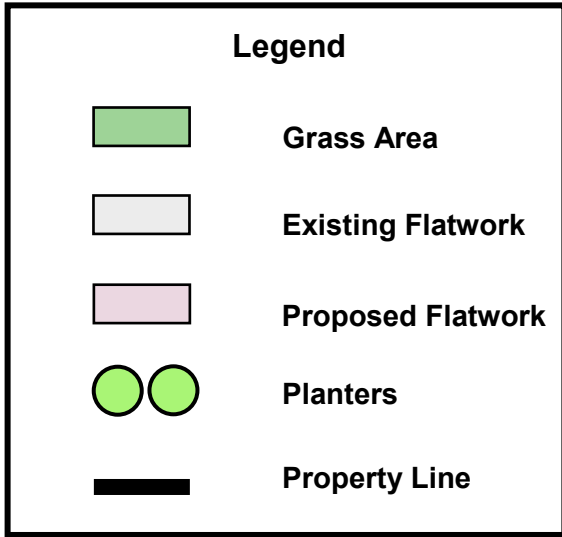
FRONT YARD SETBACK (first 20' from the property line, including side yards):		
Grass Area:	Flatwork Area:	Planter Area:

REAR YARD SETBACK:		
Grass Area:	Flatwork Area:	Planter Area:
Plot Plan Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No		*Dogs on the Property? <input type="checkbox"/> Yes <input type="checkbox"/> No

NOTICES:
*All pets in the front/rear yard must be caged, chained, or muzzled on the day of inspection.
Make sure to attach plot/site plan showing the location of all structures and showing the setbacks. Please note: No more than 50% of the front yard setback area may be covered with flatwork such as a walkway, driveway, and/or parking pad without Planning Commission approval.

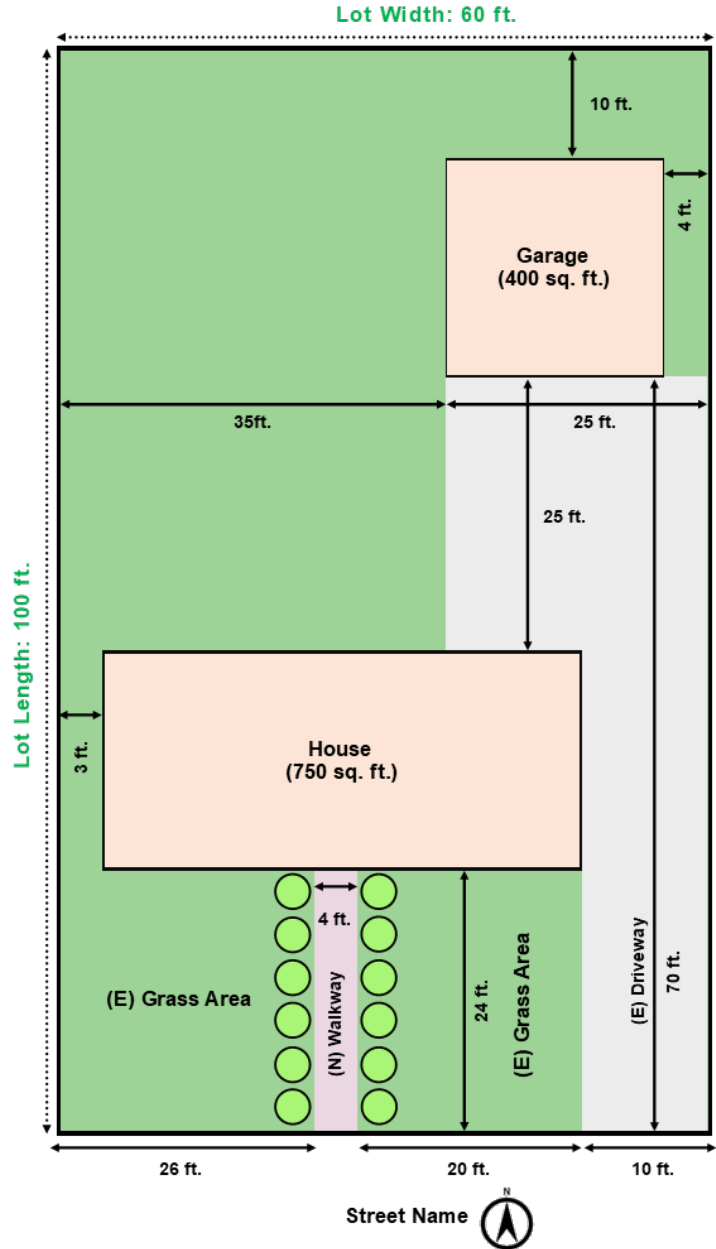
FOR STAFF USE ONLY	
Approval Date:	Inspection Date:
x	x

Sample Flatwork Permit Layout



Not more than 50% of the front yard setback area may be covered with flatwork material such as: a walkway, driveway, and/or parking pad without Planning Commission approval.

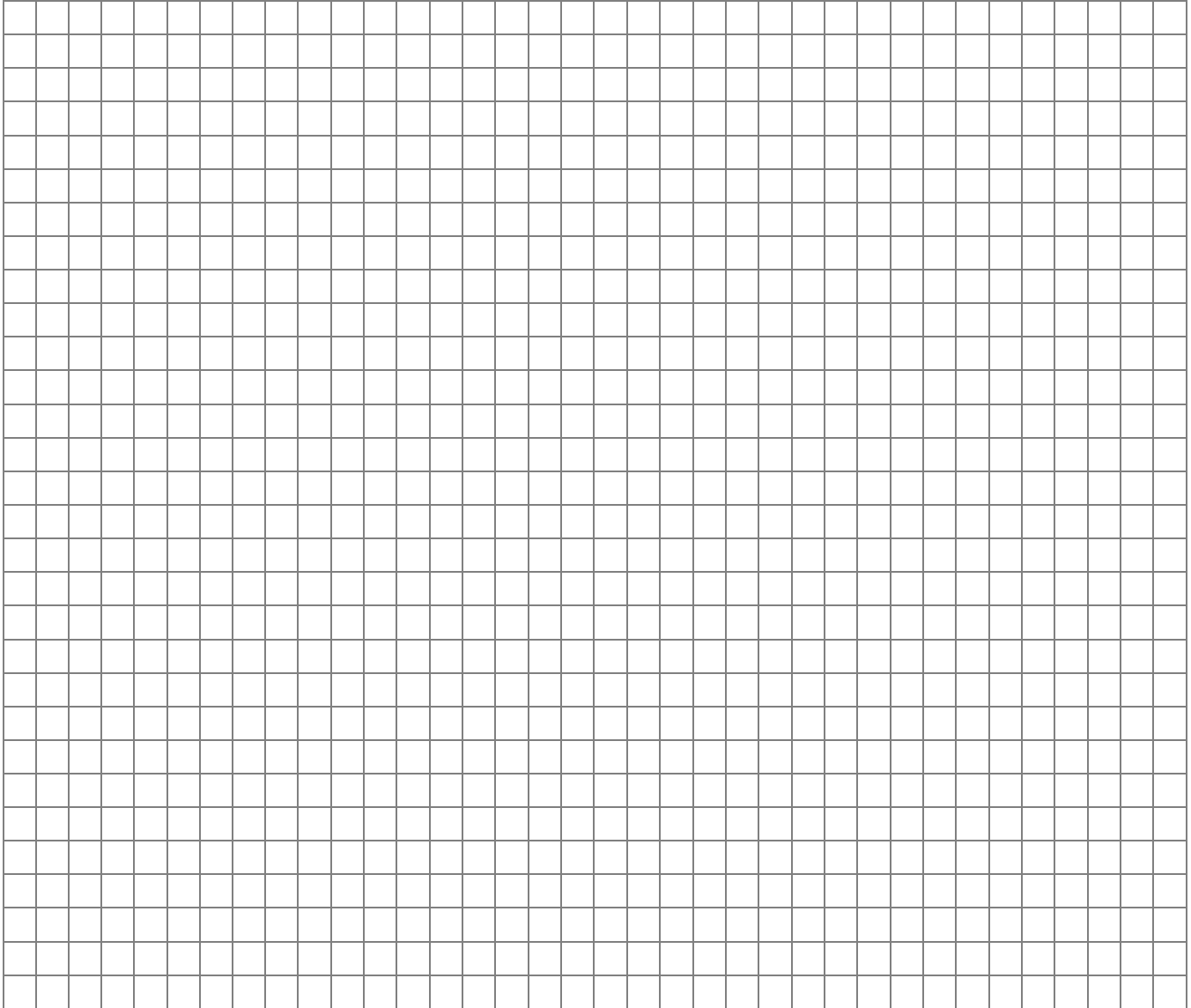
**** All dimensions for flatwork, planter, and grass areas must be indicated on the layout.***



Plot Plan Sheet

Project Address:

Type of Permit: Fence Flatwork Shed Other:



STAFF COMMENTS

17.44.015 Landscaping of setback areas.

A. All setback areas shall be fully landscaped with lawn, trees, shrubs, etc., and shall be permanently maintained in a neat and orderly manner free of waste and debris. All landscaping shall consist predominately of plant material, except for necessary walks and drives.

B. The front setback area and street side setback area on corner lots of residential properties shall consist predominantly of plant material, except that synthetic turf shall be allowed to cover up to fifty percent of the required landscaping area visible from the public right-of-way, as permitted in Section 17.44.017. Landscape plan approval by the community development director is required for any landscaping wherein the plant material covers less than half of the front setback area or street side setback area on corner lots, except for legally required walks and drives.

C. Plant material selected shall be suitable for the given soil conditions. Plant selection shall take into consideration water conservation through appropriate use and groupings of plants that are well adapted to particular sites and to particular watering needs, climatic, geological and topographical conditions. To the greatest extent possible, landscape material shall consist of drought-tolerant plants.

D. Landscaping shall be maintained in a healthy condition and complementary to neighboring buildings and properties. Minimum maintenance standards shall include, but is not limited to: lawns which are watered and trimmed to a uniform height, flowers and ground covers which are healthy and uniform in their appearance, shrubs and trees which are trimmed and pruned to retain their health, and all areas shall be free of noxious weeds, as that term is defined by the California Food and Agriculture Code Section 5004.

E. Neglected or improperly maintained landscaping is not permitted. This shall include, but is not limited to: dead or weed infested vegetation; vegetation dying as a result of physical damage, disease, insect infestation, or lack of water; vegetation likely to harbor rodents, vermin, insects, or other nuisances; vegetation which overhangs, impedes or obstructs vehicular traffic on any sidewalk, street, or other public right-of-way.

F. Decorative design elements, such as fountain, sculpture, planters, rocks or other similar elements may be permitted where they are: (1) integral parts of a landscape plan; (2) are limited to less than half of the setback area; and (3) are well maintained at all times.

G. Required vehicular accessways and pedestrian walks shall be permitted in landscaped areas. No setback area visible from the public right-of-way shall be completely paved or covered with stones, brick or similar hard surface, except for legally required walks and drives.

H. Except as permitted by Section 17.44.020 of this chapter, and as otherwise permitted by this code, every required front, side and rear yard setback area shall be open and unobstructed from the ground to the sky.

I. No materials or equipment, as defined in Section 8.24.040 of this code shall be stored within any setback area visible from a public right-of-way, except as permitted by Section 17.72.090 of this title.

J. Uncovered patios may extend a maximum of ten feet into any front setback and shall require a permit by submitting a plot plan to the community development department. To be approved, the patio must be an integral part of a landscape plan and consist of decorative material such as stamped and/or stained concrete or block pavers. When installing such a patio adjacent to a driveway, an open work railing or raised planter shall be provided to separate the patio from the driveway. The height of open work railing shall be at least twelve inches, but not more than forty-eight inches; the height of a raised planter shall be at least twelve inches, but not more than thirty inches. (Ord. 1118-16 § 4; Ord. 1006-07 § 1; Ord. 960-06 § 24; Ord. 665-90 § 5; Ord. 605-88 § 6; prior code §§ 3-1-C-1.1, 3-1-C-1.2, 3-1-C-1.3)