



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 25, 2010
SUBJECT: Conditional Use Permit No. 783-10
APPLICANT: Ismael Montepoque Gomez
2737 East Madison Street
Carson, CA 90810
REQUEST: To approve a Conditional Use Permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district.
PROPERTY INVOLVED: 2739 East Madison 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			

I. Introduction

Date Application Received

- January 12, 2010

Applicant/ Property Owner

- Ismael Montepeque Gomez
2737 East Madison Street
Carson, CA 90810

Project Address

- 2739 East Madison Street, Carson, CA 90745

Project Description

- The proposal is to consider a conditional use permit (CUP) for an existing second dwelling within the RS (Residential, Single Family) zoning district.
- The project site is located on a 5,456-square-foot parcel with two detached dwelling units and one two-car garage totaling approximately 1,844 square feet. Each dwelling is 680 square feet. The two-car garage is 484 square feet in size and located in the rear of the property. An archway connects the two detached units, which are similar in size, design and layout.
- The main unit is located on the western side of the property (2737 East Madison Street) and the second dwelling unit is located on the eastern side of the property (2739 East Madison Street).
- The property consists of two legal lots that are tied for assessor purposes. Each lot is 25 feet wide. The two-car garage is currently located on both lots.

II. Background

History of Property

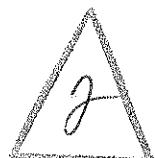
- Both dwelling units were built in 1928. The two-car garage was constructed in 1968.

Previously Approved Discretionary Permits

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

Public Safety Issues

- Planning staff conducted an inspection of the property on May 5, 2010 and identified unpermitted structures which included three (3) open patio cover areas.



III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 2739 East Madison Street. The subject site is rectangular in shape and is compatible with surrounding residential single family uses.
- The applicant is applying for a second dwelling unit CUP pursuant to Section Nos. 9172.21 and 9182.3 of the Carson Municipal Code (CMC). Second dwelling units on single family residential zoned lots provide an important housing resource that should be preserved if findings could be made regarding the adequacy of the building condition, parking, landscaping and other features needed to meet neighborhood compatibility standards. The CUP application upon approval promotes the health and safety of the second dwelling's occupants via the conditions of approval. (Exhibit No. 2 and Exhibit No. 3)
- The property consists of two legal lots that are tied for assessor purposes. 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. Staff recommends that a condition of approval require a deed restriction be recorded stating 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.

Zoning/General Plan/Redevelopment Area Designation

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

Applicable Zoning Ordinance Regulations

The proposed CUP is subject to the approval of a development plan in accordance with the procedures as provided in Section 9172.21 and subject to CMC Sections 9122.8 (Second Dwelling Units), 9125.6 (Second Dwelling Unit Development Standards) and 9182.3 (Nonconforming Residential Density).

Required Findings: Conditional Use Permit No. 783-10

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: Zoning Requirements / Conditional Use Findings

After careful review and analysis of the existing second dwelling unit, the following analysis with solutions have been identified:

- Issue – Structure / Site maintenance: Per Section 9122.8 of the Carson Municipal Code, the Commission may require additional improvements to the property. The following conditions of approval are recommended.
 - **Conditions of Approval:**
 1. Any major improvements shall require review and approval by the Planning Division and issuance of a building permit if applicable.
 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. 3). The deficiencies 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 dwelling expansion or alteration 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. All driveways leading to garages shall remain clear to facilitate automobile parking inside garages. Further, all building setback yard areas are to remain clear for fire prevention safety.
 5. The applicant shall either remove or obtain building permits for any unpermitted structures on site, including open patio covers located in the rear of the property.



- Issue – Parking: An existing two-car garage serves as two one-garages by providing one parking space for each unit. There is no additional covered parking available for the primary unit, however there is additional area available on-site to accommodate a covered parking space for the secondary unit (Exhibit No. 5). Once built, the additional covered parking space would provide parking for the second unit while the existing two-car garage would provide parking for the main unit. Currently, 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:
 - 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 one-car covered 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.
- Issue – Lot Merger: The city is considering a comprehensive merger of parcels which includes the subject property. Staff recommends that a condition of approval to require a deed restriction be recorded within 90 days of receiving approval by the Planning Commission stating that if the property owner intends 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.
- Issue – Deed Restriction: 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 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.
- Issue – Owner Occupancy: Per 9125.6.J - Second Dwelling Unit Development Standards – of the Carson Municipal Code, 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 provide the option 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:
 - 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.

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

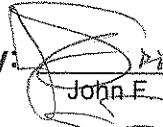
That the Planning Commission:

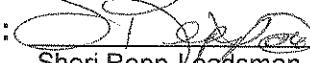
- APPROVE the Categorical Exemption;
- APPROVE Conditional Use Permit No. 783-09 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- WAIVE further reading and ADOPT Resolution No._____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 783-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2739 EAST MADISON STREET."

VI. Exhibits

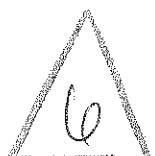
1. Zoning Map
2. Second Dwelling Unit Checklist
3. Property Inspection Report
4. Proposed Resolution
5. Proposed Development Plans (submitted under separate cover)

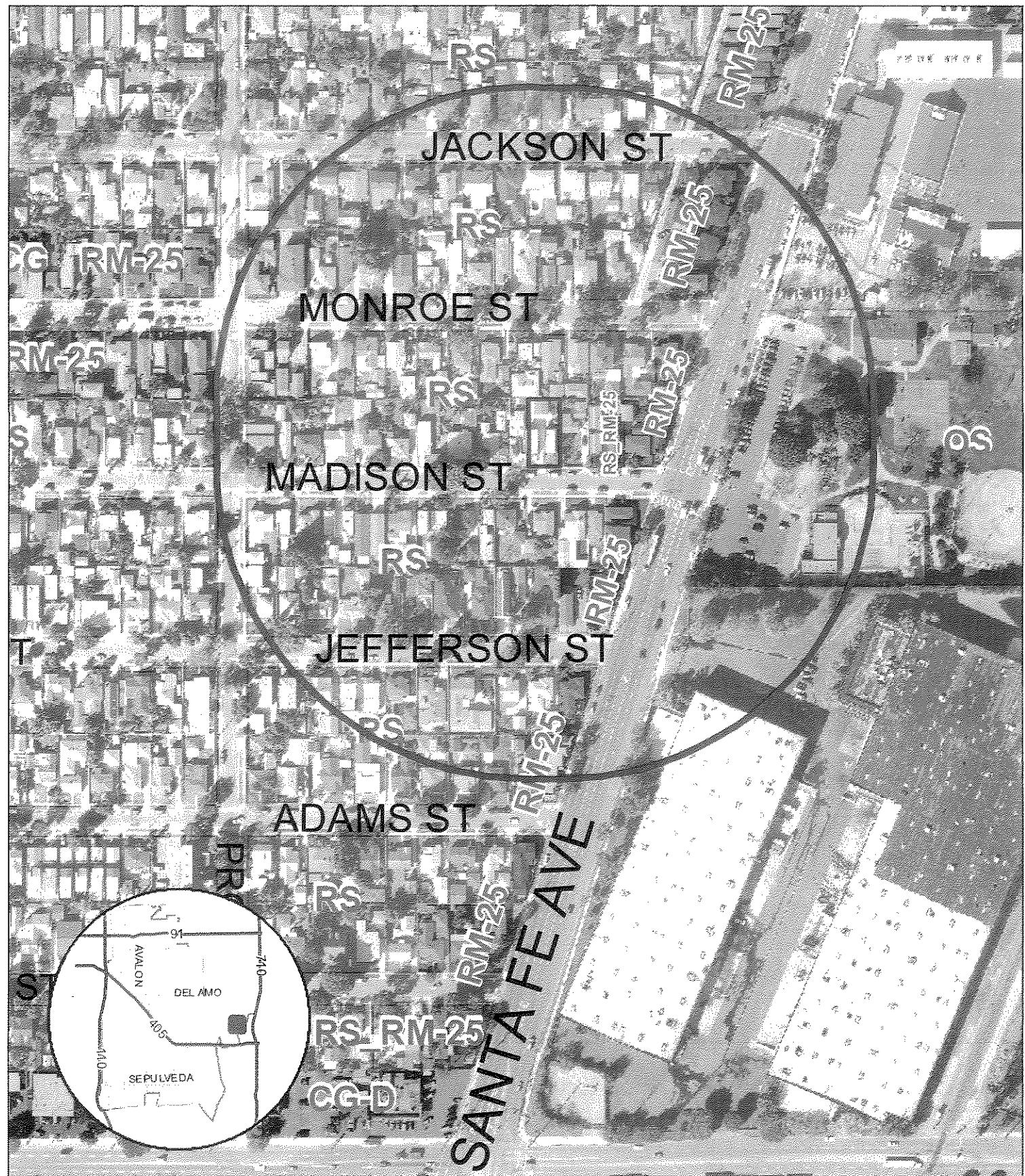
Prepared by: 
Max Castillo, Assistant Planner

Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
Sheri Repp-Loadsman, Planning Officer

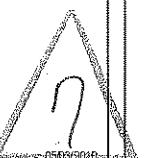
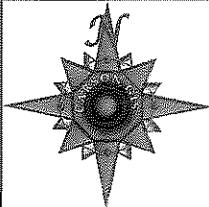
MC/C78309_2737-39Madison_p





**City of Carson
500 Foot Radius Map
2739 E Madison St**

EXHIBIT NO. 1 -



Second Dwelling Unit Checklist for Planning Commission

Property Address: 2739 East Madison Street
Application #: Conditional Use Permit No. 783-09
Date 1st Dwelling Unit Built: 1928
Date 2nd Dwelling Unit Built: 1928

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE Meets Code: No
7,500 square feet for RS zone
Comments:
Lot size = 5,456 square feet

UNIT SIZE Meets Code: No
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:
Second unit size = 1 bedroom, 1 bathroom and kitchen (680 square 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:
The side yard setback is 2 feet 3 inches on the east side of the unit. 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 bedrms or over 700 s.f.: 2 spcs. within garage
1 bedrm: 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 covered space on-site. There is additional area available on-site to accommodate a covered parking space for the secondary unit. The primary 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.



Second Dwelling Unit Checklist for Planning Commission

<u>OWNER OCCUPIED</u>	Meets Code:	Yes
Comments: The owner occupies the primary unit located on the western side of the property (2737 East Madison)		



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: Good

Doors: Good

Building Material: Good

Windows: Good

Building Trim: Not applicable

Porch: Not applicable

Roof: Good

Accessory structure: Good

Eaves: Not applicable

Other: Not applicable

Comments:

The applicant shall mitigate any deficiencies identified in the property inspection report

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Fair

Comments:

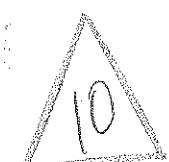
Vehicular maneuvering and parking areas are adequate.

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:

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

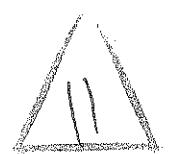


Second Dwelling Unit Checklist for Planning Commission

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 compliance.

Planner: Max Castillo, Assistant Planner

Date Completed: 5/5/2010





ELY'S HOME INSPECTION

Residential • Commercial • Industrial

An affiliate of BCS

INSPECTION REPORT

2739 E. Madison St. Carson, CA 90810



Home Inspection report prepared exclusively
For: Victor Juarez & Ismael Montepeque

Prepared By: Ely M. Chinchilla

EXHIBIT NO. 3 -

PL

Legend

3

Index / Information

4

INTRODUCTION

We have inspected the major structural components and mechanical systems for signs of major defects, excessive or unusual wear and general condition. The following report is a test of the conditions observed on the date of the inspection. When repair or replacement is recommended, the determination of appropriate corrective action must necessarily be left to the professionals retained for detailed evaluation and repair. Minor deficiencies, provided as a courtesy only, are reported to provide a better understanding of the structure(s) and to give some direction for ongoing maintenance needs.

In this report, there may be specific notes regarding areas or items that were inaccessible at the time of our inspection. If inspection of the regarding conditions that may be present but were concealed or inaccessible at the time of our inspection. If inspection of the inaccessible areas is desired, it will be performed upon arrangement at an additional cost after access is provided.

The POWER INSPECTOR™ Report lists the components and systems inspected by this company. Components not found in this report are considered beyond the scope of this inspection. Items found in "functional" or "satisfactory" condition are defined as capable of being used, although they may show wear and tear. Items needing repair and/or further evaluation are checked in the report where applicable. PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED. It should be noted that some items listed on this report only apply to specific regions of the country and may not be applicable in your area.

NOTE: This report contains technical information that may not be easily understandable to the lay person. THEREFORE, A VERBAL CONSULTATION WITH THE INSPECTOR IS ESSENTIAL. If you choose not to consult with the inspector, the inspection company cannot be held liable for your uninformed interpretation of the reports contents. If you were not present during the inspection please call the office for your verbal consultation.

The following "Legend" explains how repair or maintenance items are classified.

LEGEND READ CAREFULLY

Items followed by A, B, C, D, E, F, G, and H designate the following:
A Health and Safety Item. Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
B Defect or Functional Concern. Recommend evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson dealing with that specific component or system PRIOR TO CLOSE OF TRANSACTION.
C Pending Maintenance Item. This work can be performed by a knowledgeable home owner or handyman.
D Environmental Legend. As informed, safety, or regulatory concern. Present condition may have been standard at time of installation but does not meet the latest building or safety standards. Upgrade is suggested but not required.
E Recommended Evaluation by Structural and/or Geotechnical Engineer Prior to Close of Transaction.
F Recommended Evaluation by a Certified Asbestos Specialist. An Asbestos Specialist should determine the presence of asbestos and make recommendations for remediation PRIOR TO CLOSE OF TRANSACTION.
G Recommended Evaluation of the Entire Property by a Licensed Pest Control Operator Prior to Close of Transaction. By law, only licensed pest control operators can determine the presence of wood destroying organisms.
H Refer Condition to the Homeowner's Association Prior to Close of Transaction. Such conditions are typically the responsibility of the Homeowner's Association and any comments regarding such conditions have been made as a courtesy only. This company will not be responsible for any common component, systems or areas.

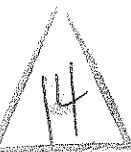
I have read and understand the Legend to the Power Inspector™ Report.

Client's Initials _____ Representative / Agent's Initials _____

Client not present

- 12 Plumbing
13 Water Heaters / Fuel System
14 Electrical I
15 Electrical II
16 Heating I
17 Kitchen
18 Bathrooms
19 Interiors
20 Doors and Windows
21 Fireplaces / Smoke Alarms

- Note: Condominium or partial inspections may not include all phases of inspection.
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ATTENTION: THIRD PARTIES / OTHER PURCHASERS:
Receipt of this report is not authorized by this inspection company. We strongly advise against reliance on this report since this inspection was performed for a specific party and the condition of the property can change over time. An updated report may be ordered from our company. Note: This report is copyrighted; unauthorized use is strictly prohibited.

STRUCTURE INFORMATION:

Approximate Age: _____ yrs	Action(s):
Estimated Age of Roof: _____ yrs	Source: <input type="checkbox"/> Buyer's Agent <input type="checkbox"/> Seller <input type="checkbox"/> Inspector Estimate
Conversions: _____	Listing Agent <input type="checkbox"/> Buyer <input type="checkbox"/>
□ Check with Building Dept. for verification of all necessary permits and final inspections	
Building Type(s):	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Condominium <input type="checkbox"/> Guest House(s) <input type="checkbox"/> Commercial <input type="checkbox"/> Triplex <input type="checkbox"/> Apartment Building
For the purposes of this report, the front of the building is considered to be facing:	
State of Occupancy:	<input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied but completely / partially furnished
Weather Conditions:	<input type="checkbox"/> Recent Rain <input type="checkbox"/> Recent Snow <input type="checkbox"/> Frost / Ice <input type="checkbox"/> Below 32°F <input type="checkbox"/> 32°-38°F <input type="checkbox"/> 39°-58°F <input type="checkbox"/> 59°-78°F <input type="checkbox"/> 79°+ <input type="checkbox"/> Present for review of findings at end of inspection only <input type="checkbox"/> Present for review of findings at end of inspection only <input type="checkbox"/> Present for review of findings at end of inspection only <input type="checkbox"/> Present for review of findings at end of inspection only
Present During Inspection:	<input checked="" type="checkbox"/> Today: 100% <input type="checkbox"/> Seller: _____ % <input type="checkbox"/> Inspector Only <input type="checkbox"/> Buyer's Agent: _____ % <input type="checkbox"/> Listing Agent: _____ %
Inspection Time:	Start _____ PM Finish _____ PM

Attic / Roof

10

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

Areas specific to tank inspected, not other common areas: H

Appears Functional

Repairs Needed as Noted

Not applicable

Moisture / insect damage at jamb / door G

Mirror / major deformation noted C

Door doesn't close / open completely C

Recommend lubricating hardware C

Notes: _____

Appears Functional

Repairs Needed as Noted

Not applicable

Opener operates sporadically B

Automatic reverse not operable / recommend adjustment or replacement of opener as needed A

Notes: _____

* Owners with electric eye or door edge sensors are now available which can be retrofitted for safety. Check auto reverse feature monthly.

Appear Functional

Repairs Needed as Noted

Not applicable

Unable to vary as for the door /

No visible rating plate A

Self-closer non-operational / recommend adjustment / replacement as needed A

Pet door negotiates function as fire door / recommend repair or replacement A

Recommend replacement with split core door for fire safety A

Notes: _____

Appears Functional

Repairs Needed as Noted

Not applicable

Moisture damage to door / jamb / threshold trim G

Apparent insect damage to door / jamb / threshold trim G

Self-closer / gate latch advised to enhance pool / spa safety D

Glass not tempered D

Notes: _____

Appears Functional

Repairs Needed as Noted

Not applicable

Washer Plumbing

Moderate / excessive corrosion at hot / cold valve B

Size of supply pipe not to current standards D

Recommend an overflow pan under the washer D

Unrestored

Open ground A

Unrestored / inaccessible

Capped / could not test

Not provided

Flex duct detachable C

Not applicable

Leaking noted B

Leaking noted B

Notes: _____

Appears Functional

Repairs Needed as Noted

Not applicable

Electrical Outlet: 220 V Service:

Gas:

Dryer Venting:

Laundry Sink:

Faucet:

Drain:

Notes: _____

Appears Functional

Repairs Needed as Noted

Not applicable

Location of Rain Access Bathrooms

Attic apparently inaccessible at:

Limited access due to low clearance

Recommended access by wash and storage room retrospective B

Developers are home defective, in need of maintenance A

Damaged / missing vent screens noted C

Installation of vent fan suggested B

Uneven distribution / partially installed C

Other Access:

Complete access

Fan Panel:

Darraged / missing panels at C

Dennis) broken C

Unrestored / thermostat controlled B

Loose Fill

None

Batts

Unrestored

Insulation thickness _____

Active Range Notes at B

Truss damage / modification at C

Cut framing / improper modification at B

Separation up to _____ between beams and ridge board B

Recommended metal strapping at B

Lack of / improper tie / security wires between units A

Evidence of possible insect damage G

Vent Pipes:

Number of pipes _____

* Remote control devices are rest tested

Unrestored

Disconnected C

Damaged components noted B

Opener malfunctioning B

Missing cover / bulb C

Opener makes unusual noise B

Notes: _____

* Truss designers typically allow maximum additional loading of lower truss ends of 10 lbs. per sq. ft. Do not overload with storage.

Attic's Functional

Repairs Needed as Noted

Not applicable

Vent pipes consist of apparent transite (ceramic asbestos) / sewer vents / abandoned vent pipes /

Notes: _____

* Truss designers typically allow maximum additional loading of lower truss ends of 10 lbs. per sq. ft. Do not overload with storage.

Attic's Functional

Repairs Needed as Noted

Not applicable

Vent pipes / replacement at chimney /

Notes: _____

* Recommended repair / replacement at B

Loose / uplifted at B

No stable fastening at vent pipes /

Notes: _____

* Recommended fastening at vent pipes /

Notes: _____

* Recommended repair / replacement at chimney /

Notes: _____

* Recommended repair / replacement at chimney /

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* Recommended repair / replacement at chimney /

Notes: _____

Water Heaters / Fuel System

13

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

<input type="checkbox"/> Appears Functional	<input type="checkbox"/> Repairs Needed as Noted
<input type="checkbox"/> Pipe / electric off - tested at #	<input type="checkbox"/> Side / age / undersink at #
<input type="checkbox"/> Other unit / May have limited life at #	<input type="checkbox"/> Unit needs protection from ice / impact at #
<input type="checkbox"/> Moderate / excessive B. extensions on casting at #	<input type="checkbox"/> Moderate overflow plan to proper location at #
<input type="checkbox"/> Overflow pipe slopes upward (improper) at #	<input type="checkbox"/> Overflow pipe slopes upward (proper) at #
<input type="checkbox"/> Vent Pipe: <input type="checkbox"/> Loose / improper connection at #	<input type="checkbox"/> Vent Pipe: <input type="checkbox"/> Proper connection at #
<input type="checkbox"/> Missing range at C #	<input type="checkbox"/> Secure connections w/ screws at D #
<input type="checkbox"/> Scratches / check fuel draft at #	<input type="checkbox"/> Scratches / check fuel draft at #
<input type="checkbox"/> Insulating Blanket:	<input type="checkbox"/> Suggest installing at D #
<input type="checkbox"/> Seismic / Safety Strap:	<input type="checkbox"/> Recommend installing at A #
<input type="checkbox"/> Combination Air:	<input type="checkbox"/> Tight / low ventilation needed at #
<input type="checkbox"/> Water Shutoff:	<input type="checkbox"/> Screen damaged / missing at #
<input type="checkbox"/> Circulating Pump:	<input type="checkbox"/> Improper cartridge at B #
<input type="checkbox"/> Gas Piping:	<input type="checkbox"/> Unheated / disconnected at #
<input type="checkbox"/> Erroneous:	<input type="checkbox"/> Valve missing / inaccessible at B #
Notes: Recommend a larger Shutoff valve / connector.	

<input type="checkbox"/> Areas specific to unit inspected, not other common areas: H	
<input type="checkbox"/> For Recommendation / Expert Needed	
<input type="checkbox"/> Appears Functional as Noted	<input type="checkbox"/> Overheat
<input type="checkbox"/> Repairs Needed as Noted	<input type="checkbox"/> Underheating
<input type="checkbox"/> O Not applicable	<input type="checkbox"/> Number of lines: 3
<input type="checkbox"/> Deliberated connections at weather head A	
<input type="checkbox"/> Weather head missing / loose / damaged / A	
<input type="checkbox"/> Garage / outbuilding service line improper / loose A	
<input type="checkbox"/> Mast loose / leaning / anchoring loose A	
<input type="checkbox"/> Drip loops damaged / frayed A	
<input type="checkbox"/> Refer to electric company for repairs A	
Notes:	

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

<input type="checkbox"/> Unit common to building (not inspected) H	
<input type="checkbox"/> Size: #1 North #2 _____	<input type="checkbox"/> Gallons / Liters #3 _____
<input type="checkbox"/> Approx. Age: 5 years	<input type="checkbox"/> Years _____
<input type="checkbox"/> Type: Gas	<input type="checkbox"/> Gas / Electric
<input type="checkbox"/> Exports just flukes at burner B #	<input type="checkbox"/> 10" platform noted in garage in #
<input type="checkbox"/> Excessive corrosion on connectors at B #	<input type="checkbox"/> Leaking noted at B #
<input type="checkbox"/> No TPR valve noted A #	<input type="checkbox"/> Missing outer / inner supports noted at A #
<input type="checkbox"/> Recommended TPR function at A #	<input type="checkbox"/> Impaired TPR function at A #
<input type="checkbox"/> Recommended a cathodic rod set with drop line to exterior / substrate at D #	<input type="checkbox"/> Recommended a cathodic rod set with drop line to exterior / substrate at D #
<input type="checkbox"/> Excessive corrosion at A #	<input type="checkbox"/> Single wall pipe through ceiling / walls / roof / rest at #
<input type="checkbox"/> Moderate corrosion at B #	<input type="checkbox"/> Suspected asbestos on / near vent at #
<input type="checkbox"/> Vent pipe too short at roof at A #	<input type="checkbox"/> Improper rear of vent pipe at A #
<input type="checkbox"/> Vent pipe / check fuel draft at D #	<input type="checkbox"/> Vent pipe has improper dimensions to avoid at roof / failing substrate at A #
<input type="checkbox"/> Scratches / check fuel draft at A #	<input type="checkbox"/> Suggest replacing at D #
<input type="checkbox"/> Suggest installing at A #	<input type="checkbox"/> Needs relining at C #
<input type="checkbox"/> Recommended installing at A #	<input type="checkbox"/> Improper to current standards at A #
<input type="checkbox"/> Right / low ventilation needed at A #	<input type="checkbox"/> Screen damaged / missing at #
<input type="checkbox"/> Excessive corrosion at B #	<input type="checkbox"/> Improper at B #
<input type="checkbox"/> Not operative at #	<input type="checkbox"/> Unheated / disconnected at #
<input type="checkbox"/> Valve missing / inaccessible at B #	<input type="checkbox"/> Improper connection at A #
<input type="checkbox"/> Roof hoods sealing / repair at C #	<input type="checkbox"/> Roof hoods sealing / repair at C #
Notes: Recommend a larger Shutoff valve / connector.	

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

<input type="checkbox"/> Breakers Fused	<input type="checkbox"/> Breakers
<input type="checkbox"/> Fuses: <input type="checkbox"/> Screw-in	<input type="checkbox"/> Fuses: <input type="checkbox"/> Cartridge
<input type="checkbox"/> Number of lines: 3	<input type="checkbox"/> Number of lines: 3
<input type="checkbox"/> Dip loop touching roof / no dip to roof A	
<input type="checkbox"/> Service lines touching / no dip to roof A	
<input type="checkbox"/> Services lines too close to ground / driveway A	
<input type="checkbox"/> Contactors through trees / frayed A	
<input type="checkbox"/> Refer to electric company for repairs A	
Notes:	

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

<input type="checkbox"/> Circuit Breaker	<input type="checkbox"/> Location #1: North
<input type="checkbox"/> Number of lines: 3	<input type="checkbox"/> Location #2: North
<input type="checkbox"/> Main panel not observed	<input type="checkbox"/> Main panel not observed
<input type="checkbox"/> Service Size: 100 amps	<input type="checkbox"/> Service Size: 100 amps
<input type="checkbox"/> Size could not be determined with certainty / no main breaker	<input type="checkbox"/> Size could not be determined with certainty / no main breaker
<input type="checkbox"/> Service capacity marginally adequate D	<input type="checkbox"/> Service capacity marginally adequate D
<input type="checkbox"/> Notes:	<input type="checkbox"/> Notes:

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

<input type="checkbox"/> Circuit Breaker	<input type="checkbox"/> Location #1: North
<input type="checkbox"/> Number of lines: 4	<input type="checkbox"/> Number of lines: 4
<input type="checkbox"/> Main panel not observed	<input type="checkbox"/> Main panel not observed
<input type="checkbox"/> Service Size: 110V Circuits	<input type="checkbox"/> Service Size: 110V Circuits
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LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

Electrical II | 15

LEGEND: A B C D E F G H - See Legend Page
For Recommendation / Expert Needed

O Appears Functional

• Repairs Needed as Noted

CVenting in attic / substrate partially / mostly hidden from view

□ Recommend full evaluation of system by a licensed electrician A

□ Older "knob and tube" / cloth covered wiring noted at A

□ Knob and tube" wiring covered with insulation in attic / Recommend evaluation by licensed electrician for safety A

□ Recommend that insulation NOT be installed over "knob and tube" wiring in attic - potential fire hazard

□ Aluminum wiring at 110V circuits. All connections should be evaluated by a licensed electrician familiar with this type of wiring A

□ Junction boxes missing covers at C

□ Exposed boxes below 7 ft. at garage / protection recommended at A

□ Exposed wiring / protection recommended at A

□ Unsecured wiring noted at C

□ Exposed splices noted at A

□ Improper wiring noted at A

□ Extension cord through wall / snaking / poor at A

□ Extension cord over 5 feet, recommend permanent wiring at A. Garage

□ Conduct / box not exterior rated at A

□ Loose / improperly secured ground wires in open junction boxes at A

Notes:

O Accessible Lights / Outlets Functional

• Repairs Needed as Noted

□ Few / many two prong (ungrounded) wall outlets noted - Standard at the time of installation. Eventual upgrading may be desirable

□ GFCI protection needed at: Garage / Exterior / Bathrooms / Kitchen / Wet Bar / Basement / Subarea / Pool / Spa / A

□ Some / many missing / burned out bulbs. Recommend replacing bulbs prior to close of transaction to verify function of fixtures C

□ 3-prong outlets not grounded at A

□ Reverse polarity at A

□ Loose outlet at A

□ GFCI outlet defective at A

□ Scratched / damaged outlet at A

□ Outlet not operational at B

□ Missing light fixture(s) at B

□ Missing fixture trim at light at C

□ Weatherproof covers needed at A

□ No light source at D

□ Dimmer switch knob loose / missing at C

□ Missing or damaged covers/plates at few / many places C

Notes:

O Accessible Lights / Outlets Functional

• Repairs Needed as Noted

Notes:

In most cases we are unable to detect cracks or holes in heat exchangers, since this can usually only be accomplished by dismantling the unit.

□ Improper use of vent pipe at A #

□ Scoop / hub noted in vent pipe / chamber at A #

□ Excessive corrosion of vent pipe / draft diverter at A #

□ Apparent back drafting with winter fan at A #

□ Vent pipe too short at roof at B #

□ Misaligned / excessive corrosion at outdoor fan at B #

Notes:

O Appear Functional

• Repairs Needed as Noted

Notes:

□ Recommended sealing gaskets along ducts enclosing at A #

□ No / insufficient air supply for combustion at A #

□ Persistent heat doesn't shut off completely at B #

□ Combustion and return air sources are too close or mixing at A #

Notes:

O Appear Functional

• Repairs Needed as Noted

Notes:

□ Missing thermocouple at B #

□ Central damage needs repair / replacement at B #

□ Sporadic response to thermostat B

Notes:

O Appear Functional

• Repairs Needed as Noted

Notes:

▪ G.F.C.I. (Ground Fault Circuit Interrupter) protection has been required in recent years for safety in wet areas - older buildings are typically not equipped with these devices but retrofitting is recommended. • Low-voltage lighting systems and lights on timers or sensors are not inspected.

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Our Recommendation / Expert Needed

Recommendation / Expert Mescal

- Appar Functional
Repairs Needed as Note

Factors: □ Chipped / cracked

- Missing group / c
- Moderate / heavy
- Door(s) / doorway
- Few / some door

B spring insects

string : damaged control keys

- and/or conference clearing
expenses in addition to
paper expenses as Note

100

Device: **Install**

- Appears Functional
Seal: Not less than _____
/ Liner / Racks: Rustling

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Dose-response relationships

- Appendix F

Part II

- Moderate / High
- Low volume of handles taken

- Line: _____ appear Functional
spairs Naeed as Notes
Loose / cracked

not applicable

Note
 Not te

- निम्नवर्णना विवरणों के अनुसार इसकी विविधता और उपयोग का विवरण है।

Summary Report

IMPORTANT NOTICE: It is essential that you read the entire building inspection report for complete inspection details.

Page / Phase Subsection Remarks / Evaluation needed

A. Health and Safety Item. Recommended evaluation and repair as needed by a qualified licensed contractor or specialty tradesperson.

		Pencil Comments
14	Electrical I	
15	Electrical II	Wiring Extension cord over 5 feet, recommend permanent wiring at Garage
21	FirePlaces / Smoke Alarms	Smoke Alarms Relocate onto / near ceiling at kitchen
21	Fireplaces / Smoke Alarms	Smoke Alarms Recommend hardwiring detector(s) as needed
C. Routine Maintenance Item. This work can be performed by a knowledgeable home owner or handyman.		
13	Water Heaters / Fuel System	Water Heaters Electrolyte / Corro. determination at # 1
D. Recommended Upgrade to Increase Safety or Improve Function. Upgrade is suggested but not required.		
16	Electrical II	Lights / Outlets Suggest upgrading to GFCI outlets at bathrooms, Kitchen

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Report ID: 1234567890
Summary
1 of 1



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 783-10 FOR AN EXISTING SECOND DWELLING UNIT
LOCATED AT 2739 EAST MADISON 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, Katherine De La Rosa, with respect to real property located at 2739 East Madison Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing detached second dwelling unit located within the RS (Residential, Single Family) zoned district. The second dwelling unit is 680 square feet and is located on the eastern side of the property.

A public hearing was duly held on May 12, 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 existing lawfully established second dwelling unit is identified in the Carson Municipal Code as a permitted use for this land use category subject to a conditional use permit. 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) Each dwelling unit has a one-car covered parking space within the same two-car garage. A condition of approval requiring that there be no dwelling expansion that will intensify the second dwelling and/or the primary unit unless parking requirements are met, has been included.
- 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 use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment. The proposed use 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. 783-10 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 25th DAY OF MAY, 2010.

CHAIRMAN

ATTEST:

SECRETARY

MC/C78309_2737-39Madison_pr

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Exhibit "A"

Legal Description

Lot 191 and 192 of Tract 6720, in the City of Carson, as per map recorder in Book 71, Pages 79 and 80 of Maps, in the office of the county recorder of said County.

CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 783-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 783-10 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 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. 783-10. 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.

7. A property inspection report was prepared by a qualified 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. 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. 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.
9. 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.
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.
12. The applicant shall either remove or obtain building permits for any unpermitted structures on site, including open patio covers located in the rear of the property.

SECOND DWELLING UNIT EXPANSION/ PARKING

13. Any expansions to the primary or secondary unit will constitute as an intensification of use and the nonconforming parking privilege will no longer be continued. An additional one-car covered 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.



14. Any major improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit, if applicable.
15. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.

BUILDING & SAFETY

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

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

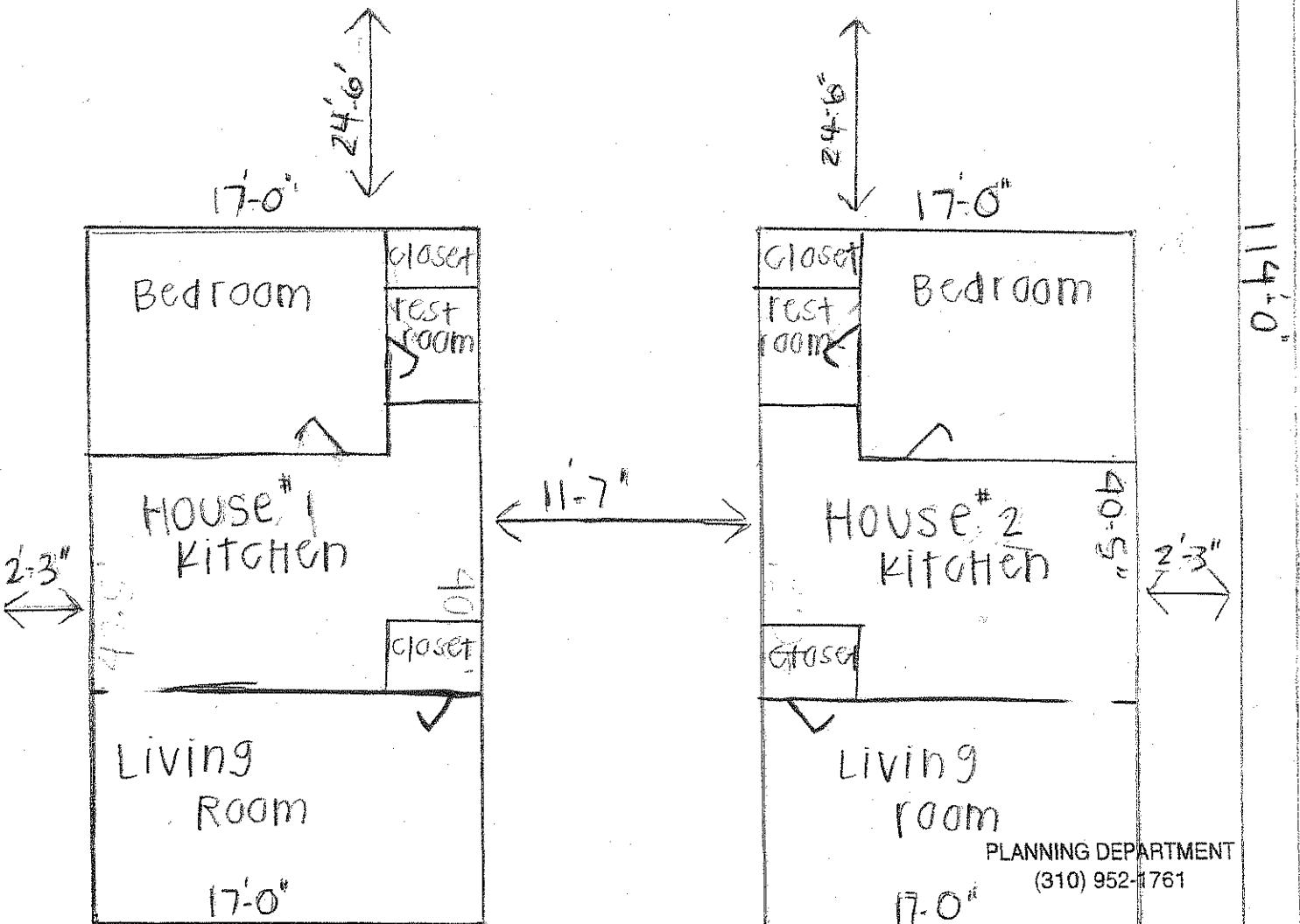
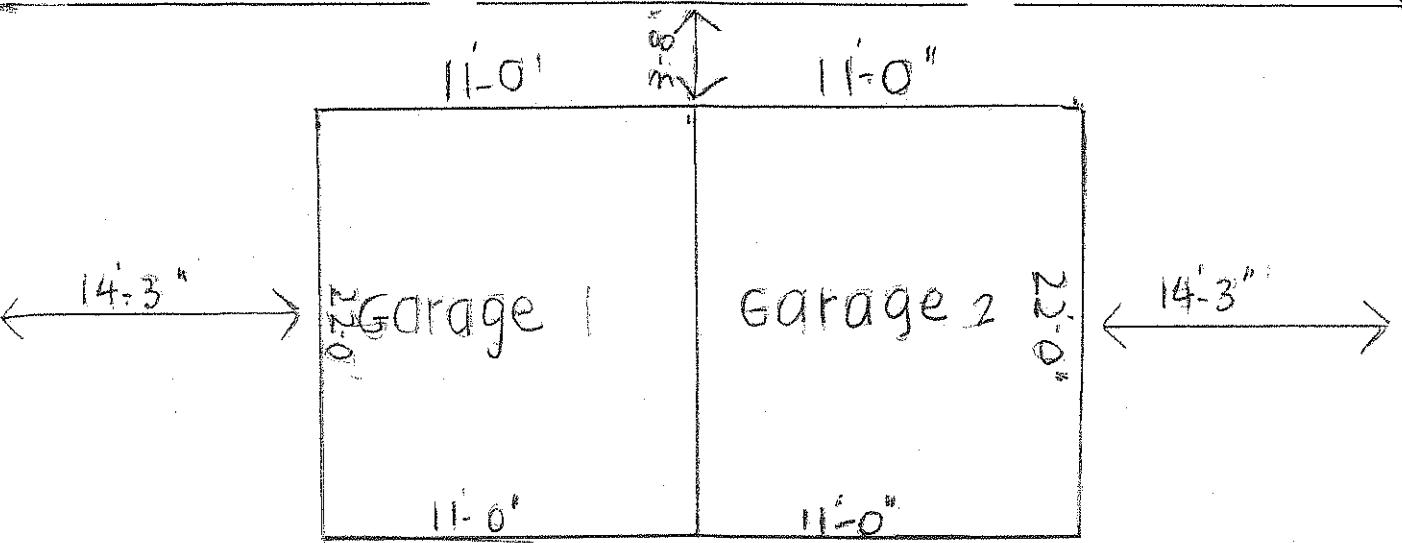
17. All requirements by the Los Angeles County Fire Department shall be complied with.
18. There shall be no storage allowed within any required building setback yard area to promote fire safety.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

19. 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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ADDRESS:

2737 AND 2739 E. MADISON STREET

CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90745

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E. MADISON 50'-6" STREET