

ZIMAS

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- Search
- Reports
- Resources
- News
- Help

322 W 15TH ST

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Address/Legal

Site Address	326 W 15TH ST
Site Address	324 W 15TH ST
Site Address	322 W 15TH ST
ZIP Code	90731
PIN Number	012B201 237
Lot/Parcel Area (Calculated)	5,000.6 (sq ft)
Thomas Brothers Grid	PAGE 824 - GRID C6
Assessor Parcel No. (APN)	7456021051
Tract	HARBOR VIEW SUBDIVISION OF BLOCKS 31, 32, 62, 63 AND 64 BY THE SAN PEDRO LAND AND IMPROVEMENT COMPANY
Map Reference	M R 17-31
Block	32
Lot	19
Arb (Lot Out Reference)	None
Map Sheet	012B201

Jurisdictional

Planning and Zoning

Assessor

Assessor Parcel No. (APN)	7456021051
Ownership (Assessor)	
Owner1	
Address	
Ownership (Bureau of Engineering, Land Records)	
Owner	
Address	
Owner	
Address	
Owner	
Address	

APN Area (Co. Public Works)*	0.115 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$342,280
Assessed Improvement Val.	\$51,000
Last Owner Change	05/09/2019
Last Sale Amount	\$415,004
Tax Rate Area	14
Deed Ref No. (City Clerk)	490351-2
Deed Ref No. (City Clerk)	1900962
Deed Ref No. (City Clerk)	153826
Deed Ref No. (City Clerk)	1348491
Deed Ref No. (City Clerk)	1348490
Deed Ref No. (City Clerk)	0424936
Deed Ref No. (City Clerk)	0424935
Deed Ref No. (City Clerk)	0-496
Deed Ref No. (City Clerk)	0-379

Building 1	
Year Built	1922
Building Class	D4B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	600.0 (sq ft) ✓
Building 2	
Year Built	1923
Building Class	D4B
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	488.0 (sq ft) ✓

Building 3	
Year Built	1933
Building Class	D4A
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	220.0 (sq ft) ✓
Building 4	No data for building 4
Building 5	No data for building 5

- Case Numbers
- Citywide/Code Amendment Cases
- Additional
- Seismic Hazards



ZIMAS

Search Reports Resources News! Help

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ZIP Code: 90731
PIN Number: 012B201 237
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Assessor Parcel No. (APN): 7456021051

Tract: HARBOR VIEW SUBDIVISION OF BLOCKS 31, 32, 62, 63 AND 64 BY THE SAN PEDRO LAND AND IMPROVEMENT COMPANY

Map Reference: MR 17-31
Block: 32
Lot: 19
Arb (Lot Cut Reference): None
Map Sheet: 012B201

Jurisdictional:

Planning and Zoning

Special Notes: None
Zoning: R2-1XL
Zoning Information (ZI): [ZI-1338 San Pedro](#)
General Plan Land Use: [Low Medium I Residential](#)
General Plan Note(s): Yes
Hillside Area (Zoning Code): No
Specific Plan Area: [San Pedro](#)
Subarea: None
Special Land Use / Zoning: None
Historic Preservation Review: No
HistoricPlacesLA: [View](#)
CDO: Community Design Overlay: None
CPIO: Community Plan Imp. Overlay: None
Subarea: None
CUGU: Clean Up-Green Up: None
HCR: Hillside Construction Regulation: No
NSO: Neighborhood Stabilization Overlay: No
POD: Pedestrian Oriented Districts: None
RFA: Residential Floor Area District: None
RIO: River Implementation Overlay: No
SN: Sign District: No
SB 35 Eligibility: [View](#)
Streetscape: No
Adaptive Reuse Incentive Area: None
Affordable Housing Linkage Fee: None
Residential Market Area: [Low](#)
Non-Residential Market Area: [Medium](#)
Transit Oriented Communities (TOC): Not Eligible
RPA: Redevelopment Project Area: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor

Case Numbers

Citywide/Code Amendment Cases

Additional

Seismic Hazards

Economic Development Areas

Housing

Direct all inquiries to: [Housing+Community Investment Department](#)
Telephone: (866) 557-7368
Website: <http://hcid.lacity.org>
Rent Stabilization Ordinance (RSO): Yes [APN: 7456021051]
Ellis Act Property: No



2



NOTICE OF INTENT

THIS IS NOTIFICATION THAT AN APPLICATION FOR A COASTAL DEVELOPMENT PERMIT HAS BEEN FILED WITH THE LOS ANGELES DEPARTMENT OF CITY PLANNING.

PROJECT ADDRESS: 322 W. 15th St.

San Pedro

APPLICATION NO.: _____

PROPOSED DEVELOPMENT: Convert from retail

use to single family studio making it

a ADU. "Accessory Dwelling Unit."

FOR MORE INFORMATION REGARDING THE PROPOSED PROJECT, PLEASE CONTACT THE OWNER/AGENT AS SHOWN ON THE APPLICATION AT:

NAME: Armando Mendoza

TELEPHONE: (310) 650-3828

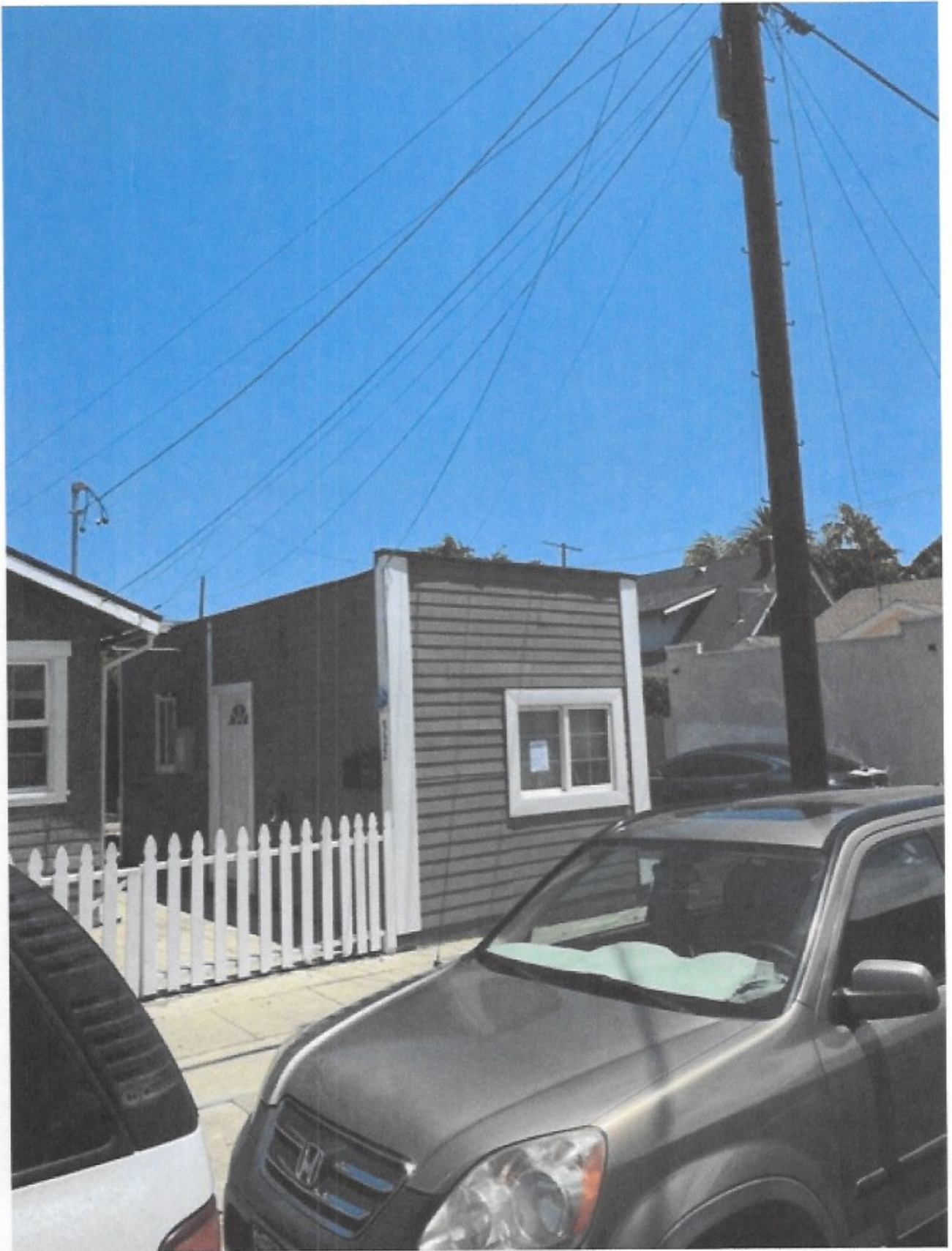
E-MAIL: cbkrealty@aol.com

Los Angeles Municipal Code Section 12.20.2 E requires the Project applicant to post a notice in a conspicuous place on the site, indicating that an application has been filed for a Coastal Development Permit.

③



4



5

LOCATION: 322, 324, 326 W 15th Street
San Pedro, CA 90731

TYPE OF CONSTRUCTION: V-B

ZONING: R2-1XL

OCCUPANCY: R3

UNIT 1 FLOOR AREA: 600 SQ. FT.

UNIT 2 FLOOR AREA: 488 SQ. FT.

ACCESSORY DWELLING UNIT: 220 SQ. FT.

EXISTING GARAGE: NONE

LOT AREA: 5,000.6 SQ. FT.

LEGAL DESCRIPTION:

PART OF THE TOWN OF SAN PEDRO
SHOWING THE HARBOR VIEW SUB OF
BLKS 31,32,62,63&64 LOT 19 BLK 32

ASSESSOR'S PARCEL #: 7456-021-051

PROJECT INFORMATION

ZONING CODE FLOOR AREA: 318 S.F.
BUILDING CODE FLOOR AREA: 294 S.F.
SCHOOL DISTRICT FEE FLOOR AREA: 294 S.F.

PARKING CALCULATION:

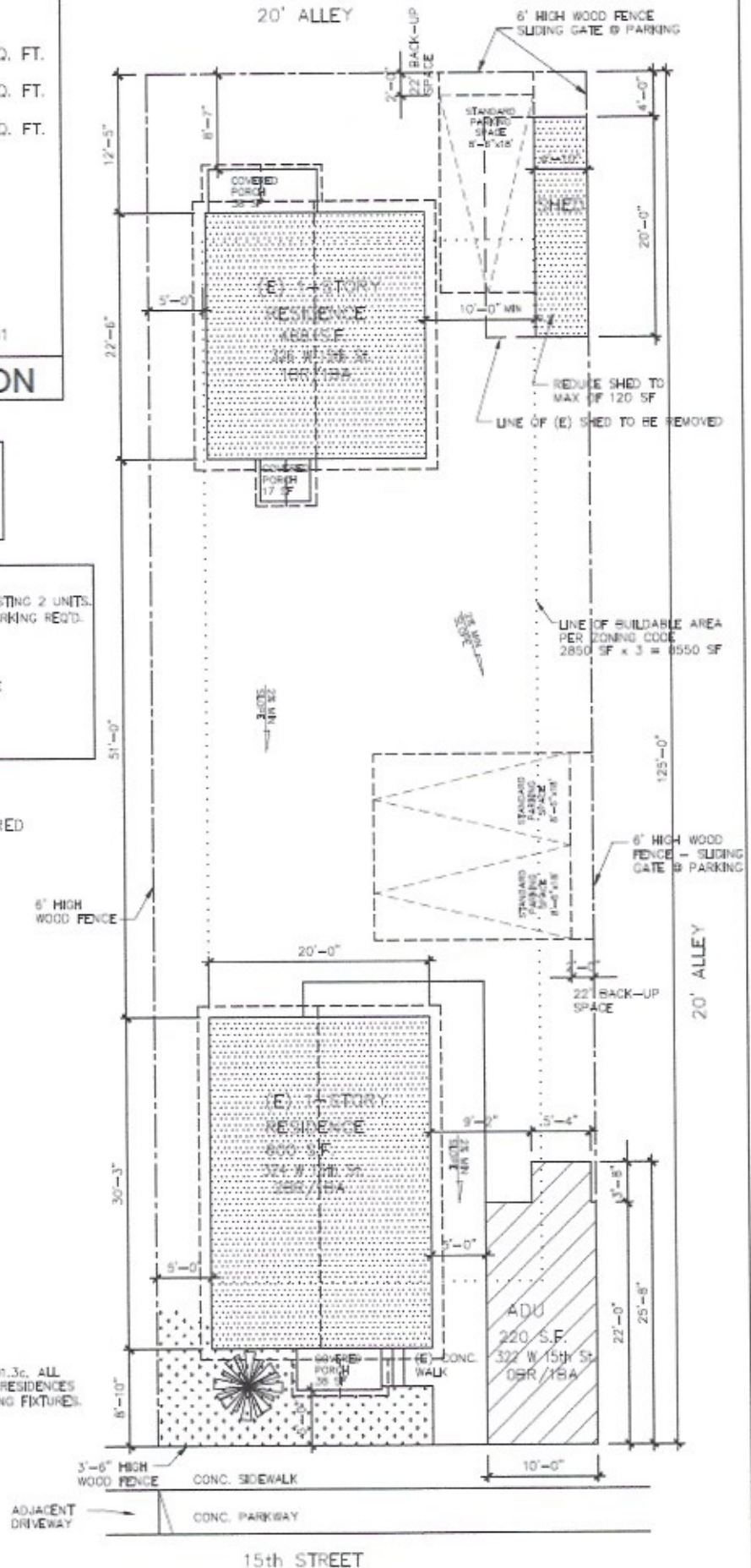
NO EXISTING PARKING REQUIRED/PROVIDED FOR EXISTING 2 UNITS.
ADU IS WITHIN 1/2 MILE FROM A BUS STOP - NO PARKING REQ'D.

FLOOR AREA CALCULATION:

PER CURRENT ZONING CODE ALLOWED BUILDABLE
AREA IS 3 x 2850 SF = 8,550 SF
TOTAL FLOOR AREA BUILT: 1,308 SF

EXISTING SFD's ARE NON-SPRINKLERED
ADU IS NOT REQUIRED TO BE SPRINKLERED

PER SECTION 301.1.1, CALGreen AND CIVIL CODE 1101.3c, ALL
NON-COMPLIANT PLUMBING FIXTURES WITHIN THESE RESIDENCES
SHAL BE REPLACED W/ WATER CONSERVING PLUMBING FIXTURES.



6

ADU

322 W 15th Street
San Pedro, CA 90731

OWNER:
EJA Enterprises, LLC
Armeda Boulevard
San Pedro, CA 90734
Ph: (310) 566-3858
Email: eja@ejaent.com

ARCHITECT:
SMA Architects
324 N. 15th St.
San Pedro, CA 90731
Ph: (310) 776-3797
Email: sma@ejaent.com

ENGINEER:
SMA Engineers
324 N. 15th St.
San Pedro, CA 90731
Ph: (310) 566-3858
Email: sma@ejaent.com

SCOPE OF WORK
Generate 1031 permitted plans & change to ADU
Inventory building set per 01084 & 2025

REVISED FLOOR PLAN

A-1 REVISED FLOOR PLAN
A-2 EXISTING SECTIONS
T&E-1 T&E-2A
T&E-2 T&E-2B
S1 FOUNDATIONS & FRAMING PLAN
S2 STRUCTURAL DETAILS
S3 STRUCTURAL NOTES

LOCATION: 322, 324, 326 W 15th Street
San Pedro, CA 90731

TYPE OF CONSTRUCTION: V-B

ZONING: RB-1X

OCCUPANCY: R3

UNIT 1 FLOOR AREA: 600 SQ. FT.

UNIT 2 FLOOR AREA: 488 SQ. FT.

ACCESSORY DWELLING UNIT: 220 SQ. FT.

EXISTING GARAGE: NONE

LOT AREA: 5,005.6 SQ. FT.

LEGAL DESCRIPTION:
PART OF THE TOWN OF SAN PEDRO
SHOWING THE HARBOUR VIEW SUB OF
PLATS 31-32, 62, 82, 84 & LOT 19 BLK 32
ASSESSOR'S PARCEL # 7456-027-001

ARCHITECT

26451 N. Enclave Ave.
Rancho Palms Verde
CA 90725
Tel: 310 716-8791

ADU
DATE: 1/13/2020

322 W 15th St.
San Pedro, CA 90731

A-1

GENERAL REQUIREMENTS

1. Refer to the building code and all applicable codes, standards, and regulations for the project.
2. All construction shall conform to the applicable codes, standards, and regulations for the project.
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SMOKE ALARM NOTE:

SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN COMMON AREAS. SMOKE ALARMS SHALL BE INTERCONNECTED TO THE FIRST DETECTION OF SMOKE. SMOKE ALARMS SHALL BE TESTED ANNUALLY AND BATTERIES SHALL BE REPLACED WHEN INDICATED BY THE MANUFACTURER'S INSTRUCTIONS.

CARBON MONOXIDE ALARM NOTE:

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN COMMON AREAS. CARBON MONOXIDE ALARMS SHALL BE TESTED ANNUALLY AND BATTERIES SHALL BE REPLACED WHEN INDICATED BY THE MANUFACTURER'S INSTRUCTIONS.

BUILDING CODE NOTES:

1. THE CONSTRUCTION SHALL NOT EXCEED A MAXIMUM CLEAR HEIGHT OF 10 FEET.
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WOOD PROTECTION

Protection of wood shall be provided in accordance with the applicable codes, standards, and regulations for the project.

HEATING

Heating shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls, and 1 foot from exterior doors or windows.

SAFETY GLAZING

SAFETY GLAZING SHALL BE PROVIDED IN ALL GLAZING AREAS WHERE THERE IS A RISK OF INJURY TO OCCUPANTS.

BATHROOM/PLUMBING FIXTURES

THE FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES, STANDARDS, AND REGULATIONS FOR THE PROJECT.

EXHAUST SYSTEMS

EXHAUST SYSTEMS SHALL BE PROVIDED FOR ALL KITCHENS AND BATHS.

LIGHT & VENT

LIGHT & VENT SHALL BE PROVIDED IN ALL ROOMS.

MAIL LEGEND

MAIL LEGEND SHALL BE PROVIDED FOR ALL MAIL DELIVERY AREAS.

FIRE-RESISTANCE RATED CONSTRUCTION

FIRE-RESISTANCE RATED CONSTRUCTION SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED BY THE APPLICABLE CODES, STANDARDS, AND REGULATIONS FOR THE PROJECT.

PROJECT INFORMATION

PROJECT INFORMATION SHALL BE PROVIDED FOR ALL PROJECTS.

EXISTING UTILITY'S ARE NON-SPRINKLERED

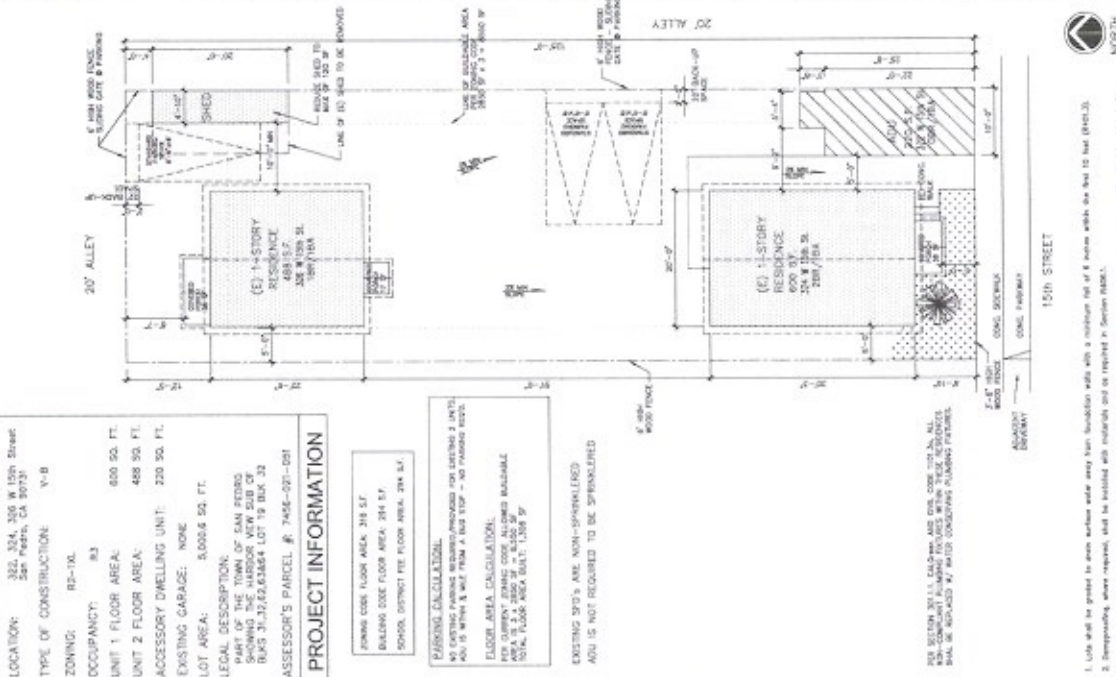
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NOTES

1. Utility shall be provided to meet minimum water flow, function with a minimum of 1/2 inch with the lot 15th Street (15th St.).
2. Sprinkling, where required, shall be installed with automatic and as required in Section 01084.
3. All utility lines shall be installed in accordance with applicable codes, standards, and regulations for the project.
4. Protection of wood and steel shall be provided in accordance with the applicable codes, standards, and regulations for the project.
5. Provide anti-siphon traps which shall be installed in accordance with applicable codes, standards, and regulations for the project.

ADU

DATE: 1/13/2020

322 W 15th St.
San Pedro, CA 90731

A-1

ARCHITECT

26451 N. Enclave Ave.
Rancho Palms Verde
CA 90725
Tel: 310 716-8791

ADU
DATE: 1/13/2020

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San Pedro, CA 90731

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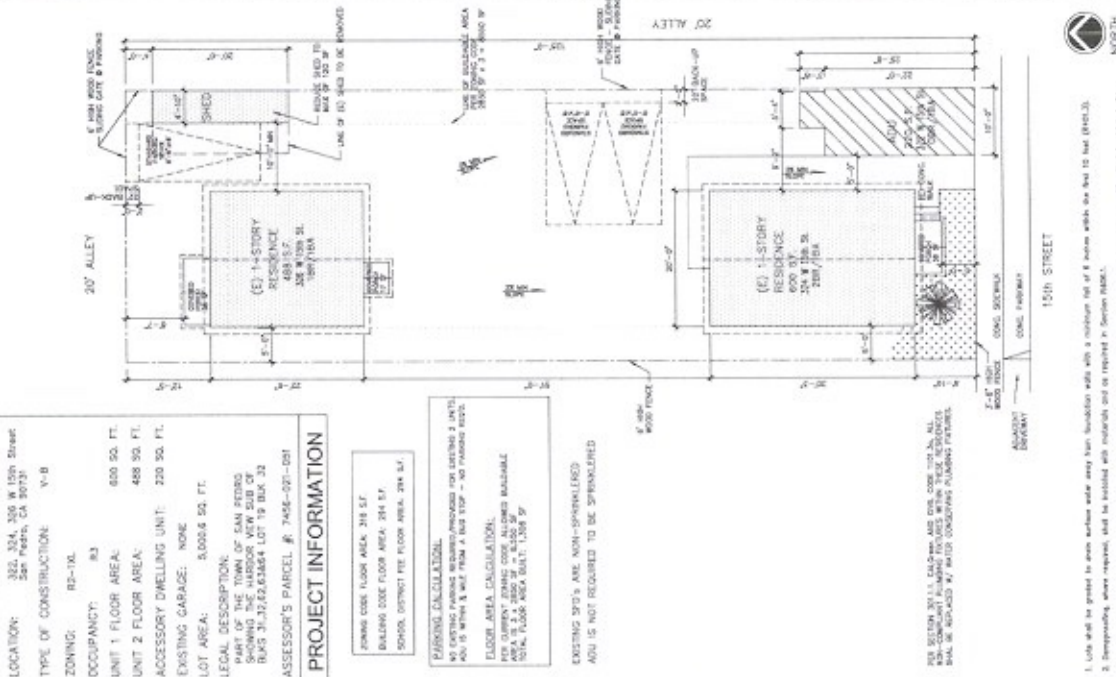
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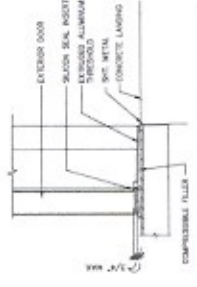
The owner, architect and contractor shall be responsible for obtaining all permits, fees, and approvals from the local authority having jurisdiction. The architect shall not be responsible for obtaining any permits, fees, or approvals from the local authority having jurisdiction.

DATE	TEAM AND REVISIONS
10/11/19	PLAN CHECK AND
3/2/20	CONTRACT
4/22/20	PLAN CHECK ADU

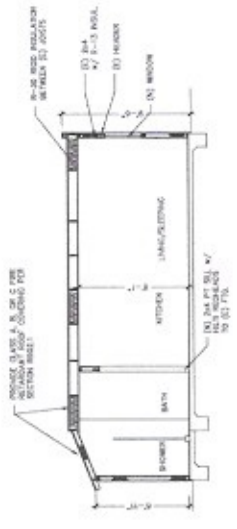
EXTERIOR ELEVATIONS
BUILDING SECTIONS

NO. 17-1-2008
ADU
312 N 15th St.
San Palms, CA 90371

A-2



EXT. THRESHOLD
SCALE: 1/2\"/>



BUILDING SECTION
SCALE: 1/2\"/>



EAST ELEVATION
NORTH ELEVATION



SOUTH ELEVATION
WEST ELEVATION
SCALE: 1/2\"/>

EXTERIOR ELEVATIONS

Los Angeles Department of Building and Safety

Certificate Information: 322 W 15TH ST 90731

Application / Permit 19016-40000-39533
Plan Check / Job No. B19SP01874
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description Convert (E) Retail Building to accessory dwelling unit . see comment
Permit Issued No
Current Status Verifications in Progress on 4/22/2020

Permit Application Status History

Submitted	12/11/2019	APPLICANT
Assigned to Plan Check Engineer	12/26/2019	TARIK SAOUD
Corrections Issued	12/30/2019	TARIK SAOUD
Reviewed by Supervisor	1/3/2020	FELIX FIGUEROA
Applicant returned to address corrections	4/15/2020	TARIK SAOUD
Applicant returned to address corrections	4/22/2020	TARIK SAOUD
Building Plans Picked Up	4/22/2020	APPLICANT

Permit Application Clearance Information

Coastal Zone	Not Cleared	12/28/2019	TARIK SAOUD
Address approval	Cleared	4/6/2020	CELINA MORENO
Permit	Cleared	4/6/2020	CELINA MORENO
Sewer availability	Cleared	4/6/2020	CELINA MORENO
Tenant Habitability Plan	Cleared	4/6/2020	STEVEN HOFSTAD
Trees in Parkway	Cleared	4/14/2020	JOHN KIM
Specific Plan	Not Cleared	4/21/2020	JEANALEE OBERGFELL
Eng Process Fee Ord 176,300	Cleared	4/22/2020	PAMELA TENEZA

Contact Information

No Data Available.

Inspector Information

No Data Available.

16