



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 25, 2010
SUBJECT: Conditional Use Permit No. 780-09
APPLICANT/ PROPERTY OWNER: Martin Nunez
24820 Carmel Drive
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: 620-622 E. Realty Street

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. 11E

I. Introduction

Date Application Received

- December 31, 2009

Applicant/ Property Owner

- Martin Nunez
24820 Carmel Drive
Carson, CA 90745

Project Address

- 620-622 E. Realty Street, 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 6,473-square-foot parcel with two dwelling units totaling approximately 1,120 square feet. Both dwelling units are 560 square feet in size.
- Each dwelling unit is a mirror-image of the other with one bedroom and one bath, a small laundry room, with kitchen and living room areas. There is a common twelve-foot-wide by five-foot-deep covered porch in the front facing Realty Street. The unit on the west side of the building is 620 E. Realty Street and the east unit is 622 E. Realty, which is considered the second dwelling unit.
- There is one driveway in the front that leads to Realty Street. The driveway is approximately 90 feet long and located on the west side of the property. There is currently no garage or covered parking area on the property which is discussed in the *Issues of Concern* section below.

II. Background

History of Property

- The existing units were both built in 1956 as a small duplex of equal-sized 560-square-foot, one-bedroom, one-bath units.

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.



III. Analysis

Location/Site Characteristics/Existing Development

- The property is rectangular in shape on a mid-block 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 east and west, as well as properties to the north across Realty Street 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. 780-09

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. 780-09

- Issues – No covered parking space(s): There is currently no garage or covered parking spaces serving the property. Section 9162.21 of the CMC requires a one-bedroom second dwelling unit to have one space for vehicular parking either within a garage or carport with a minimum interior dimension of 10 feet wide by 20 feet long, and 9 feet wide and 20 feet long, respectively. The property owner recently purchased the property in late 2009 which is when he became aware of the CUP requirement for the existing second dwelling unit. He has already started on a rehabilitation plan for the property which includes façade improvements (new doors, windows, paint, etc.), interior improvements (electrical, plumbing, etc.), and to construct a detached garage or carport structure. Staff is recommending that the Planning Commission impose the following conditions to rectify the parking situation and various maintenance issues associated with the subject property:

1. Mitigation: Add the following Conditions of Approval:

1. The applicant shall apply for a building permit to construct a new garage or carport in compliance with Section 9126.21 of the CMC within 90 days of Planning Commission approval of the CUP for the existing second dwelling unit, subject to review and approval by the Planning Division. An additional 90 days extension of this condition shall be granted, if necessary, at the discretion of the Planning Division.
2. 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 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.
3. 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.
4. The existing driveway shall remain clear to facilitate automobile parking. Further, all inoperable vehicles shall be removed or properly screened from view of the public right-of-way, subject to Planning Division review and approval.
5. Cracks and broken areas of the existing concrete driveway shall be repaired.



6. 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.
 7. There shall be no parking of in-operable automobiles on any driveway. Driveways shall be kept clear of any household items, firewood, plants or rubbish. Further, there shall be no unauthorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient off-street parking.
- Issue – Owner Occupancy: Per Section 9125.6.J of the CMC, either the main residence or second dwelling unit shall be occupied by owner of the property. At the May 11, 2010 Planning Commission meeting second dwelling workshop, the Planning Commission directed staff to eliminate the owner-occupied requirement and instead include a requirement for a compliance inspection of all buildings on the property. The following condition has been added as a requirement:
1. The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.

In addition, the following conditions shall be binding upon a deed restriction recorded against the property, pursuant to Section 9125.6.8 (L)(1) of the CMC, stating that:

1. The second dwelling unit shall not be sold separately;
2. The second dwelling unit is restricted to the maximum size allowed per the development standards;
3. 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. 780-09 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. 780-09 FOR AN EXISTING ATTACHED 560-SQUARE-FOOT SECOND DWELLING UNIT LOCATED AT 620-622 E. REALTY STREET."

VI. Exhibits

1. Second Dwelling Unit Checklist
2. Los Angeles County Building Permit Dated March 30, 1956.
3. Property Inspection Report
4. Zoning Map
5. Draft Resolution
6. 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/c78009p_052510



Second Dwelling Unit Checklist for Planning Commission

Property Address: 620-622 E. Realty Street (2nd unit known as 622 E. Realty Street)

Application #: CUP No. 780-09

Date 1st Dwelling Unit Built: 1956

Date 2nd Dwelling Unit Built: 1956 (Built as duplex with primary residence)

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: No

7,500 square feet for RS zone

Comments:

Lot size = 6,473 Square Feet

UNIT SIZE

Meets Code: Yes

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

Attached d.u. same as above, but no more

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

than 40% of main d.u.

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

Comments:

Both units are equal size = 1 bedroom, 1 bathroom, living room, laundry area, and kitchen (560 Sq Feet).

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:

Duplex, so there is no separation between structures. There are no accessory structures. Meets front, side and rear setbacks, however.

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:

The property currently has no garage or covered parking area. A condition has been added which requires that a building permit for a code-compliant parking structure be obtained within 90 days of Planning Commission approval of the CUP. The existing driveway is able to accommodate one or two vehicles on an interim, as-needed basis.



Second Dwelling Unit Checklist for Planning Commission

<u>OWNER OCCUPIED</u>	Meets Code:	No
Comments: The property owner does not plan to occupy either of the units. A condition of approval has been added that states that the property owner shall consent to an inspection of the exterior or interior of all buildings on the property upon receipt of a written request by the city in order to determine that compliance with the adopted conditions of approval and the CMC is being met.		



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:

Inoperable vehicles and equipment shall be removed from the driveway and from required safety setbacks (side and rear of second dwelling unit).

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

Wall Paint: Fair

Doors: Good

Building Material: Good

Windows: Fair

Building Trim: Fair

Porch: Good

Roof: Good

Accessory structure: Fair

Eaves: Good

Other: Not applicable

Comments:

A condition of approval added to mitigate service issues as noted in the Property Inspection Report which includes repairing broken windows, strapping the water heater, providing smoke detectors, etc.

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Unacceptable

Comments:

Staff recommends removal of the inoperable vehicles and debris from the the rear yard and existing concrete driveway.

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:

Applicant intends to mitigate known issues noted in the inspection report, subject to inspection and



Second Dwelling Unit Checklist for Planning Commission

approval by the Planning Division.

Planner: Steve Newberg, AICP, Associate Planner

Date Completed: 5/25/2010



APPLICATION FOR RELOCATION BUILDING PERMIT

DIVISION OF BUILDING AND SAFETY

Department of County Engineer

County of Los Angeles

WM. J. FOX, COUNTY ENGINEER

CASSATT D. GRIFFIN, SUFF. OF BUILDING

76633
DE 4-73
12-54

FOR APPLICANT TO FILL IN

PROPOSED BUILDING ADDRESS	620-22 E. Realty		
LOCALITY	Wilmington		
PRESENT BUILDING ADDRESS	118 Valencia St. East		
LOCALITY	Wilmington		
OWNER	C. Alfred Kungo, Inc.		
MAIL ADDRESS	P.O. Box 424		
CITY	LA 36	TEL. NO.	WE 3-1157
MOVING CONTRACTOR	BELL & Co. TEL. NO. 46-44243		
ADDRESS	45 W. 1st St. Central		
BUILDING CONTRACTOR	TEL. NO.		
ADDRESS	TEL. NO.		
PRESENT USE OF BUILDING	Dwelling		
PROPOSED USE OF BUILDING	Dwelling		
SG. FT. SIZE	78142	NO. OF ROOMS	6
WALL COVERING	ROOF COVERING COMP.		
LEGAL DESCRIPTION	LOT NO 27 & 28 BLOCK 13		
TRACT	Fountain Gate Tract		
SIZE OF LOT	80x125	NO. OF BLDGS. NOW ON LOT	1
USE OF EXISTING BLDG.	NO. OF FAMILIES		
I HEREBY STATE THAT THE INFORMATION GIVEN IS CORRECT.			
SIGNATURE OF APPLICANT	Daniel C. Alvares		
ADDRESS	412 So. LA BREA		
VALUATION \$	41701		
P.C.S. FEE	14		

BUILDING ADDRESS	620-22 Realty		
LOCALITY	Wilmington		
NEAREST CROSS ST.	Avalon		
DISTRICT NO.	7-1	GROUP	I
TYPE CONST.	V		
MAP NUMBER	4235	STATE HWY.	YES <input checked="" type="checkbox"/>
USE ZONE	M-1	SPECIAL CONDITIONS	
BUILDING SETBACK	YARD	HWY	STREET NAME
FRONT P.L.			
SIDE P.L.			
REAR P.L.			
SURETY BOND \$	4587	DATE	8/14/53
CASH DEPOSIT \$		DATE	
REC'D BY	D.C. Alvares - District Engineer		
OVER APPROVALS			
DATE		INSPECTOR'S SIGNATURE	
FOUNDATION LOCATION		FORMS MATERIALS	
FRAME FIRE STOPS		BRACING BOLTS	
FURNACE LOCATION		GAS VENT DUCTS	
WATER		SEWER	
ANCH. BNT.		HOUSE NUMBER CORRECT AND POSTED	
FINAL			
WORK COMPLETED		DISTRICT ENGINEER	
SURETY BOND RELEASED		322-50	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.			
SIGNATURE OF PERMITTEE		Daniel C. Alvares	
ADDRESS			

WILLIAM J. FOX, COUNTY ENGINEER

VALIDATION

BY 10073 FOR MR 1 17 DEPUTY

100067958 14003 DEPUTY

BY Deputy

BY Deputy

EXHIBIT NO. 2-

11

SO-CAL



620 & 622 Realty Avenue Carson

So Cal Inspection LLC 909.641.0383 Email socalinspection@verizon.net Fax 909.989.0393

This is a confidential report.

EXHIBIT NO. 3 -



Report #: MN111209
 Inspector: Danny Pacheco
 Date of Inspection: 11/12/2009
 Property Address: 620 & 622 Realty Ave. Carson
 Client Name: Martin Nunez
 Buyer's Agent: Rolando Quimson

This report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time. When "APPEARS FUNCTIONAL" or "FUNCTIONAL" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

The Bracketed Numbers are defined as follows:

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety concern- correction is recommended.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

N/A - Not applicable/not inspected.

GENERAL CONDITIONS

Present at inspection	Buyer present. Buyer's agent present.
Weather condition	Sunny. Dry.
Type of structure	Duplex.
Amount of units	N/A.
Utilities at time of inspection	Gas off.
Amount of bedrooms	2
Amount of bathrooms	2
Structure at time of inspection	Structure is vacant.

INTERIOR

WINDOWS: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

INTERIOR WALLS: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

CEILINGS: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

FLOORS: Determining odors or stains is not included!* Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

Component	Comments
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Walls	Drywall. Plaster. Cracked-typical for age *. Patched areas. Recommend checking permits on all improvements.
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Ceiling	Drywall. Plaster. Appear functional. Cracked-typical for age *. Patched areas.
Floors	Carpet. Hardwood laminate. Appear functional. Uneven areas *. Stained/worn typical for age. Squeaky areas *.
Windows	Aluminum. Functional. Worn hardware typical for age. Cracked glass-A bedroom/B bedroom *. Missing glass-A unit-living room/B bedroom *.
Doors	Functional. Worn hardware typical for age. Door frames not square-throughout *. Loose hinges-A bedroom *. Missing hardware-B bedroom *. Uneven areas at entry door-A unit/B unit *.
Staircase	None.
Sliding/French Doors	None.
Fireplace	None.
Electrical	Appears functional. Worn outlets/switches typical for age. Ceiling fan(s) functional. Three prong outlets not grounded-recommend grounding (5).
Smoke Detector	Smoke detector(s) in proper position at time of inspection. Does not operate properly-A unit-living room (4).

BATHROOM

SHOWER: Determined whether shower pans are watertight is beyond the scope of this inspection.*

Component	Comments
Walls	Drywall. Plaster. Appear functional. Patched areas. Small holes.
Ceiling	Drywall. Plaster. Appear functional. Patched areas.
Floors	Vinyl. Appear functional. Uneven areas *. Stained/worn typical for age.
Windows	None.
Doors	Functional.
Counters	Appear functional. Normal wear typical for age.

Cabinets	Appear functional. Stained below sink *.
Sink	Functional. Corrosion present typical for age. Stopper missing-A unit *. Drains slowly-A unit *.
Bathtub	Functional. Corrosion at fixtures typical for age. Faucet leaks-A unit *. Drains slowly-A unit *. Valves leak-B unit *.
Shower	Functional. Corrosion at fixtures typical for age.
Shower Walls	Fiberglass. Appears functional.
Shower Enclosure	Curtain-N/A.
Toilet	Visible leaking-A unit (2). Does not flush properly-B unit (2).
Plumbing	Appears functional. Corrosion present.
Exhaust Fan	Appears functional.
Electrical	Appears functional. Worn outlets/switches typical for age.
GFCI	GFCI does not operate properly-A unit (2).

KITCHEN

RANGE/COOKTOP: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

DISHWASHER: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

SPECIAL FEATURES: Refrigerators, freezers and built-in ice maker are not part of this inspection.*

Component	Comments
Walls	Drywall. Plaster. Appear functional. Patched areas.
Ceiling	Drywall. Plaster. Appear functional. Blistered *. Cracked *. Patched areas.
Floors	Vinyl. Uneven areas *. Stained/worn typical for age.
Doors	Door(s) removed.



Windows	Aluminum. Functional. Worn hardware typical for age.
Counters	Functional. Normal wear typical for age. Recommend caulking *.
Cabinets	Normal wear typical for age. Loose hinges. Appear functional.
Sink	Corrosion present typical for age. Faucet leaks while operating-A unit *.
Disposal	None.
Plumbing	Appears functional. Corrosion present.
Dishwasher	None.
Range	None.
Oven	None.
Microwave	None.
Exhaust	Gravity Vent. Recommend hood with fan (5). Missing exhaust fan-B unit *. Using flex material at vent duct-B unit *.
Electrical	Appears functional. Worn switches/outlets typical for age.
GFCI	GFCI does not operate properly-A unit (2). GFCI does not reset properly-A unit (2).

LAUNDRY

Component	Comments
Walls	Plaster. Appear functional. Cracked *. Patched areas.
Ceiling	Plaster. Appears functional. Patched areas. Cracked *.
Floor	Vinyl. Stained/worn typical for age. Uneven areas *.
Windows	None. Window stuck in position-B unit *.
Doors	Functional. Worn hardware typical for age. Missing hardware-A unit *. Does not unlock properly-A unit *. Damaged door-A unit *.
Cabinets	Functional. Normal wear typical for age.

Ventilation	Missing exhaust fan-A unit *.
Electrical	Appears functional. Worn switches/outlets typical for age.
Plumbing	Appears functional. Drain line not tested.
Dryer vent	Appears functional.

ATTIC

Component	Comments
Structure	Appears functional. Stained in areas.
Ventilation	Appears functional.
Insulation	Appears functional. Loose fill insulation.
Exhaust Vents	Appear functional.
Electrical	Appears functional. Insulation prevents complete inspection.
Plumbing	Appears functional. Insulation prevents complete inspection.
HVAC Ducting	None.

HEATING & AIR CONDITIONING

HEATING: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

CONDITION: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

BURNERS: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

DISTRIBUTION: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

Component	Comments
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Heating	Gas. Wall Unit. Pilot not lit-could not test. Recommend gas company for further evaluation.
Venting	N/A.
Thermostat	N/A.
Air supply	N/A.
Filter	N/A.
Registers	N/A.
A/C Condenser	None.

WATER HEATER

Component	Comments
Type	Gas. 40 Gallon. Pilot not lit-could not test.
Venting	Missing screws at connections *. Stained vent *.
Plumbing	Appears functional. Copper. Corrosion present. Recommend flex lines-B unit *.
TPRV	Appears functional.
Overflow Line	Appears functional. Copper.
Strapping	Appears functional.
Gas Valve	Appears functional.
Base	Appears functional.
Enclosure	Unsecured door-A unit/B unit *.

ROOF

TILE ROOF: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.*



ROOF NOTES: The report is an opinion of the general quality and condition of the roof.* The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

EXPOSED FLASHINGS: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.*

Component	Comments
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Roof type	Asphalt Shingles. Deterioration typical for age. Missing shingles (2). Irregular installation at valleys *.
Flashings	Missing drip edge flashing/valley flashings *.
Vents	Appear functional.
Chimney	None.
Skylight	None.
Gutters	Recommend gutters.

EXTERIOR

EXTERIOR WALLS: Wall insulation type and value is not verified* UFFI insulation or hazards are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed*

CHIMNEY(S): The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.*

SPRINKLERS: Underground pipes cannot be judged for breaks or possible root intrusions.

Association-maintained systems are not tested. Grove systems are not tested.*

GUTTERS & DOWNSPOUTS: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

Component	Comments
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Electrical Feed	Underground. Appears functional.
Electrical Panel	Located at south side. Copper wiring. Missing interior panel covers (2).



Stucco	Cracking typical for age. Chipped. Patched areas. Stained in areas. Large cracking *.
Siding	Wood. Appears functional. Weathered.
Eaves/Fascia	Warped fascia typical for age. Damaged wood (3).
Doors & Windows	Appear functional. Missing/torn/bent screens.
Paint	Fading. Blistered in areas *.
Gas meter	Natural Gas. Located at west side.

GROUNDS

Component	Comments
Main Water Valve	Located at north side. Copper. Appears functional. Worn valve typical for age. Hose bib leaks-south side *.
Driveway/Walkways	Concrete. Appears functional. Cracked. Uneven areas-potential trip hazard (4).
Patio/Porch Slab	Cracked. Missing handrails (5) (4).
Patio/Porch Roof	Part of main structure-see main roof page.
Patio Enclosure	None.
Deck/Balcony	None.
Grading	Water appears to pond in areas *.
Fencing	Block. Chain Link. Gate difficult to slide *. Large cracks in block *.
Sprinklers	None.
Electrical	Appears functional. Worn outlets/switches typical for age.

FOUNDATION

This is a confidential report.



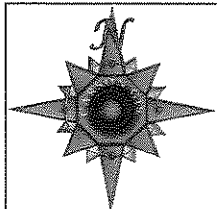
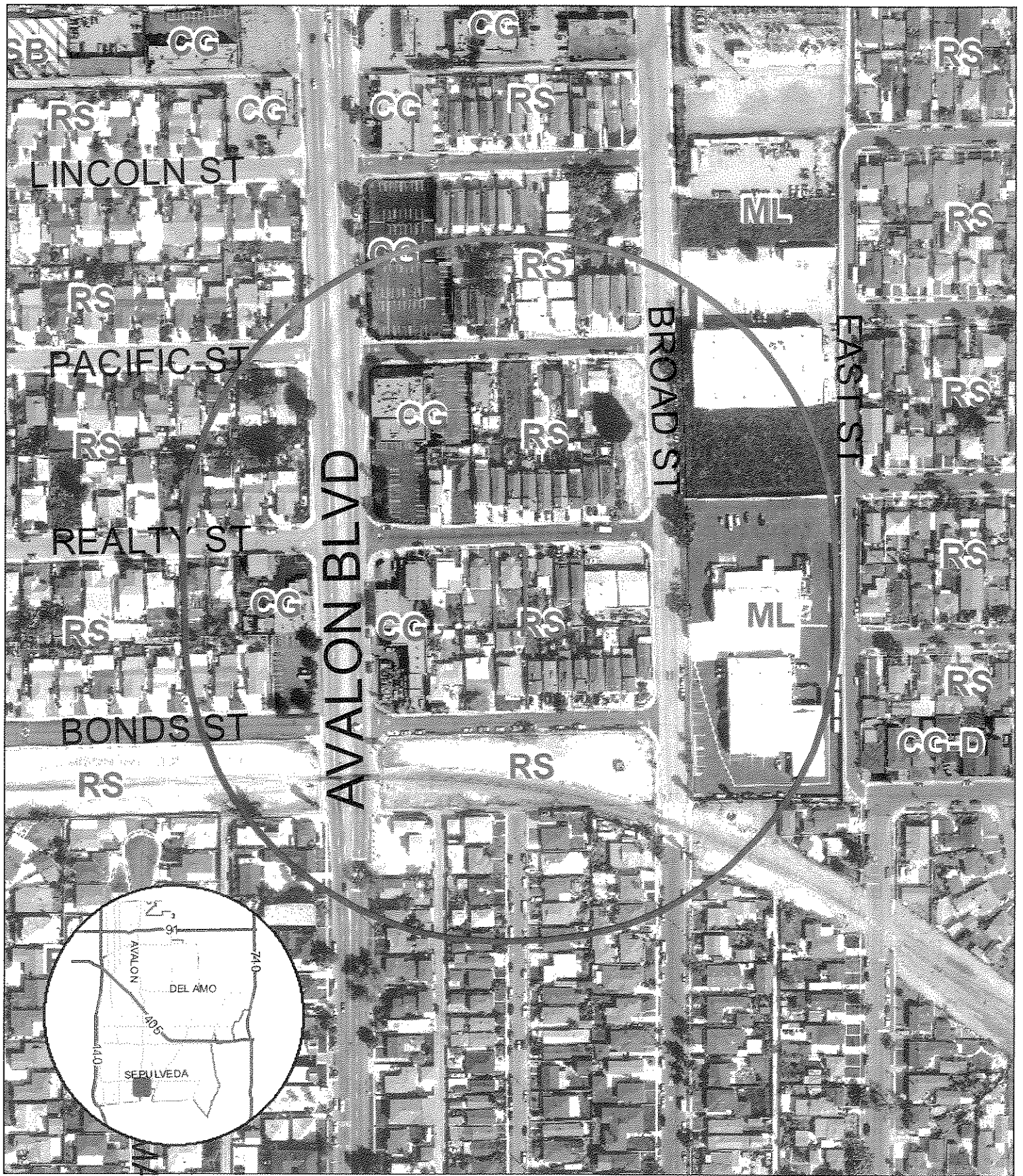
GRADING: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologists or soils engineer should be consulted.

SLAB-ON-GRADE: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering.

BASEMENT FLOOR STRUCTURE: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances* No engineering is performed during this inspection.*

Component	Comments
Slab	None.
Slab Perimeter	None.
Foundation Walls	Cracks present *.
Ventilation	Torn screens *.
Sub Floor	Stained in areas *. Damaged wood (3).
Post & Piers	Off center posts & piers *. Added posts & piers *. Leaning posts & piers *.
Plumbing	Copper. Inspector ran water while inspecting foundation. Appears functional. Corrosion present.
Electrical	Junction box covers missing *.
HVAC Ducting	None.





City of Carson
500 Foot Radius Map
620 E Realty St

EXHIBIT NO. 4 -



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 780-09 FOR AN EXISTING ATTACHED 560-SQUARE-FOOT
SECOND DWELLING UNIT LOCATED AT 620-622 E. REALTY
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 and property owner, Martin Nunez, with respect to real property located at 620-622 E. Realty Street, 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 560-square-foot, one-bedroom and one bath unit located on the east side of the duplex. The primary unit is a mirror-image of the second dwelling unit and is attached to the west side. Both units are one-story and were legally constructed in 1956, 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 25, 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 1956 did not include a garage. The zoning code requires a single-car, covered parking space for each unit. The property is considered legal nonconforming with respect to vehicular parking as no covered parking was required at the time of construction. Under the conditional use permit requirements, the Planning Commission has the discretion to require the construction of adequate covered parking. The owner intends to construct the required parking garage or carport, and a condition of

EXHIBIT NO. 5 -



approval has been included in Exhibit "B" of this Resolution ensuring that a building permit be obtained for such a structure within 90 days of this Resolution's approval. The existing paved driveway could be used to accommodate a single car on an as-needed basis in the interim, which is sufficient to temporarily meet the intent of the zoning code with respect to parking for a second dwelling unit.

- 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. 780-09 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.

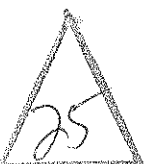
Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF MAY, 2010.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

Real property in the City of CARSON, County of LOS ANGELES, State of CALIFORNIA, described as follows:

PARCEL 1:

LOTS 27 AND 28 IN BLOCK 13, IN THE FACTOR CENTER TRACT, IN THE CITY OF CARSON, AS SHOWN ON A MAP RECORDED IN BOOK 23 PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTH ½ OF THE ALLEY ADJOINING PARCEL 1 ON THE SOUTH WHICH WAS VACATED BY RESOLUTION NO. 140 OF THE CITY OF CARSON, A CERTIFIED COPY THEREOF BEING RECORDED ON OCTOBER 21, 1968 AS INSTRUMENT NO. 2987, AND LIES BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY AND WESTERLY LINES OF SAID PARCEL 1.

APN: 7404-016-026



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 780-09

GENERAL CONDITIONS

1. If Conditional Use Permit No. 780-09 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 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.
5. 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.
6. 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. 780-09. 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.

7. 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 shall be eliminated or mitigated within 90 days of Planning Commission approval. 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.
8. The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.
9. Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, 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 development standards.
 - 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.

SECOND DWELLING UNIT EXPANSION/ALTERATIONS/AESTHETICS

10. 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.
11. 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

12. A building permit for a garage, as defined by Carson Municipal Code Section 9191.270, and compliant with Section 9162.21 of the CMC, shall be obtained within 90 days of Planning Commission approval. The Planning Division shall review for compliance with this condition. An extension of time to complete this condition may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
13. There shall be no parking of in-operable automobiles on any 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.

BUILDING & SAFETY

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

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

15. All requirements by the Los Angeles County Fire Department shall be complied with.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

16. 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.

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