



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 11, 2010

SUBJECT: Conditional Use Permit No. 782-10

APPLICANT/PROPERTY OWNER: Armando Herrera  
2730 East Van Buren Street  
Carson, CA 90810

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

PROPERTY INVOLVED: 2730 East Van Buren Street

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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			Schaefer
		Diaz			Verrett
		Gordon			

***Item No. 11B***

## I. Introduction

The applicant, Armando Herrera, is requesting approval of Conditional Use Permit (CUP) No. 782-10 pursuant to Carson Municipal Code (CMC) Section 9172.21, "Conditional Use Permit" and 9182.3, "Nonconforming Residential Density" for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district located at 2730 East Van Buren Street (Exhibit No. 1).

## II. Background

The project site is a 4,079-square-foot parcel with a sub-standard width of 37 feet and 6 inches. The site is occupied with two dwelling units totaling approximately 1,101 square feet (Exhibit No. 2). According to the Los Angeles County Assessor records, the first dwelling unit located in the front of the property was constructed legally in 1936 with Los Angeles County building permits and is approximately 801 square feet. The second dwelling unit located in the rear of the property was also constructed legally in 1936 as a 120-square-foot cottage. In 1941 and 1942, a 180-square-foot addition of a kitchen and bathroom were added to the second dwelling unit. Since then, no additions have been constructed. The second dwelling unit is approximately 300 square feet and has a studio bedroom, one bathroom, and a kitchen.

The primary and secondary units are occupied by the property owner and relatives. There are no previously approved discretionary permits for this site and no known open code enforcement cases for the subject property.

The property consists of two legal lots that are tied for assessor purposes. One lot is 25 feet wide and the second lot is 12 feet and 6 inches wide.

## III. Analysis

### *Conditional Use Permits*

According to CMC Section 9172.21, "Conditional Use Permit", the Planning Commission shall recommend approval of the proposal if it is able to make affirmative findings based on the following criteria:

#### **a. The proposed use and development will be consistent with the General Plan.**

The proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Low Density Residential and zoned RS (Residential, Single Family). The adjacent properties to the north, south, east, and west share the same zoning designation.

#### **b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.**

The proposed project generally meets the design and development standards in the CMC. CMC Section 9182.3 states, "When approving a conditional use permit, the



Commission shall make findings regarding the adequacy of on-site parking and applicable development standards contained in CMC 9125.6."

The second dwelling unit does not meet the minimum lot size and the minimum set back requirements from the primary unit, rear yard setback, and side yard setback.

Per CMC Section 9182.3, the minimum lot size in order to have a second dwelling unit within the RS zone is 7,500 square feet. The lot size of the property is 4,079 square feet. The required minimum rear yard setback is fifteen (15) feet, side yard setback is five (5) and the required setback for a second dwelling unit to the primary structure is six (6) feet. The second dwelling unit is five (5) feet from the primary structure and four (4) feet from the rear property line. The second dwelling unit meets the side yard requirement on the west but the side yard on the east is three (3) feet.

Although the site does not meet all the developments standards within CMC Section 9182.3, adequate fire and safety access is provided on-site. In addition, a condition of approval is included to ensure all required setbacks are to remain clear for safe access.

CMC Section 9182.3 (B) states, "In the RS or RA Zone, a lawfully established residential use of a type or with a density of dwelling units no longer permitted in the RS or RA Zone shall be considered to be a nonconforming use subject to the provisions of CMC 9182.21 through 9282.23." Therefore per CMC 9182.21, "conditions may be included which provide for either the continuation or termination of each nonconformity existing on the site" when granting a conditional use permit. Also, CMC 9122.8(C) implies if standards in CMC 9125.6 are not met then a CUP is required for the existing lawfully established unit.

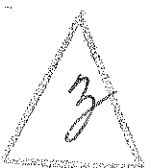
Since the second dwelling unit was lawfully constructed in 1936, staff recommends the nonconformities on the site be continued with the approval of a conditional use permit.

The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector (Exhibit No. 3). The inspection report included recommendations to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. Prior to the scheduling of the public hearing, the applicant addressed several of the deficiencies identified in the report. The applicant is currently in the process of addressing the outstanding items and/or will be conditioned to address them within 90 days from the approval of the conditional use permit.

With the recommendations stated in the inspection report and conditions of approval, the site and building is adequate in size, shape, topography, location, and utilities to accommodate the proposed use.

**c. There will be adequate street access and traffic capacity.**

Adequate driveway widths are provided on-site. Appropriate access is available for circulation and to ensure safety for pedestrians and motorists. The project will not affect or impact the safe circulation of either pedestrians or vehicular traffic.



The second dwelling unit is in compliance with parking requirements stated in CMC Section 9162.21.

**d. There will be adequate water supply for fire protection.**

The second dwelling unit and primary structure were constructed in 1936, therefore adequate water supply for fire protection already exists.

**e. The proposed use and development will be compatible with the intended character of the area.**

The existing two residential units were constructed in 1936 as single family residences. The current property owner purchased the site in 1988 and has occupied both units as a residential use. The surrounding area is a single-family neighborhood with several second dwelling unit and accessory structures. The existing use is compatible with the intended character of the area.

**f. Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).**

The proposed project is subject to the requirements in CMC Section 9182.3, "Nonconforming Residential Density" and Section 9125.6, "Second Dwelling Unit Development Standard". The specific requirements of these sections have been discussed above under Section III (b).

Staff has inspected the property and reviewed all building permit records. The property owner has addressed a majority of the recommendations stated in the property inspection report and is in the process of addressing the remaining issues. In addition, a condition requiring all deficiencies to be remedied within 90 days will be included.

Per CMC Section 9182.3 (A), the Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

1. New or rehabilitated landscaping;
2. Exterior changes to promote compatibility of buildings and structures with surrounding development;
3. General repairs to vehicular maneuvering or parking areas; and
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for second dwelling units.

Staff believes no additional requirements or limitations are needed. A reasonable amount of landscaping is provided within the front yard and areas visible to the public. There is no landscaping provided in the rear yard, however the rear yard is not visible from the public right of way. In addition, due to the limitations of the site additional landscaping is not feasible.



Staff believes the project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" and Section 9122.8, "Second Dwelling Units" can be made in the affirmative, if conditions of approval are implemented.

#### **IV. Issues of Concern**

##### *Parking*

The second dwelling unit meets the parking requirements stated in CMC Section 9162.21 and is required to provide one (1) uncovered off-street parking space.

There is no additional covered parking available for the primary unit, however uncovered off-street parking is available on-site to accommodate the primary and secondary unit (Exhibit No. 5). The parking for the primary unit is considered legal non-conforming. However, since no covered parking is available on-site, staff recommends the following condition be added to mitigate any foreseeable parking impacts and to prevent an intensification of street parking:

1. Any expansions and/or alterations of the primary unit or secondary unit will constitute as an intensification of use and the nonconforming parking privilege for the primary unit will no longer be continued. An additional two-car garage to the one uncovered parking space will be required prior to the approval of any expansions to the primary or second unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.
2. Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit, if applicable.

##### *Lot Merger*

The property consists of two legal lots that are tied for assessor purposes. One lot is 25 feet wide and the second lot is 12 feet and 6 inches wide. In accordance with CMC Section No. 9207.27, "Merger of Contiguous Parcels", the city may merge a parcel with a contiguous parcel held by the same owner if the city causes to be recorded with the County Recorder a notice of merger, if any one (1) of the contiguous parcels held by the same owner does not conform to standards for minimum parcel size. The city is considering a comprehensive merger of parcels within this project area. In order to prevent the selling and development of sub-standard lots, staff recommends the following condition of approval:

1. The property owner shall be required to record a deed restriction with the County Recorder's Office within 90 days of receiving approval by the Planning Commission. The deed restriction shall state that if the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their



property prior to the close of escrow. In lieu of the condition, the property owner may merge the parcels at his/her own cost and effort. Proof of recordation of the lot merger shall be provided to the city within 90 days of Planning Commission approval.

*Other*

Per CMC Section 9125.6.8, the following conditions are recommended.

1. 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 inspection report shall be eliminated or mitigated within 90 days to the satisfaction of the Planning Division. 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.
2. The driveway shall remain clear, except for automobiles, to facilitate automobile parking and access.
3. Per CMC Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction 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 conditional use permit;
  - c. 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; and
  - d. The second dwelling unit shall be considered legal only so long as either primary residence or the second dwelling unit is occupied by the owner of record of the property.

**V. Environmental Review**

Pursuant to Section 15301 – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA), the existing second dwelling unit does not have the potential to cause a significant effect on the environment.



## VI. Recommendation

That the Planning Commission:

- APPROVE Conditional Use Permit No. 782-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- WAIVE further reading and ADOPT Resolution No. 10-\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 782-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2730 EAST VAN BUREN STREET."

## VII. Exhibits

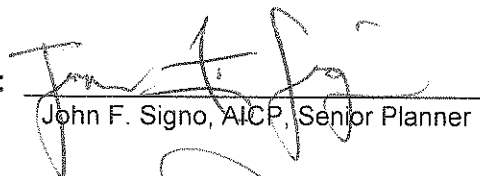
1. Draft Resolution
2. Site Map
3. Property Inspection Report for 2730 East Van Buren Street
4. Second Dwelling Unit Checklist
5. Development Plans (under separate cover)

Prepared by:



Sharon Song, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp, Planning Officer



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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 782-10 FOR AN EXISTING SECOND DWELLING UNIT  
LOCATED AT 2730 EAST VAN BUREN STREET**

**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, Armando Herrera, with respect to real property located at 2730 East Van Buren Street, and described in Exhibit "A" attached hereto, requesting the approval of a detached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit is a studio that is approximately 300 square feet, located in the rear of the property. The existing second dwelling unit was legally constructed in 1942, 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 May 11, 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 property will not generate significant adverse parking impacts to the adjacent public street with implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution require that future expansions meet all current parking requirements. The existing second dwelling unit is in compliance with current parking requirements, however the primary unit is legal non-conforming and would require a two-car garage if an addition is added.
- 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. 782-10 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 11<sup>th</sup> DAY OF MAY, 2010.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

EXHIBIT "A"

LOT 1587 AND THE EAST ONE-HALF OF LOT 1588, OF TRACT 7644, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGES 47 THROUGH 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

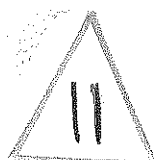
ALSO KNOWN AS: 2730 AND 2730-1/2 VAN BUREN STREET, LONG BEACH, CA 90810



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 782-10**

GENERAL CONDITIONS

1. If Conditional Use Permit No. 782-10 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, if applicable.
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. 782-10. 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 inspection report shall be eliminated or mitigated within 90 days to the satisfaction of the Planning Division. 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 Carson Municipal Code Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction 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 conditional use permit;
  - c. 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; and
  - d. The second dwelling unit shall be considered legal only so long as either primary residence or the second dwelling unit is occupied by the owner of record of the property.
10. The deed restriction shall be recorded at the County Recorder's Office within 30 days after it is reviewed and approved by the Planning Division. Proof of recordation shall be furnished to the Planning Division.
11. The property owner shall be required to record a deed restriction for a parcel merger with the County Recorder's Office within 90 days of receiving approval by the Planning Commission. The deed restriction shall state that if the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow. In lieu of this condition, the property owner may merge the parcels at his/her own cost and effort. Proof of recordation of a lot merger shall be provided to the city within 90 days of Planning Commission approval.



## SECOND DWELLING UNIT EXPANSION/PARKING

12. Any expansions and/or alterations of the primary unit or secondary unit will constitute as an intensification of use and the nonconforming parking privilege for the primary unit will no longer be continued. An additional two-car garage to the one uncovered parking space on-site will be required to be provided prior to the approval of any expansions to the primary or second unit including but not limited to the addition of bedrooms, other habitable areas, and additional square footage.
13. Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit, if applicable.
14. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.
15. Designated on-site parking shall be provided on-site for the primary and secondary unit. A total of three (3) designated on-site spaces shall be made available at all times unless additional covered parking is provided. No expansions, additions, or landscaping shall be constructed that precludes or prevents on-site parking.

## BUILDING & SAFETY

16. All building improvements shall comply with City of Carson Building and & Safety Division requirements.
17. Any exterior areas of the second dwelling unit that are deteriorated or exposes natural wood must be re-painted or touched-up to the satisfaction of the Planning Division.

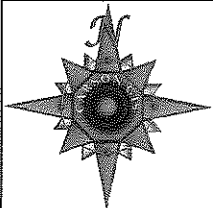
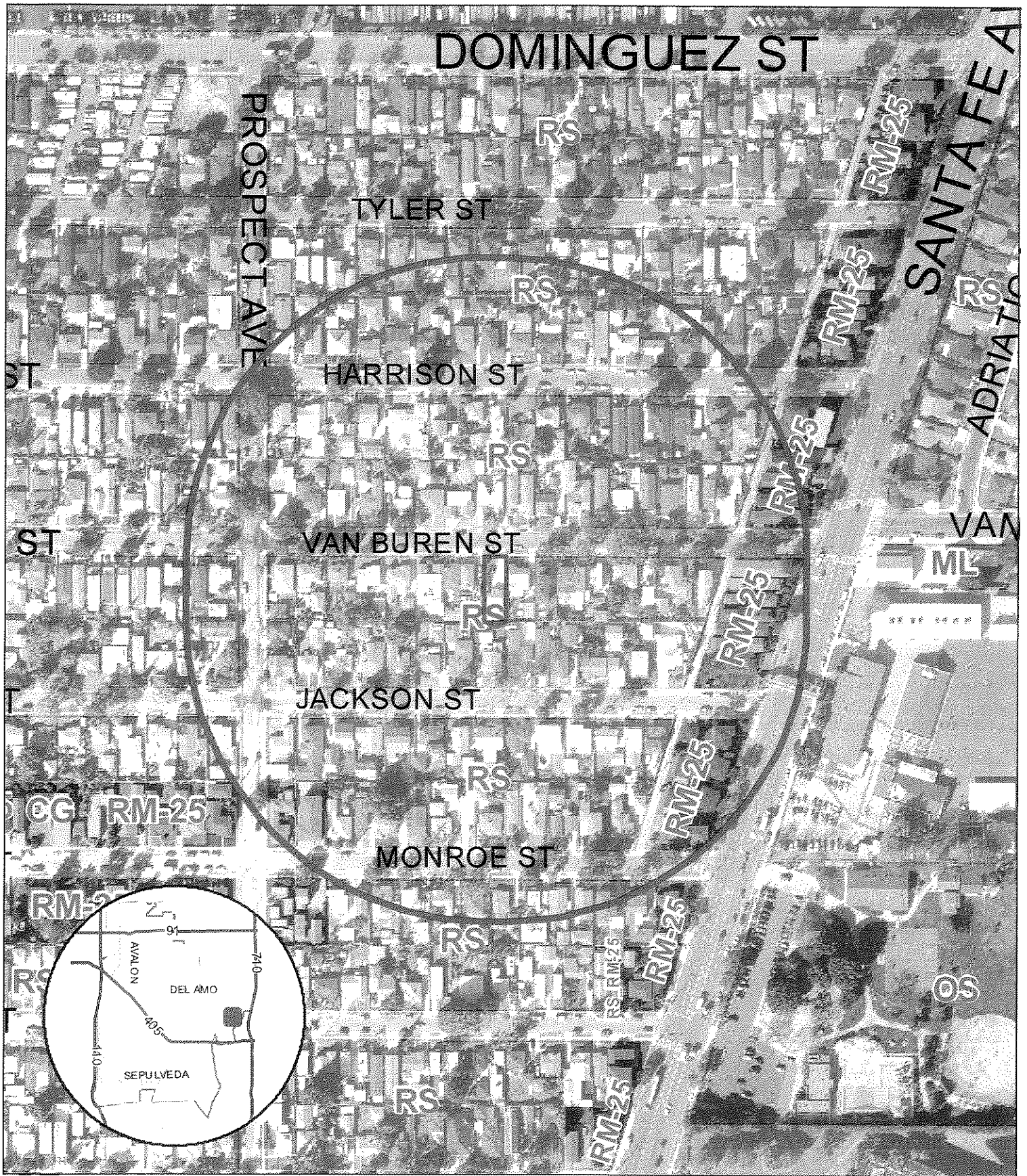
## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

18. All requirements by the Los Angeles County Fire Department shall be met.
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.





City of Carson  
 500 Foot Radius Map  
 2730 E Van Buren St



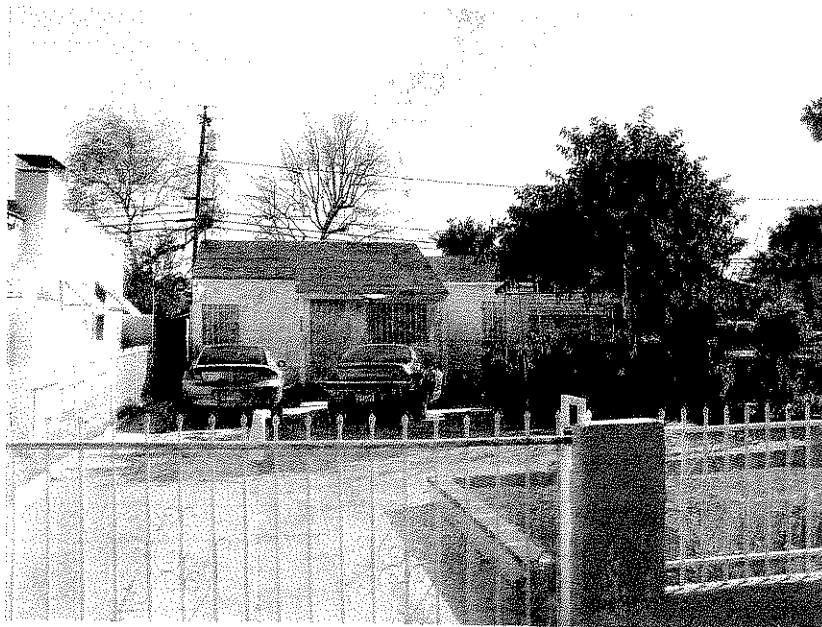
EXHIBIT NO. 2



**PACIFIC**  
INSPECTION SERVICE

(800) 537-7404 / (626) 583-8800  
2335 E. Foothill Blvd., Suite 2  
Pasadena, CA 91107

## PROPERTY INSPECTION REPORT



THIS INSPECTION IS A DETAILED LISTING OF AREAS VISUALLY INSPECTED AT:  
**2730 E. Van Buren, Carson**

**Herrera**

Client

Agency

Agent

**John MacLellan**

Inspector

**3/11/10**

Date of Inspection

**073680**

Inspection Order #

EXHIBIT NO. 3 -







(800) 537-7404 / (626) 583-8800  
2335 E. Foothill Blvd., Suite 2  
Pasadena, CA 91107

Congratulations! You have chosen the finest home inspection company in the industry. In order for you to receive the full value of this inspection please read all of the information in your report. Should you have further questions, please contact our office during regular business hours and we will be happy to assist you.

About your inspection. During the inspection our inspector will not take apart any equipment or structures, move any personal property, apply stress to any object or structure, turn on any major system or component that is off, and/or do any destructive testing. The inspector does not turn on or off breakers, nor turn plumbing valves at any time. Areas or items that are hidden or not readily visible are not covered in this report. Some items / areas may not be checked because of one of the following factors: item was disconnected or not accessible, was not visible, exhibited improper or unsafe conditions for inspection, was outside the scope of our inspection, and/or was not inspected due to other factors, stated or otherwise. This report provides an unbiased time limited visual inspection. Your report does not include all items covered in the Real Estate transfer disclosure statement. An Attorney and/or other related professional should be consulted on additional items not included in this report. PLEASE NOTE: we are unable to determine leaks in a roof; we do not check furnace fire boxes, flood test shower pans, test the reversing mechanism on garage door openers, or test oven self cleaning cycle. Please refer to our contract for full disclosure. Environmental inspections are not part of a regular inspection. Please contact our office for information and prices on our enhanced services.

This report is not a warranty. Our report is not a guarantee or warranty on the condition of the property or its contents. This inspection service only warrants that its inspection service and report will be performed in accordance with scope and standards of practice of the American Society of Home Inspectors (ASHI).

Photo Documentation. Your report includes many photographs. Most of the pictures are general view, to help you understand where the inspector has been, what is looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, the pictures are to help you better understand what is documented in the report and to help you see areas or items that you normally would not see. Not all problem areas and conditions will be supported with pictures, that will be up to the discretion of the inspector.

#### Terms used in this report:

GOOD	Functioning / operating normally using normal operating controls. Item or area is in working or operating order with no readily visible evidence of a substantial defect at the time of the inspection.
FAIR	May need attention, not completely functioning / operating properly. Item or area exhibits an existing defect or has a high potential for a defect to develop, is near or beyond its normal design life, has a limited service life, and/or does not meet normal condition expectations.
POOR	Needs immediate attention, not functioning / operating at the time of the inspection. Item or area shows considerable wear, or has substantial defect, is missing, and/or is not in working or operating order. Possible safety concern.
IMPORTANT NOTE:	An item or area rated POOR requires immediate repair, replacement or other remedial work, or has a high probability of requiring such work in the very near future. An item or area rated FAIR, has at least a moderate probability that repair, replacement or other remedial work will be required now or in the near future. If any decision about the property or its purchase would be affected by the cost of any remedial work, firm quotations from licensed contractors should be obtained prior to making such decisions.
NFAH	Normal for the age of the home. Modern building standards may not apply. It is always recommend that such concerns be directed to your local building official. In some cases the inspector may recommend upgrading to current standards, which may or may not be required by some local officials.
NTBS	Not to building standards. Our standards / guidelines established after many years in the industry, influenced by many local and national standards. May indicate safety concern.
Exceptions	Overall condition as rated with specific area stated.
Cos	Cosmetic. Used in minor situations. Normal wear and tear may or may not be identified as Cosmetic.
General View	Establishes location / identification.
Pic Pg	Picture Page. References picture of subject.
GFI	Ground Fault Interrupter. (Electrical outlet safety device).
TPRV	Temperature Pressure Relief Valve. (Water heater safety device).
PSI	Pounds per square inch. Measurement used in water pressure.
General Note	Item(s) that pertain to more than one area of the property.

16



## Living Room

	Pict Pg	Good	Fair	Poor	Comments
Ceiling		X			
Walls		X			EXCEPTIONS: SOME DETERIORATION TO WOOD PANELING.
Floor Type					NOTE: UNEVEN IN AREAS.
Window(s)		X			EXCEPTIONS: DAMAGED SCREEN.
Entry Door		X	X		SOME DETERIORATION. SOME MISSING HARDWARE. LARGE GAP AT BOTTOM.
Smoke Detector		X			(CORRECTED)
Electrical		X			(CORRECTED)
General Note					NOTE: WE DO NOT INSPECT THE HOME FOR MOLD, ASBESTOS, LEAD BASED PAINT, RADON AND FORMALDEHYDE OR ANY OTHER KNOWN TOXIC SUBSTANCE. NOTE: LIMITED INSPECTION OF SOME INTERIOR AREAS/ROOMS DUE TO PERSONAL PROPERTY.
General Note #2					FLOORING THROUGHOUT HOME IS NOT INSPECTED, UNABLE TO VIEW UNDER FLOOR COVERINGS.
General Note #3					ANY ITEM RECOMMENDING FURTHER INSPECTION OR REVIEW SHOULD BE COMPLETED PRIOR TO THE CLOSE OF ESCROW.

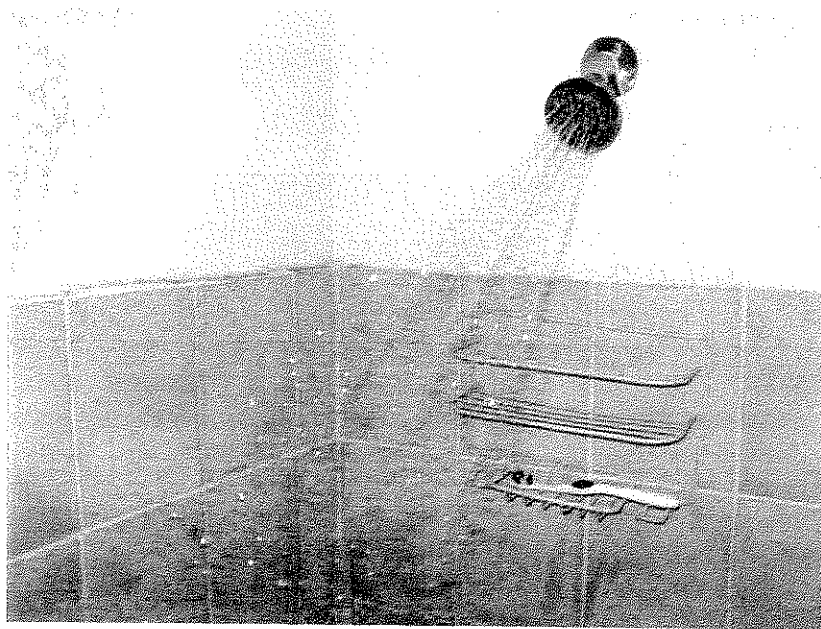
# Bathroom

	Pict Pg	Good	Fair	Poor	Comments
Ceiling		X			(CORRECTED)
Walls		X			EXCEPTIONS: SOME PATCHWORK.
Floor Type					NOTE: UNEVEN IN AREAS.
Window(s)		X			(CORRECTED) EXCEPTIONS: MISSING SCREEN.
Door(s)			X		SOME DAMAGE TO JAMB. DOES NOT OPERATE PROPERLY. RUBS ON JAMB / FRAME, NEEDS ADJUSTMENT. SOME DETERIORATION.
Sink	2A	X			
Mirrors		X			
Shower	2A	X			(CORRECTED)
Shower Walls			X		SOME UNEVEN TILES. SOME HEAVY PATCHWORK.
Shower Enclosure					(CURTAIN, NOT EVALUATED).
Toilet		X			(CORRECTED) NOTE: APPEARS TO BE LOW FLOW TYPE.
Plumbing	2B	X			(CORRECTED)
Electrical		X			
GFI(s)		X			
Exhaust Fan		X			(CORRECTED)
Heating					NO HEAT PROVIDED.



Bathroom : Sink, Page 2

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Bathroom : Shower, Page 2

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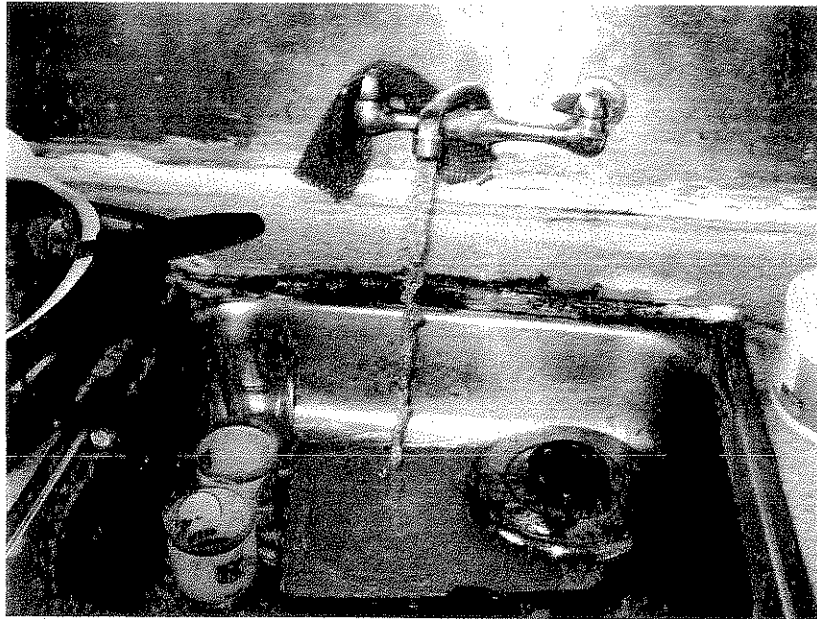


Bathroom : Plumbing, Page 2

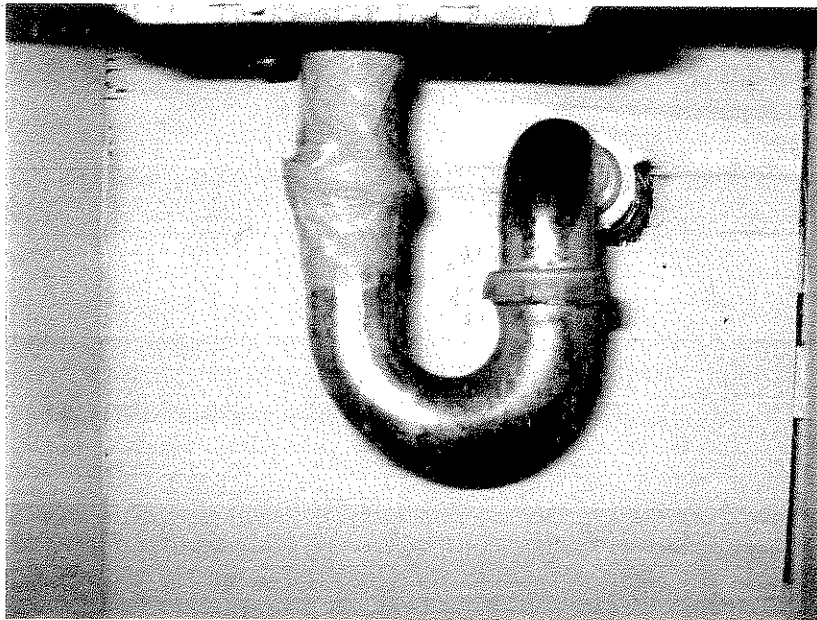
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# Kitchen

	Pict Pg	Good	Fair	Poor	Comments
Ceiling		X			EXCEPTIONS: SOME DETERIORATION TO PANELING.
Walls		X			EXCEPTIONS: SLIGHT PLASTER DAMAGE.
Floor Type					NOTE: UNEVEN IN AREAS.
Window(s)		X			CORRECTED
Door(s)			X		SOME DAMAGE. DOES NOT OPERATE PROPERLY. RUBS ON JAMB / FRAME, NEEDS ADJUSTMENT.
Counter Tops		X			CORRECTED
Cabinets			X		DAMAGED DRAWER. MISSING DOOR. SOME DETERIORATION.
Sink	3A	X			CORRECTED
Plumbing	3A	X			CORRECTED
Range					NONE.
Oven					NONE.
Fan and Hood				X	NONE.
Venting					NONE.
Electrical		X			CORRECTED
GFI(s)					OUTLET(S) NOT GFI PROTECTED, NFAH.



Kitchen : Sink, Page 3



Kitchen : Plumbing, Page 3

**Laundry Room**

	Pict Pg	Good	Fair	Poor	Comments
Laundry Room					N/A

**Hallways**

	Pict Pg	Good	Fair	Poor	Comments
Hallways					N/A

**Attic**

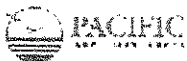
	Pict Pg	Good	Fair	Poor	Comments
Access				X	NO ACCESS, NTBS. UNABLE TO INSPECT. RECOMMEND CORRECTION AND INSPECTION. (NOT CORRECTED)

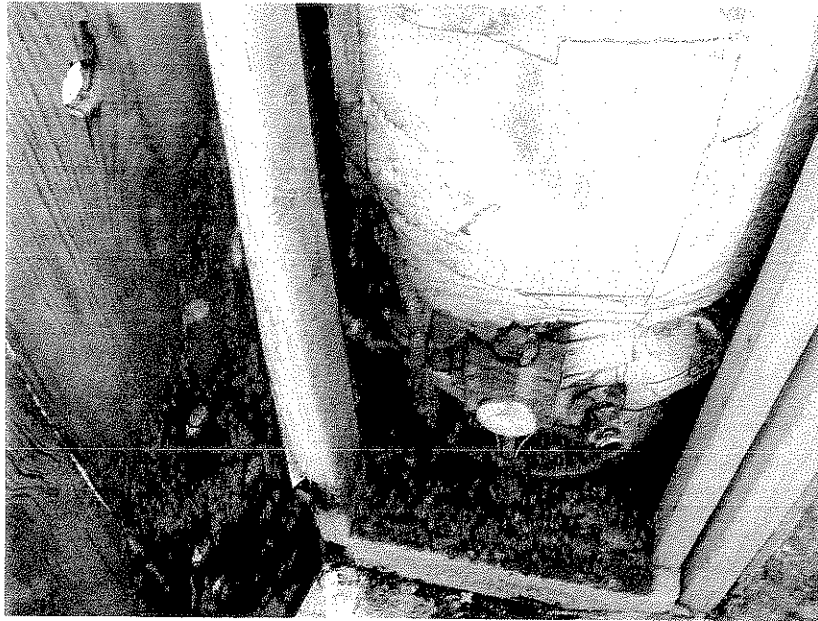
**Heating**

	Pict Pg	Good	Fair	Poor	Comments
Heating					NOTE: HEATING SYSTEMS ARE INSPECTED FOR PERFORMANCE ONLY. RECOMMEND FURTHER INSPECTION OF INTERNAL COMPONENTS INCLUDING FIREBOX FOR CONDITION AND CODE COMPLIANCE.
Unit Location					IN LIVING ROOM.
Heat Type					GAS. WALL FURNACE.
BTU's					UNKNOWN.
Heater Condition					PILOT IS OFF, UNABLE TO INSPECT. RECOMMEND FURTHER INSPECTION.

**Water Heater**

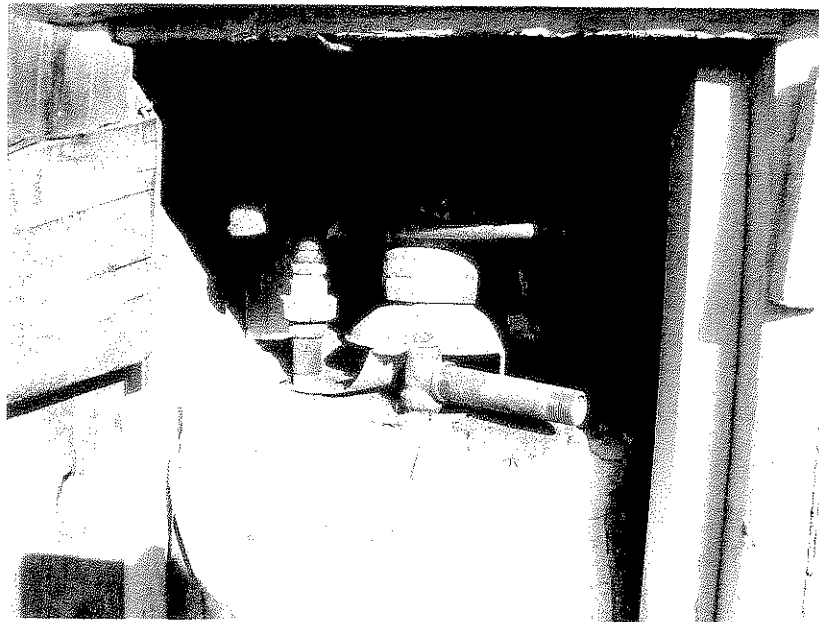
	Pict Pg	Good	Fair	Poor	Comments
Unit Location					EXTERIOR ENCLOSURE.
Type - Mfg - Year					GAS. UNKNOWN, UNABLE TO VIEW LABEL.
Gallons					UNKNOWN, UNABLE TO VIEW LABEL.
Unit Condition					UNABLE TO VIEW DUE TO INSULATION WRAP.
Wtr Htr Plumbing		X			CORRECTED
T.P.R.V.		X			
Overflow Line		X			
Wtr Htr Strapping		X			CORRECTED
Insulation Wrap		X			
Gas Valve - Gas Line	4A	X			
Vent Pipe	4A	X			CORRECTED
Combustion Air		X			
Enclosure		X	X		SOME DETERIORATION.
Base - Platform		X			





Water Heater : Gas Valve - Gas Line, Page 4

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Water Heater : Vent Pipe, Page 4

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**Roof**

	Pict Pg	Good	Fair	Poor	Comments
General View	5B				
Roof Notes					NOTE: APPEARS TO BE ONE LAYER.
Roof Type					GABLE.
Material(s)					COMPOSITION SHINGLE.
Condition	5C	X			
Flashings		X			
Vents and Vent Caps	5D	X		X	BLOCKED PLUMBING VENT, NTBS. (NOT CORRECTED)
Roof General Info					THE REPORT IS AN OPINION OF THE GENERAL QUALITY AND CONDITION OF ALL ROOFS. THE INSPECTOR CANNOT AND DOES NOT OFFER AN OPINION OR WARRANTY AS TO WHETHER THE ROOF HAS LEAKED IN THE PAST, LEAKS NOW OR MAY BE SUBJECT TO FUTURE LEAKS.

**Garage / Carport**

	Pict Pg	Good	Fair	Poor	Comments
Garage / Carport					N/A

**Exterior Items**

	Pict Pg	Good	Fair	Poor	Comments
Exterior Walls					(WOOD FRAME).
Siding		X			EXCEPTIONS: STUCCO HAS SLIGHT DAMAGE AND SOME PATCHWORK.
Eaves and Fascia		X	X		SOME DAMAGE AND DETERIORATION IN AREAS.
Trim		X	X		SOME DAMAGE AND DETERIORATION IN AREAS.
Paint		X		X	SOME DETERIORATION IN AREAS, EXPOSING WOOD, NTBS.
Windows		X			(SINGLE PANE).
Exterior Note					NOTE: UNABLE TO DETERMINE LEAKS IN THE STRUCTURE, WHICH INCLUDES ROOF, WALLS, WINDOWS, DOORS, DECKS, FOUNDATION AND GARAGE.



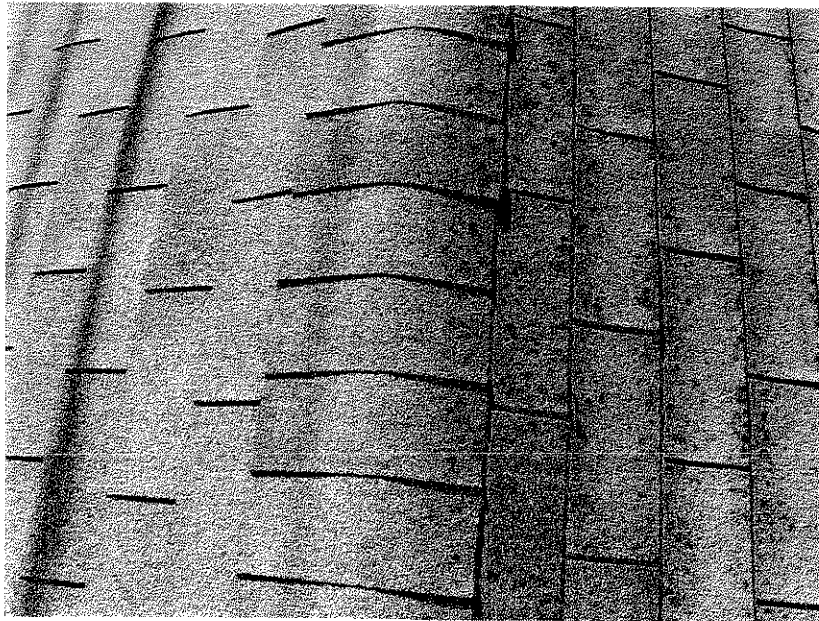
Roof : General View, Page 5

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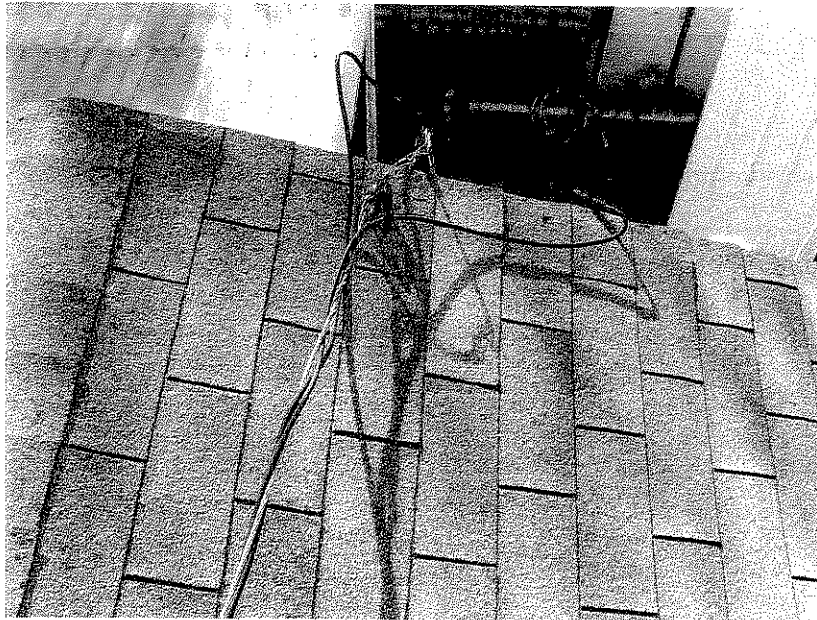


Roof : General View, Page 5

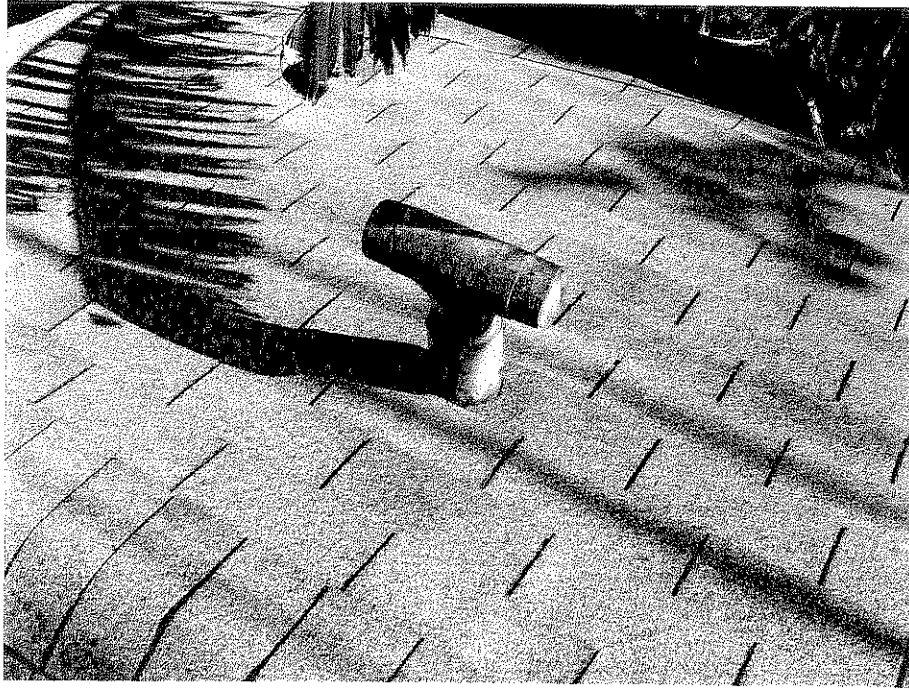
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Roof : Condition, Page 5



Roof : Condition, Page 5



Roof : Vents and Vent Caps, Page 5

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**Grounds**

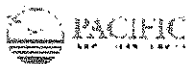
	Pict Pg	Good	Fair	Poor	Comments
Driveway					NONE.
Sidewalks		X	X		CONCRETE HAS SOME DETERIORATION AND ROUGH PATCHWORK.
Grade					NOTE: VISUAL INSPECTION ONLY, UNABLE TO DETERMINE PROPER GRADE IN ALL AREAS.
Fence - Walls		X	X		WOOD FENCE HAS SOME DETERIORATION.

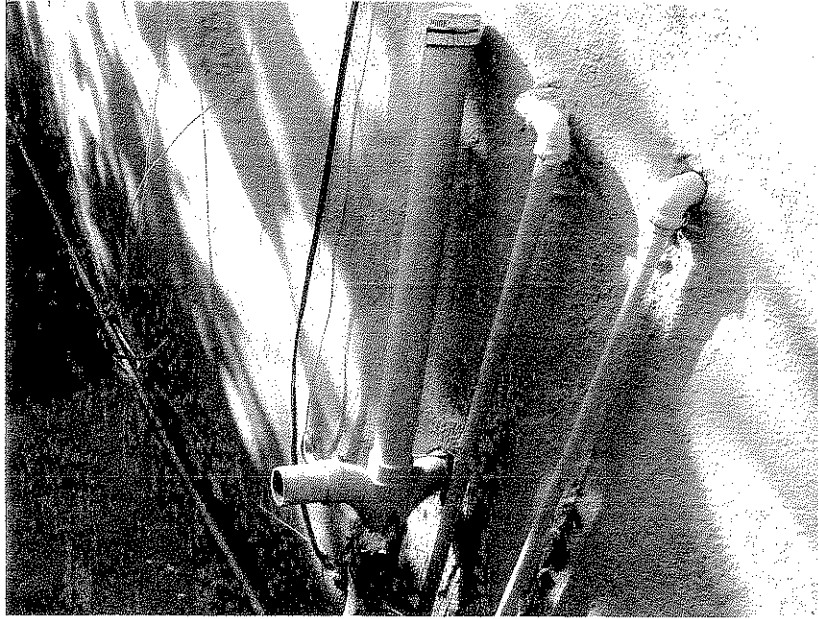
**Plumbing**

	Pict Pg	Good	Fair	Poor	Comments
Exterior Plumbing	6A		X	X	KITCHEN VENT PIPE DOES NOT EXTEND ABOVE ROOF LINE, NTBS. AND VENT TOP IS COVERED WITH TAPE, NTBS. OPEN CLEANOUT AT KITCHEN MISSING COVER, NTBS. MISSING DIALECTIC CONNECTORS BETWEEN COPPER AND GALVANIZED CONNECTIONS, NTBS. (NOT CORRECTED)
Main Water Valve					NOTE: UNABLE TO LOCATE, RECOMMEND FURTHER REVIEW.
Main Water Pressure					60 PSI, WITHIN NORMAL RANGE OF 50 - 90 PSI. NOTE: NO PRESSURE REGULATOR VISIBLE.
Supply Lines					(COPPER / GALVANIZED, WHERE VISIBLE).
Waste Lines					(GALVANIZED / PLASTIC / CAST IRON, WHERE VISIBLE).
Main Gas Valve	6A	X			(NORTH SIDE). NOTE: NOT EQUIPPED WITH SEISMIC SAFETY VALVE.
Plumbing Info					NOTE: UNABLE TO DETERMINE BLOCKAGE OF WASTE LINES. EXTERNAL INSPECTION OF VISIBLE PLUMBING ONLY. NO DESTRUCTIVE TESTING. IF A SEPTIC SYSTEM IS PRESENT, IT IS NOT INSPECTED.

**Electrical**

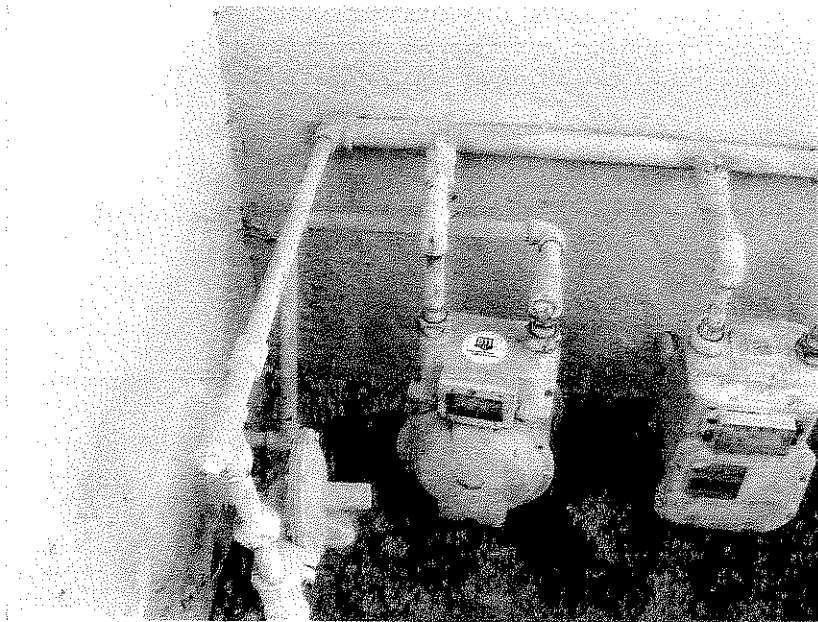
	Pict Pg	Good	Fair	Poor	Comments
Entrance Wires		X		X	OVERHEAD: IN CONTACT WITH ROOF, NTBS. RECOMMEND CONTACTING UTILITY COMPANY. (NOT CORRECTED)
Amps - Volts					UNKNOWN AMPERAGE. SEE BREAKERS. APPEARS UPGRADE IS NEEDED TO OPERATE MODERN APPLIANCES.
Meter Location					WEST.
Main Panel	6A	X			
Panel Wiring					SECURED, UNABLE TO INSPECT.
Breakers			X	X	NO MAIN BREAKER, NTBS. TWO 20 AMP BREAKERS FOR HOUSE, LOW. RECOMMEND FURTHER INSPECTION BY A LICENSED ELECTRICIAN. (NOT CORRECTED)
Exterior Electrical					UNABLE TO LOCATE ANY EXTERIOR ELECTRICAL.
Electrical Info					NOTE: INTERNAL WIRING CANNOT BE VIEWED/INSPECTED. LIMITED TO OUTLETS, SWITCHES AND WIRING WHERE VISIBLE OR NOT BLOCKED/OCCUPIED. RANDOM SAMPLING OF SWITCHES AND OUTLETS, NOT ALL SWITCHES AND OUTLETS ARE TESTED.





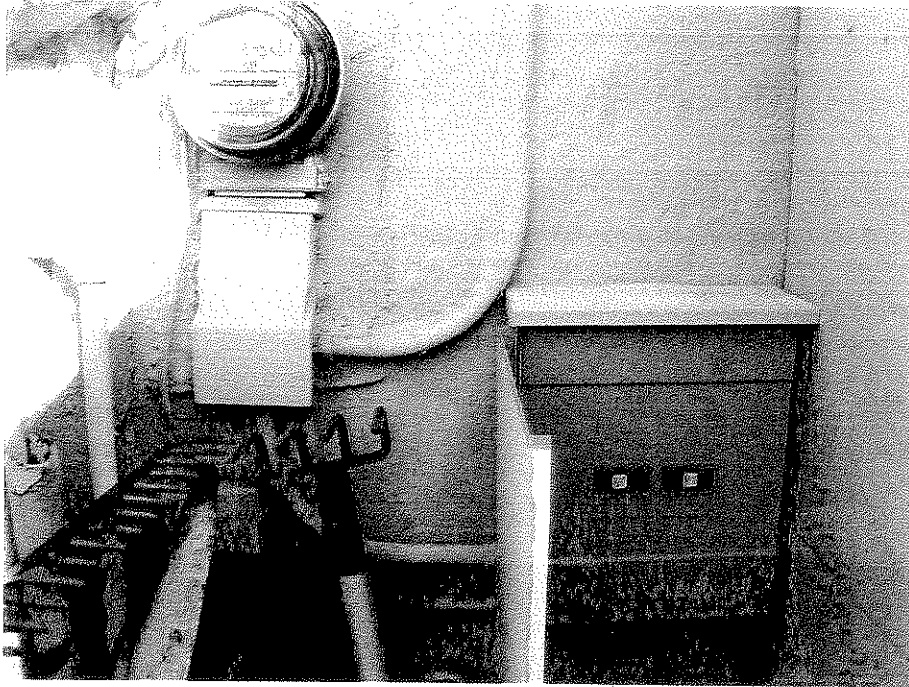
Plumbing : Exterior Plumbing, Page 6

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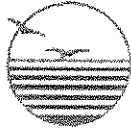
Plumbing : Main Gas Valve, Page 6

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Electrical : Main Panel, Page 6

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**PACIFIC**  
INSPECTION SERVICE



**REAR VIEW**

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Second Dwelling Unit Checklist for Planning Commission

Property Address: 2730 East Van Buren Street

Application #: Conditional Use Permit No. 782-10

Date 1<sup>st</sup> Dwelling Unit Built: 1936

Date 2<sup>nd</sup> Dwelling Unit Built: 1942

**Applicable Development Standards per Section 9125.6**

**MINIMUM LOT SIZE**

Meets Code: No

7,500 square feet for RS zone

**Comments:**

The lot size of the property is 4,079 square feet and the parcel width is substandard at 37 feet and 6 inches.

**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:**

The second dwelling unit is approximately 300 square feet. The second dwelling is a studio with 1 bathroom and kitchen.

**SETBACK REQUIREMENTS**

Meets Code: No

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 has a variable setback of 5 feet to 7 feet and 5 inches from the primary structure. The side yard setback is 3 feet on the east side of the unit and 5 feet and 8 inches on the west side of the unit. The rear yard setback is 4 feet. A condition of approval requiring all building setback yard areas to remain clear for fire prevention safety has been included.

**OFF -STREET PARKING**

Meets Code: Yes

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:**

The second dwelling unit is required to provide 1 uncovered space on-site. 1 uncovered space is available on-site, however the primary unit does not meet current parking requirements. The primary

Second Dwelling Unit Checklist for Planning Commission

unit is required to provide a 2-car garage, however is currently legal non-conforming. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second dwelling and/or the primary unit, unless parking requirements are met has been included.

OWNER OCCUPIED

Meets Code: Yes

Comments:

The owner and family members occupy both the primary and secondary unit.



**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:** Good

**Comments:**

Adequate landscaping area is provided on-site within public view. There is no landscaping within the rear of the property. Landscaping within the rear of the property is not feasible due to the lack of plantable area.

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

**Wall Paint:** Fair

**Doors:** Fair

**Building Material:** Fair

**Windows:** Good

**Building Trim:** Fair

**Porch:** Not applicable

**Roof:** Fair

**Accessory structure:** Fair

**Eaves:** Fair

**Other:** Not applicable

**Comments:**

As identified in the property inspection report, the exterior condition of the second dwelling unit is good to fair. The applicant will be required to re-paint and/or touch up any exterior areas that are deteriorated or not to building standards.

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

**Staff's evaluation:** Good

**Comments:**

Vehicular maneuvering and parking areas are adequate.

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

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

**Comments:**

## Second Dwelling Unit Checklist for Planning Commission

The property inspection report identifies the modifications required to bring the structure more into compliance. The property owner has already addressed a majority of the issues identified in the property inspection report and is in the process of addressing the other outstanding issues. Conditions have also been added to ensure the structure will be in compliance.

Planner: Sharon Song, Associate Planner

Date Completed: 4/20/2010

