



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 27, 2010  
SUBJECT: Conditional Use Permit No. 757-09  
APPLICANT: Willie Quiday  
On behalf of Juan Lagmay, Sr.  
608 W. 230<sup>th</sup> Street  
Carson, CA 90745

REQUEST: To approve a Conditional Use Permit for an attached second dwelling unit (duplex) located within the RS (Residential, Single-Family) zoning district.

PROPERTY INVOLVED: 24200-24202 Banning Boulevard

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#### COMMISSION ACTION

☐ Concurred with staff  
☐ Did not concur with staff  
☐ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaffer
		Diaz			Verrett
		Gordon			

***Item No. 11D***

## I. Introduction

### *Date Application Received*

- November 4, 2009

### *Applicant*

- Willie Quiday  
608 W. 230<sup>th</sup> Street  
Carson, CA 90745

### *Property Owner*

- Mr. and Mrs. Juan Lagmay, Sr.  
24202 Banning Boulevard  
Carson, CA 90745

### *Project Address*

- 24200-24202 Banning Boulevard, Carson, CA 90745

### *Project Description*

- The proposal is to consider a conditional use permit (CUP) for an existing attached second dwelling unit (duplex) within the RS (Residential, Single Family) zoning district.
- The project site is located on a 5,014-square-foot parcel with two dwelling units totaling approximately 1,376 square feet. The larger dwelling unit is 946 square feet and the attached second dwelling is 448 square feet.
- The 946-square-foot, two-bedroom, one bath main dwelling unit is 24202 Banning Boulevard and is located toward the interior of the property. The smaller, attached, 448-square-foot, one-bedroom, one bath second dwelling unit is 24200 Banning Boulevard and located with the majority facing north toward Realty Street. The second dwelling unit known as 24200 Banning Boulevard is the subject of this conditional use permit application.
- There is one driveway in front that accesses the duplex from Banning Boulevard. The driveway is slopes approximately three feet above grade and serves a two-car garage located on the south side of the property. The garage was converted to a third dwelling unit without benefit of proper permits. Also, there are no building permits on file for the existing carport attached to the east side of the garage. Both circumstances have been noted in the *Issues of Concern* section below.

## II. Background

### *History of Property*

- The existing units were both originally built in 1920 as a small duplex of equal-sized 448-square-foot, one-bedroom, one-bath units. A review of building permits indicates that attempts were made to obtain building permits



for the detached 400-square-foot garage and 384-square-foot, two-bedroom addition to the interior unit in 1980 and 1983, both of which expired and were cancelled. Final building permit approval for these additions was given in 1992 which resulted in the permitted structures that are currently on the site. In the *Issues of Concern* section below, there is a discussion of the unpermitted garage conversion and carport structure attached to the garage.

*Previously Approved Discretionary Permits*

- There are no previously approved discretionary permits for this site.

*Public Safety Issues*

- There are no known open code enforcement cases for the subject property. However, under the section *Issues of Concern* below, there is reference to existing known code violations on the project site which are sought to be rectified through the implementation of specific conditions of approval discussed in the *Mitigation* sub-section below.

### III. Analysis

*Location/Site Characteristics/Existing Development*

- The property is rectangular in shape on a corner location and is compatible with surrounding residential single family uses.
- The applicant is applying for a conditional use permit for a second dwelling unit pursuant to Sections 9172.21 and 9182.3 of the Carson Municipal Code (CMC). According to goals and policies contained in the city's General Plan Housing Element, second dwelling units on residential single-family lots are an important housing resource that the city should work towards preserving if affirmative findings can be made regarding the adequacy of the building condition, parking, landscaping and other features needed to meet neighborhood compatibility standards, in accordance with applicable zoning laws, including Sections 9122.8, 9125.6, and 9172.21 of the CMC.

*Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned RS (Residential, Single-Family) with the adjacent properties to the south and east, as well as properties to the north across Realty Street and west across Banning Boulevard, sharing the same zoning designation.
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density Residential.

*Required Findings: Conditional Use Permit No. 757-09*

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision", can be made in the affirmative, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

*Issues of Concern: Conditional Use Permit No. 757-09*

- Issues – Unpermitted Garage Conversion and Unpermitted Carport: The garage was given final building permit approval in 1992. Sometime since, the garage was converted to a third dwelling unit on the subject property without benefit of building permits or proper entitlements. Presumably, the unpermitted carport structure, which extends west from the garage to five feet from the side property line, was constructed to compensate for not having garage parking. Nevertheless, CMC Section 9125.6(A)(2) allows only one second dwelling unit to be located on a single lot, and Section 9126.221 requires a 25-foot setback for parking structures facing a public street. Therefore, these issues must be brought into compliance through the CUP process.

- **Mitigation: Add the following Conditions of Approval:**

1. The existing carport located adjacent to the detached two-car garage on the west side of the property shall be removed within 90 days, subject to review and approval by the Planning Division.
2. The existing detached two-car garage shall be converted back into a proper garage, as defined by CMC Section 9191.270, and brought into compliance with applicable municipal code sections within 90 days, subject to review and approval by the Planning Division.
3. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies (Exhibit No. 5). The deficiencies noted and described in the property inspection report as "safety concerns" and "corrections recommended" shall



be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.

4. There shall be no expansion or alteration to the second dwelling unit that will intensify the number of bedrooms or other habitable area if the Planning Division determines there will be an impact to off-street parking.
5. The driveway leading to the garage shall remain clear to facilitate automobile parking inside the garage. Further, all building setback yard areas are to remain clear for fire prevention safety.
6. Cracks and broken areas of the existing concrete driveway shall be repaired.
7. Rehabilitated landscaping shall be provided for the front and rear lawns, and anywhere there is deferred maintenance of existing landscaping, subject to review and approval by the Planning Division.
8. The existing fencing along the side yard setback and in front of the detached garage shall be made to slide in a north-south fashion, consistent with a plan that has been reviewed and approved by the Planning Division, or otherwise removed;
9. Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, the applicant shall submit a deed restriction stating that:
  - The second dwelling unit shall not be sold separately;
  - The second dwelling unit is restricted to the maximum size allowed per the development standards;
  - The second dwelling unit shall be considered legal only so long as either the primary residence or the second dwelling unit is occupied by the owner of record of the property; and
  - The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.

#### **IV. Environmental Review**

Pursuant to Section 15301(e) "Existing Facilities" of the California Environmental Quality Act (CEQA), the proposed second dwelling unit does not have the potential for causing a significant effect on the environment and is found to be exempt.

**V. Recommendation**

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 757-09 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 757-09 FOR AN EXISTING ATTACHED 448-SQUARE-FOOT SECOND DWELLING UNIT LOCATED AT 24200-24202 BANNING BOULEVARD."

**VI. Exhibits**

1. Second Dwelling Unit Checklist
2. Property Inspection Report
3. Zoning Map
4. Draft Resolution
5. Development Plans

Prepared by: \_\_\_\_\_

Steven Newberg, AICP, Associate Planner

Reviewed by: \_\_\_\_\_

John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

Sheri Repp-Loadsman, Planning Officer

SN/c75706p\_042710



Second Dwelling Unit Checklist for Planning Commission

Property Address: 24200-24202 Banning Boulevard

Application #: Conditional Use Permit No. 757-09

Date 1<sup>st</sup> Dwelling Unit Built: 1920

Date 2<sup>nd</sup> Dwelling Unit Built: 1920

**Applicable Development Standards per Section 9125.6**

**MINIMUM LOT SIZE**

Meets Code: No

7,500 square feet for RS zone

**Comments:**

Lot size is 5,014 square feet and is considered existing, legal, non-conforming pursuant to CMC Section 9125.2

**UNIT SIZE**

Meets Code: Yes

0 bdrm, 1 bthrm and kitchen: 500 s.f. max.

Attached d.u. same as above, but no more than 40% of main d.u.

1 bdrm, 1 bthrm and kitchen: 650 s.f. max.

2 bdrms, 1 bthrm and kitchen: 700 s.f. max.

**Comments:**

24200 Banning Boulevard ("second unit") is 448-square-feet, one-bedroom, and one-bath

**SETBACK REQUIREMENTS**

Meets Code: Yes

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

**Comments:**

The second unit is an attached unit (a duplex), which meets all setback requirements.

**OFF-STREET PARKING**

Meets Code: No

Studio: 1 uncov. sp. outside of FYSB

2 bdrms or over 700 s.f.: 2 spcs. within garage

1 bdrm: 1 sp. in 10'x20' gar. or 9'x20' carport

Main dwelling unit parking provided

**Comments:**

There is an existing 2-car detached garage with insufficient space on the lot to provide a covered parking space.

**OWNER OCCUPIED**

Meets Code: Yes

**Comments:**



**Per Section 9122.8, the Commission may require additional improvements to the property, or any buildings or structure thereon, which may include but are not limited to the following:**

**1. Condition of landscaping**

**Staff's evaluation:** Fair

**Comments:**

A condition of approval has been added to ensure landscape is sufficient, subject to review and approval by the Planning Division.

**2. Exterior changes to promote compatibility of buildings and structures with surrounding development**

**Wall Paint:** Good

**Doors:** Good

**Building Material:** Good

**Windows:** Good

**Building Trim:** Good

**Porch:** Good

**Roof:** Good

**Accessory structure:** Good

**Eaves:** Good

**Other:** Choose an item.

**Comments:**

The property is in good condition.

**3. General repairs to vehicular maneuvering or parking areas**

**Staff's evaluation:** Unacceptable

**Comments:**

Conditions of approval added to require the existing unpermitted garage conversion to be brought back into compliance with applicable municipal codes, and that the existing unpermitted carport structure be removed.

**4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for second dwelling units.**

**Staff's evaluation:** Existing is Unacceptable

**Comments:**

See comments regarding the general repairs to the vehicular maneuvering or parking areas ( Section 3)







# Property Inspection Report



**24222 Banning Blvd.  
Carson, CA 90745  
March 8, 2010**

For questions regarding this report, please call (310) 540-0200

EXHIBIT NO. 2 -



**Equity Building Inspection**  
**(310)540-0200**

Re: 24222 Banning Blvd.  
Carson, CA 90745

Dear Willy Quiday

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 3-8-10. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

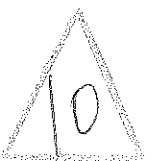
An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

If you have any questions regarding this inspection report, feel free to contact our offices. We will be happy to discuss our findings with you.

Thank you for your business!

Sincerely,

Michael J. Boeger, CCI  
Equity Building Inspection  
[www.equityinspection.com](http://www.equityinspection.com)  
310-540-0200



# Inspection Action Items Report

24222 Banning Blvd.  
Carson, CA 90745

## Read The Inspection Report

This document is provided for the benefit of the client(s) listed above and does not constitute a report, and does not list all of the conditions observed during the inspection. The client is directed to Read The Inspection Report as stated in the inspection agreement. We recommend that each of the conditions listed below be further evaluated and/or corrected by specialists in the appropriate trade prior to the close of escrow. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The items listed have been coded for your ease of review.

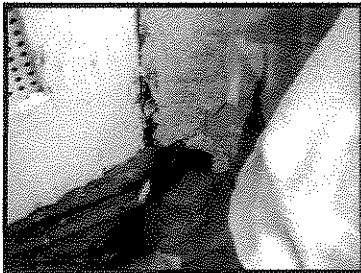
[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### EXTERIORS

#### EXTERIOR CONDITIONS:

##### STUCCO SIDING:

1. The stucco siding appeared serviceable, with minor cracking and common signs of aging/wear, no action needed at this time. with exceptions noted.
  - a. [CR] The stucco siding was damaged/deteriorated at the rear of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. rear.



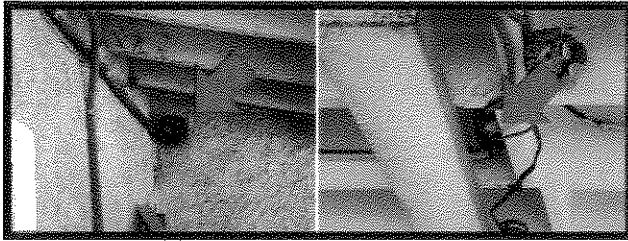
##### EXT DOORS:

2. The doors viewed from the exterior appeared serviceable. No action needed at this time. with exceptions noted.
  - a. [CR] The rear door of the left unit has no step outside the door. We recommend repair.



*EXT ELECTRICAL:*

3. [SC] One or more of the following covers were damaged and/or missing receptacle. We recommend correcting the conditions noted by using a specialist in the appropriate trade prior to the close of escrow.(rear junction box)

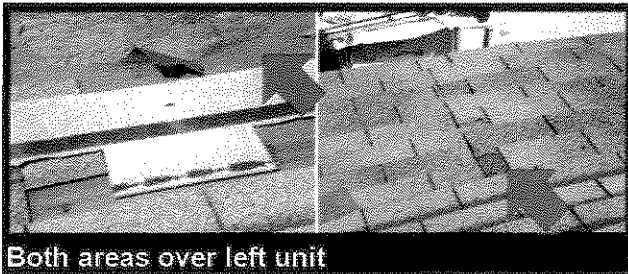


**ROOF COVERINGS**

ROOF CONDITION:

COMP SHINGLE:

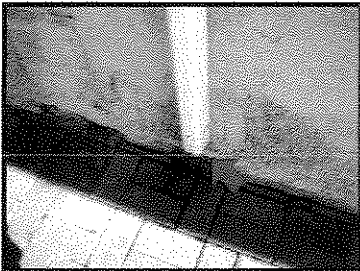
4. [CR] [FE] There is a section(s) of the roofing surface that is damaged and in need of further evaluation and repair.



Both areas over left unit

DOWNSPOUTS:

5. [CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.(front)



## PLUMBING SYSTEM

### PLUMBING CONDITIONS:

#### *VENT PIPING*

6. The visible areas of the vent pipes appeared serviceable. with exceptions noted.  
a. The vent piping was too short and is in need of repair or replacement. (rear)



## WATER HEATERS

### WATER HEATER CONDITIONS:

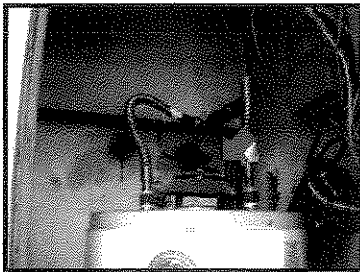
#### *VENTING SYSTEM:*

7. [SC] The flue vent pipe was disconnected. We recommend correcting the condition(s) noted.(garage unit)

### WATER HEATER CONDITIONS:

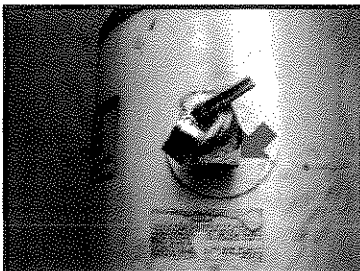
#### *VENTING SYSTEM:*

8. [SC] The flue vent pipe was disconnected. We recommend correcting the condition(s) noted.(missing from both units)



#### *T&P VALVE:*

9. [SC] The temperature & pressure relief valve was leaking water from the discharge line. We recommend replacing the valve and installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.(left unit), [SC] The temperature & pressure relief valve's discharge line was missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.(both)



*WATER HEATER CLOSET*

10. [CR] The enclosure door is damaged and is need of repair or replacement.

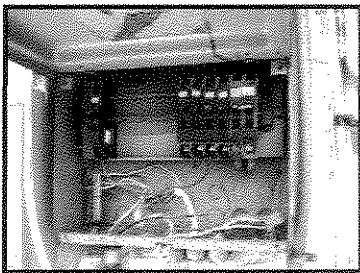


**ELECTRICAL SYSTEMS**

ELECTRICAL SERVICE CONDITIONS:

MAIN PANEL:

11. [SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted.



**LAUNDRY**

RECEPTACLES:

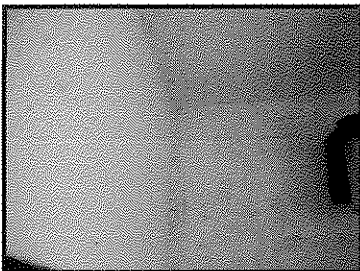
12. [SC] Receptacle cover plates were damaged/missing. We recommend correcting the condition(s) noted.

**BATHROOMS**

GARAGE BATHROOM. .

WALLS/CEILING:

13. [CR] Moisture stains and damage were noted on the wall(s)/ceiling. The area tested wet during the inspection. We recommend locating correcting the source and any damaged materials. [FE] [CR] There were signs of what appears to be mold growth. We recommend having this area tested. Contact your building inspector for further information. (walls)



SINK/PLUMBING:

14. [CR] The faucet/spout was loose on the deck/wall. We recommend correcting the condition(s) noted. The vanity is also loose and in need of repair. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

TOILETS:

15. [CR] The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resecuring the base to the flange. The full extent of deterioration is unknown. This can only be confirmed by destructive discovery, which is beyond the scope of this inspection. Recommend further evaluation and repair by a licensed plumber prior to the close of escrow.

LEFT UNIT:

TOILETS:

16. [CR] The toilet was loose on the floor and leakage was noted. The damaged area should be replaced before applying new floor coverings. Moisture deterioration in the wood is usually accompanied by mold as well as rot. The full extent of subfloor damage cannot be determined until the toilet base is removed and destructive discovery is performed.

RIGHT UNIT BATHROOM:

VENTILATION:

17. [CR] The exhaust vent fan failed to function. We recommend correcting the condition(s) noted.

ENCLOSURE:

18. [SC] The door guide(s) were missing from the lower track, this allowed the doors to swing free and subject to fall, this condition is a safety hazard. We recommend correcting the condition(s) noted.

**GARAGE - CARPORT**

GARAGE/CARPORT CONDITIONS:

WINDOWS:

19. [CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.(entry door)

COMMENTS:

20. [CR] The garage was being used as a living area. There was no ability to park a car in this garage. Much of this area was inaccessible due to personal belongings. The door could not be tested as it was blocked by personal belongings recommend further inspection once all the belongings are removed.



## INTERIOR

### INTERIOR ROOMS INFORMATION:

#### SMOKE DETECTORS:

21. [CR] There are missing smoke detectors where required. We recommend installing smoke detectors in each of the bedrooms and in hallways within 15' of each sleeping room. The detectors should be tested at the final walk-through, receive fresh batteries at move-in and be tested periodically.

### INTERIOR OVERALL

#### ROOM OVERALL

22. Wear and tear of the surfaces was evident throughout the dwelling, of the type generally resulting from deferred maintenance. We made no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

#### WALLS/CEILING:

23. [CR] [FE] There were signs of visible mold on numerous surfaces. We recommend having this mold tested. Contact your home inspector for further information.



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## INSPECTION CONDITIONS

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow please contact our office immediately for an additional evaluation regarding such "condition."

### CLIENT & SITE INFORMATION:

**DATE OF INSPECTION**

March 8, 2010

**CLIENT NAME:**

Willy Quiday

**ADDRESS:**

24222 Banning Blvd.

**CITY, STATE, ZIP**

Carson, CA 90745

**APPROX. AGE:**

Unknown.

### CLIMATIC CHARACTERISTICS:

**WEATHER/SOIL:**

Weather conditions during the inspection: clear, 60-70 degrees.

### BUILDING CHARACTERISTICS:

**MAIN ENTRY:**

Faces: West.

**STRUCTURE:**

duplex.

**TYPE OF STRUCTURE**

One Story House. Stucco.

**FOUNDATION:**

Foundation types: raised foundation.

### UTILITY SERVICES:

**ELECTRICITY:**

Municipal.

**GAS:**

Municipal.

**WATER/SEWER:**

Municipal.

**UTILITIES:**

Municipal:



# Equity Building Inspection

## OTHER INFORMATION:

### ATTENDING:

People present: buyers agent and client. and, owner(s)

### OCCUPIED:

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

### ADDED TO

There is evidence that the dwelling may have been added to or improved, subsequent to original construction. Confirmation should be obtained from the local building department, that all necessary permits for construction and/or remodeling were secured and that appropriate inspections were performed.

NOTE: Verifying existence or absence of building permits is beyond the scope of a building inspection.

### COMMENTS:

Keep in mind that there is no way for the inspector to know the exact origin of any water intrusion unless he actually sees the water coming into the building such as during a rain. There is no way to ensure that a particular area is free from leakage until the next time there is rainfall sufficient to test the area. All the inspector can determine is that there is a discoloration of a particular area and further investigation may be needed to determine its source and if the area is a result of an active leak. The purpose of a building inspection is to evaluate the building for function, operability and condition of systems and components, and not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the building inspector, as the inspector's tastes and values will always be different from those of the client. There may be a number of areas noted in and around the structure to have condition(s) in need of corrective measures. The areas of concern are preceded by codes i.e. [SC], [FE], [CR] and [RU] each code is defined in the "DEFINITIONS" section below. We recommend the condition(s) be corrected by specialists in the appropriate trades.

## INTRODUCTORY NOTES:

### IMPORTANT INFORMATION:

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building. [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building. [FE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements. [NOTE] We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons. [NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. [NOTE] Buildings built before 1978 may have products in them that contain some amounts asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet. [NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters.

### ENVIRONMENTAL CONCERNS:

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we observe one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

# Equity Building Inspection

## DEFINITIONS:

### SAFETY CONCERNS:

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow.

### FURTHER EVALUATION:

[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades prior to the close of escrow..

### CORRECTIONS RECOMMENDED:

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades prior to the close of escrow.

### RECOMMENDED UPGRADE:

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

### SERVICEABLE:

Serviceable; As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

### FUNCTIONED:

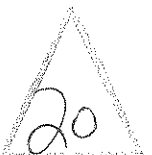
Functioned; as defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action".

### FAILED:

Failed; As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

### SPECIALIST:

Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*" as well as qualified state licensed contractors in specific occupations.



## FOUNDATION/UNDER-FLOOR AREAS

### FOUNDATION:

**TYPE:**

Foundation types observed: Combination concrete slab on grade and raised foundation.

**BOLTS/BRACING:**

Anchor bolts were observed in the visible and accessible areas of the crawl space during the inspection.

### SLAB ON GRADE:

**EXT CONDITION:**

The visible exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

**INT CONDITION:**

The current condition of the concrete slab could not be confirmed by visual inspection due to wall to wall floor coverings.

### CRAWL SPACE:

**ACCESSIBILITY:**

Accessed from the exterior at the back side of the building. [CR] The crawl space access was limited due to plumbing pipes, heating ducts, debris and/or faulty grade. The crawl space was viewed from the access opening only, this is a limited inspection.

**FOUNDATION:**

The concrete foundation had hairline and/or common cracks. This type of cracking is common and often a result of shrinkage of materials. Settlement or seismic action and usually does not affect the strength of the foundation.

**INSULATION:**

[RU] There was no visible floor framing insulation installed. We recommend installing insulation as an energy conservation upgrade.

**VENTILATION:**

The crawl space ventilation appeared serviceable. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.

**MOISTURE:**

The crawl space was damp, there was no notable damage observed to the foundation or framing. No action needed.



# Equity Building Inspection

## EXTERIORS

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### EXTERIOR INFORMATION:

#### SIDING TYPE:

Materials: Materials: stucco.

#### EXT TRIM TYPE:

Materials: wood.

#### EXT DOOR TYPE:

Materials: wood.

#### WINDOW TYPE:

Type: horizontal sliding.

#### WINDOW MATRLS:

Materials: metal.

### EXTERIOR CONDITIONS:

#### STUCCO SIDING:

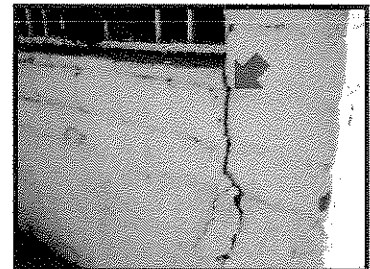
The stucco siding appeared serviceable, with minor cracking and common signs of aging/wear, no action needed at this time. with exceptions noted.

a. [CR] The stucco siding was damaged/deteriorated at the rear of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. rear.



#### BLOCK WALLS:

[CR] The block walls were damaged/deteriorated at the front left of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.



#### EXT TRIM:

The exterior wood trim appeared serviceable. No action needed at this time.

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# Equity Building Inspection

## EXT DOORS:

The doors viewed from the exterior appeared serviceable. No action needed at this time. with exceptions noted.  
a. [CR] The rear door of the left unit has no step outside the door. We recommend repair.

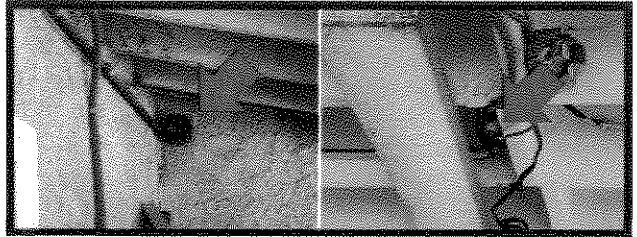


## WINDOWS:

The windows viewed from the exterior appeared serviceable. No action needed at this time.

## EXT ELECTRICAL:

[SC] One or more of the following covers were damaged and/or missing receptacle. We recommend correcting the conditions noted by using a specialist in the appropriate trade prior to the close of escrow.(rear junction box)



## GROUPED GROUNDS

### GROUPED GROUNDS INFORMATION:

#### DRIVEWAY:

Materials: concrete.

#### WALKWAYS:

Materials: concrete.

#### PATIO COVERS:

Materials: wood frame design.

#### FENCING & GATES:

Materials: metal.

### GROUPED GROUNDS CONDITION:

#### DRIVEWAY:

There were common cracks in the driveway, no action is needed at this time.

#### WALKWAYS:

There were common cracks noted in the walkways, no action is needed at this time.

#### PATIOS:

There were common cracks in the patio, no action is needed at this time.

#### PATIO COVERS:

The patio cover appeared serviceable.

#### FENCING & GATES:

The yard fencing appeared serviceable, with common signs of aging and wear present. Periodic maintenance is recommended to minimize damage and extend the service life. [CR] The gate(s) needed adjustment or repairs to restore proper operation. We recommend correcting the condition(s) noted.



# Equity Building Inspection

## GRADING/DRAINAGE/LANDSCAPING INFORMATION:

### SITE GRADING:

Gentle slope to the front.

### SITE DRAINAGE:

Surface drainage.

### LAWN SPRINKLRS:

NOTE: Yard sprinkler systems are outside of the scope of the inspection agreement and are not inspected.

### LOW VOLT LIGHTS:

NOTE: Low voltage lighting systems are outside of the scope of the inspection agreement and are not inspected.

## GRADING/DRAINAGE/LANDSCAPING CONDITION:

### SITE GRADING:

The grading at the foundation and appeared to be adequate to drain excess surface water away from the building.

### SITE DRAINAGE:

The exposed areas of the surface drainage system appeared serviceable.

### LANDSCAPING:

[CR] Maintenance, trimming or removal of vegetation was needed at portions of the property to prevent over growth and encroachment onto the building.

## ROOF COVERINGS

The visible areas of the roof and components were observed to determine their current condition. The useful remaining life of this roof covering is impossible to predict. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ROOF INFORMATION:

### INSPECT METHOD:

The inspector walked on the roof and viewed the accessible roofing components.

### ROOF COVERING:

Materials: fiberglass/asphalt composition shingles, and, built-up with a cap sheet surface.

### ROOF LAYERS:

undetermined number of layers.

### ROOF DRAINAGE:

Materials: plastic rain gutters.

## ROOF CONDITION:

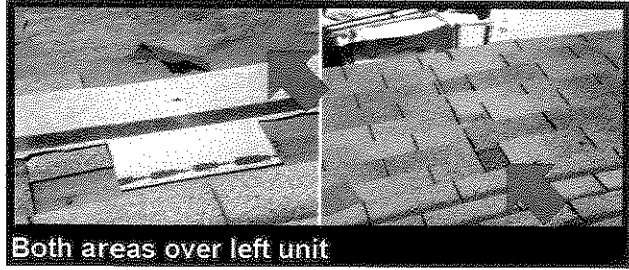




# Equity Building Inspection

## COMP SHINGLE:

[CR] [FE] There is a section(s) of the roofing surface that is damaged and in need of further evaluation and repair.



## FLASHINGS:

The visible flashings appeared serviceable.

## ROOF DRAINAGE:

[RU] The roof drainage was directed to collect into gutters. They were not installed on all down sloped roofs. We recommend additional gutters and downspouts be installed.

## DOWNSPOUTS:

[CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.(front)



## ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Thermostatically operated attic vent fans are excluded from the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ATTIC/FRAMING INFORMATION:

### ATTIC ACCESS:

Access's: 1 Hall.

### FRAMING:

Conventional framing.

### SHEATHING:

Wood planks/boards.

### INSULATION:

Blown-in.

### VENTILATION:

Vent types: soffit.

## ATTIC/FRAMING CONDITION:

# Equity Building Inspection

**FRAMING:**

The visible areas of the roof framing appeared serviceable.

**SHEATHING:**

The visible areas of the roof sheathing appeared serviceable.

**INSULATION:**

The visible attic insulation appeared serviceable.

**VENTILATION:**

The attic ventilation appeared to be adequate.

## PLUMBING SYSTEM

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### PLUMBING INFORMATION:

**MAIN WATER LINE:**

Materials: copper piping.

**WATER SHUTOFF:**

The main water shutoff valve was located at the left side of the building.

**WATER PRESSRE:**

60-70 PSI.

**WATER PIPING:**

copper piping where visible.

**WASTE LINES:**

Materials: ABS black plastic piping where visible.

**GAS SHUTOFF:**

The gas meter and shutoff valve are located at the rear of the building.

### PLUMBING CONDITIONS:

**WATER SHUTOFF:**

The main water shutoff valves are outside the scope of the inspection and are not tested.

**WATER PRESSRE:**

The water pressure measured at an exterior hose faucet was within the acceptable range.

**WATER PIPING:**

The visible water supply piping appeared serviceable.

**WATER FLOW:**

A number of fixtures were operated simultaneously with a serviceable water flow.

**HOSE FAUCETS:**

The accessible hose faucets were serviceable.

**WASTE PIPING:**

The visible waste piping appeared serviceable. [FE] The main underground sewer is not visible, due to its location. We make no representations regarding this system. We recommend further evaluation/scope/camera performed by a specialist in the appropriate trade.



# Equity Building Inspection

## WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable.

## VENT PIPING

The visible areas of the vent pipes appeared serviceable. with exceptions noted.

- a. The vent piping was too short and is in need of repair or replacement. (rear)



## GAS SHUTOFF:

[RU] The supply shutoff appeared serviceable, we do not operate these devices. There is no emergency shutoff wrench present. We recommend providing a wrench or installing a seismic automatic shut off valve for emergencies.

## GAS PIPING:

The visible areas of the gas piping appeared serviceable.

## WATER HEATERS

The water heater(s) and the related components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned activated. Water that is hotter than the manufacturers recommended setting of 125 degrees poses a scald hazard. The water temperature should never be set higher than the manufacturers recommended setting. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## WATER HEATER INFORMATION:

### LOCATION:

The water heater was located in an exterior closet.

### MANUFACTURER:

Unknown.

### MANUFCTR DATE:

The information was not accessible.

### SIZE / GALLONS:

40 gallon.

### ENERGY TYPE:

Natural gas.

## WATER HEATER CONDITIONS:

### UNIT NUMBER:

GARAG UNIT.

### VENTING SYSTEM:

[SC] The flue vent pipe was disconnected. We recommend correcting the condition(s) noted.(garage unit)

### WATER PIPES:

The shutoff valve and visible water supply connectors appeared serviceable and were insulated to minimize heat loss.



# Equity Building Inspection

**T&P VALVE:**

[RU] A temperature & pressure relief valve and discharge line were installed as required. The discharge line did not extend to the exterior. We recommend it be extended to the exterior and terminated close to the ground facing downward.

**TANK:**

The water heater tank appeared serviceable, no leakage noted.

**SEISMIC :**

The water heater was double strapped and stabilized/blocked to resist movement.

**COMBUSTION AIR:**

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

**ENERGY SUPPLY:**

The gas shutoff valve appeared serviceable.

**CONTROLS:**

The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

## WATER HEATER INFORMATION:

**LOCATION:**

Two units at rear of building.

**MANUFACTURER:**

General Electric, Craftmaster.

**MANUFCTR DATE:**

2007, Unknown.

**SIZE / GALLONS:**

30 gallon(both)

**ENERGY TYPE:**

Natural gas.

## WATER HEATER CONDITIONS:

**VENTING SYSTEM:**

[SC] The flue vent pipe was disconnected. We recommend correcting the condition(s) noted.(missing from both units)

**WATER PIPES:**

The shutoff valve and visible water supply connectors appeared serviceable and were insulated to minimize heat loss.



# Equity Building Inspection

## T&P VALVE:

[SC] The temperature & pressure relief valve was leaking water from the discharge line. We recommend replacing the valve and installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.(left unit), [SC] The temperature & pressure relief valve's discharge line was missing. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.(both)



## TANK:

The water heater tank appeared serviceable, no leakage noted.

## SEISMIC :

The water heater was double strapped and stabilized/blocked to resist movement.

## COMBUSTION AIR:

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

## ENERGY SUPPLY:

The gas shutoff valve appeared serviceable.

## WATER HEATER CLOSET

[CR] The enclosure door is damaged and is need of repair or replacement.



## ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices was not verified. The location of smoke detectors will be identified when present. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ELECTRICAL SERVICE INFORMATION:

### SERVICE TYPE:

Overhead.

### MAIN PANEL:

Located at the rear of the building. (two meters, two main disconnects)

### SERVICE RATING:

120/240 volt system, rated at 100 Amperes. x2.



## Equity Building Inspection

**SERVICE WIRING:**

Material: copper.

**BRANCH WIRING:**

Material observed: copper.

**DISCNET TYPE:**

Circuit breakers.

**GROUNDING:**

Water piping.

### ELECTRICAL SERVICE CONDITIONS:

**SERVICE WIRING:**

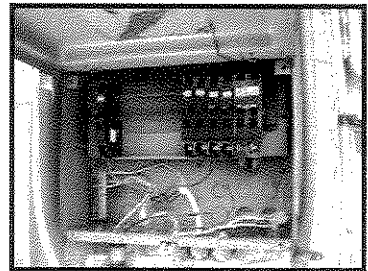
The overhead service wires and weatherhead appeared to be serviceable.

**GROUNDING:**

The visible ground connections appeared serviceable.

**MAIN PANEL:**

[SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted.

**WORKMANSHIP:**

The wiring within the panel appeared serviceable.

**BREAKERS/WIRE:**

The breakers to wire connections appeared compatible where visible within the panel.

### ELECTRICAL OVERALL

**OVERALL COMMENTS:**

The electrical system was generally in adequate condition, with only a few instances of needed repair or corrections observed.

### HOUSEHOLD COMPONENT CONDITIONS:

**SWITCHES:**

Serviceable overall; deficiencies are identified in the location of the conditions.

**FIXTURES:**

Serviceable overall; deficiencies are identified in the location of the conditions.

**RECEPTACLES:**

Serviceable overall; deficiencies are identified in the location of the conditions.



## HEATING SYSTEMS

The visible areas of the furnace units, electrical and gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Routine maintenance is recommended per the manufacturers specifications and operating conditions. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### HEATING SYSTEM INFORMATION:

**MANUFACTURER:**

Unknown.

**MANUFCTR DATE:**

No identifiable manufactured date.

**LOCATION, TYPE &**

**FUEL:**

Wall heater, Natural gas fired.

**APPROX. BTU'S:**

30-40,000 btu's.

### HEATING SYSTEM CONDITIONS:

**UNIT NUMBER:**

Both Units.

**VENTING SYSTEM:**

The visible areas of the flue vent piping were intact and secured at the connections.

**SUPPLY PLENUM:**

The supply air plenum appeared serviceable.

**HEATING UNIT:**

[FE] The pilot light was off, shut down, the unit was non-operational. We recommend contacting the gas company to have the unit lit and evaluated. (both units)

**COMBUSTION AIR:**

The combustion air supply for the furnace appeared adequate.

**ENERGY SUPPLY:**

The gas shutoff valve appeared serviceable.

**HEAT EXCHANGR:**

[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

**RETURN PLENUM:**

The return air ducting appeared serviceable.

**SUGGESTIONS:**

[FE] We recommend further evaluation and correction(s) by a specialist in the appropriate trade in reference to the items noted above.

**COMMENTS:**

[FE] We recommend further evaluation of the conditions noted by a specialist in the appropriate trade.



## Equity Building Inspection

### KITCHEN

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment were checked for basic operation. Self or continuous cleaning functions, timing devices and thermostat accuracy are not included in the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

#### LEFT UNIT.

##### KITCHEN OVERALL

The finished surfaces, hardware, windows and doors are generally in adequate condition with exceptions noted herein.

##### EXHAUST VENT:

There was no fan/hood present and is not required.

##### KITCHEN APPLIANCES

All appliances were tested using normal operating controls, and were found to be functional.

#### RIGHT UNIT.

##### KITCHEN OVERALL

The finished surfaces, hardware, windows and doors are generally in adequate condition with exceptions noted herein.

##### EXHAUST VENT:

The exhaust fan functioned.

### LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-thru before closing escrow. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

##### LOCATION:

Located at the exterior rear of the property.

##### RECEPTACLES:

[SC] Receptacle cover plates were damaged/missing. We recommend correcting the condition(s) noted.

##### WASHER SERVICE:

The laundry faucets were serviceable, no visible leaks, a machine was connected. We do not operate the faucets. [RU] The washer water hoses were made of a material not rated to be under constant pressure. We recommend replacing these hoses with the metal braided type which are rated for this application.

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# Equity Building Inspection

**DRYER SERVICE:**

The dryer hookup was provided for a gas unit only.

**DRYER VENTING:**

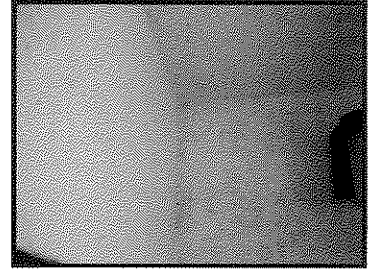
Dryer venting was provided and terminated at the exterior.

## BATHROOMS

### GARAGE BATHROOM.

**WALLS/CEILING:**

[CR] Moisture stains and damage were noted on the wall(s)/ceiling. The area tested wet during the inspection. We recommend locating correcting the source and any damaged materials. [FE] [CR] There were signs of what appears to be mold growth. We recommend having this area tested. Contact your building inspector for further information. (walls)

**VENTILATION:**

The ventilation was provided by a window which appeared adequate.

**SINK/PLUMBING:**

[CR] The faucet/spout was loose on the deck/wall. We recommend correcting the condition(s) noted. The vanity is also loose and in need of repair. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

**TOILETS:**

[CR] The base is loose at the floor. The typical repair requires replacement of the inexpensive wax base seal and tightly resecuring the base to the flange. The full extent of deterioration is unknown. This can only be confirmed by destructive discovery, which is beyond the scope of this inspection. Recommend further evaluation and repair by a licensed plumber prior to the close of escrow.

### LEFT UNIT.

**ALL OK**

All doors, windows, surfaces, hardware and fixtures were found to be in serviceable condition with exceptions noted herein.

**VENTILATION:**

The ventilation was provided by a window which appeared adequate.

**TOILETS:**

[CR] The toilet was loose on the floor and leakage was noted. The damaged area should be replaced before applying new floor coverings. Moisture deterioration in the wood is usually accompanied by mold as well as rot. The full extent of subfloor damage cannot be determined until the toilet base is removed and destructive discovery is performed.

### RIGHT UNIT BATHROOM.

**ALL OK**

All doors, windows, surfaces, hardware and fixtures were found to be in serviceable condition with exceptions noted herein.

**RECEPTACLES:**

The accessible receptacles were serviceable and GFCI protected where required.

# Equity Building Inspection

## VENTILATION:

[CR] The exhaust vent fan failed to function. We recommend correcting the condition(s) noted.

## ENCLOSURE:

[SC] The door guide(s) were missing from the lower track, this allowed the doors to swing free and subject to fall, this condition is a safety hazard. We recommend correcting the condition(s) noted.

## GARAGE - CARPORT

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## GARAGE/CARPORT INFORMATION:

### TYPE & LOCATN:

Garage; two car.

### CAR DOOR(S):

Door Type: wood, Door Type:aluminum, sectional(s)

## GARAGE/CARPORT CONDITIONS:

### WINDOWS:

[CR] The window(s) had cracked and/or broken glass. We recommend correcting the condition(s) noted.(entry door)

### COMMENTS:

[CR] The garage was being used as a living area. There was no ability to park a car in this garage. Much of this area was inaccessible due to personal belongings. The door could not be tested as it was blocked by personal belongings recommend further inspection once all the belongings are removed.



# Equity Building Inspection

## INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms, to examine or test is outside the scope of this report. We recommend older homes be upgraded to meet the current smoke detector installation standards for added occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

### INTERIOR ROOMS INFORMATION:

#### WALLS/CEILINGS:

Materials: sheetrock.

#### FLOORS:

Materials: wood, and, vinyl.

#### SMOKE DETECTORS:

[CR] There are missing smoke detectors where required. We recommend installing smoke detectors in each of the bedrooms and in hallways within 15' of each sleeping room. The detectors should be tested at the final walk-through, receive fresh batteries at move-in and be tested periodically.

### INTERIOR OVERALL.

#### ROOM OVERALL

Wear and tear of the surfaces was evident throughout the dwelling, of the type generally resulting from deferred maintenance. We made no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

#### WALLS/CEILING:

[CR] [FE] There were signs of visible mold on numerous surfaces. We recommend having this mold tested. Contact your home inspector for further information.

#### FLOORS OVERALL

All of the interior floors were found to be in serviceable condition with exceptions noted herein.

#### INT DOORS:

The door(s) were serviceable with exceptions noted within.

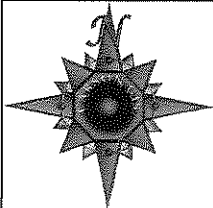
#### EXT DOORS:

The door(s) were serviceable with exceptions noted within.

#### WINDOWS:

The accessible window(s) were serviceable with exceptions noted within.





City of Carson  
500 Foot Radius Map  
24200 - 24202 Banning Blvd

EXHIBIT NO. 3 -

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 755-09 FOR AN EXISTING ATTACHED 448-SQUARE-FOOT  
SECOND DWELLING UNIT LOCATED AT 24200-24202  
BANNING BOULEVARD**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,  
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Willie Quiday, on behalf of the property owner Juan Lagmay, Sr., with respect to real property located at 24200-24202 Banning Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of an attached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling is an attached 448-square-foot, one-bedroom and one bath unit located in the front of the duplex. The larger primary unit is 946 square feet and has two bedrooms and one bath. Both units are one-story and were legally constructed in 1920 with subsequent additions to the property permitted in 1992, prior to the adoption of Ordinance No. 03-1290 in 2003, which requires a conditional use permit for legal nonconforming second dwelling units which do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).

A public hearing was duly held on March 9, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

- a) The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces and other features relative to a harmonious and attractive development of the area.
- c) The original development of the duplex in 1920 did not include a garage. A detached 400-square-foot two-car garage was permitted in 1992. This is sufficient to adequately comply with covered parking requirements per applicable zoning code regulations. The zoning code requires a single-car, uncovered parking space for this unit, but cannot be provided on the property without the demolition of a certain portion of the garage, which would further





decrease the parking provided onsite. The existing paved driveway serving the garage could be used to accommodate a single car on an as-needed basis, which is sufficient to meet the intent of the zoning code with respect to parking for a second dwelling unit. Furthermore, the property parking arrangement will not generate significant adverse effects to the adjacent public street.

- d) There are no signs intended for the proposed project.
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.
- f) The existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the second dwelling unit will not have a significant effect on the environment. The second dwelling unit will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15301 (Existing Structures or Facilities).

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 757-09 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 27<sup>th</sup> DAY OF APRIL, 2010.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**

**CITY OF CARSON  
DEVELOPMENT SERVICES  
PLANNING DIVISION  
EXHIBIT "A"  
LEGAL DESCRIPTION  
CONDITIONAL USE PERMIT NO. 757-09**

**Property Address:** 24200-24202 Banning Boulevard

The land referred to as parcel no. 7404-005-001 is situated in the County of Los Angeles, State of California and is described as follows:

Lot 1 of Block G, in Tract No. 5766 in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Books and Maps in the Office of the County Recorder of said County.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 757-09**

**GENERAL CONDITIONS**

1. If Conditional Use Permit No. 757-09 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 757-09. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding





the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

8. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report noted as "Safety Concerns" and "Corrections Recommended" shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
9. Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, the applicant shall submit a deed restriction to the Planning Division stating that:
  - a. The second dwelling unit shall not be sold separately.
  - b. The second dwelling unit is restricted to the maximum size allowed per the development standards.
  - c. The second dwelling unit shall be considered legal only so long as either the primary residence or the second dwelling unit is occupied by the owner of record of the property.
  - d. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
10. Once approved by the Planning Division for form and content, said deed restriction shall be recorded on the property at the County Recorder's office.

#### SECOND DWELLING UNIT EXPANSION/ALTERATIONS/AESTHETICS

11. Any changes to the second dwelling unit shall be limited to minor alterations, improvements, repairs, or changes of use which do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use.
12. Any minor alterations, improvements and or repairs shall require review and approval (where applicable) by the Planning Division and issuance of a building permit.

#### PARKING

13. The garage shall be converted back into a garage, as defined by Carson Municipal Code Section 9191.270, and otherwise brought into compliance with applicable municipal code sections within 90 days, subject to review and approval by the Planning Division. There shall be no parking of in-operable automobiles on any garage driveway. Driveways shall be kept clear of any household items, firewood, plants or rubbish. Further, there shall be no un-



authorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient off-street parking.

14. The existing unpermitted carport structure attached to the garage shall be removed within 90 days of discretionary permit approval, subject to review and approval by the Planning Division.
15. The existing swing gate along Banning Boulevard and in front of the detached garage shall be made into a sliding gate, consistent with a plan that has been reviewed and approved by the Planning Division, or otherwise removed. Such fencing shall be constructed of wrought-iron, not to exceed 42-inches in height, and shall be in compliance with Section 9126.3 of the Carson Municipal Code.

#### PLANNING

16. Rehabilitated landscaping shall be provided for the front and rear lawns, and anywhere there is deferred maintenance of existing landscaping, subject to review and approval by the Planning Division.

#### BUILDING & SAFETY

17. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

18. All requirements by the Los Angeles County Fire Department shall be complied with.
19. There shall be no storage allowed within any required building setback yard area to promote fire safety.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

20. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

