



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: June 8, 2010

SUBJECT: Conditional Use Permit No. 784-10

APPLICANT: Sue Garcia
2556 E. Washington Street
Carson, CA 90810

REQUEST: To approve a conditional use permit for a second dwelling located within the RS (Residential, Single Family) zoning district

PROPERTY INVOLVED: 2556 E. Washington 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			Schaefer
		Diaz			Verrett
		Gordon			

Item No. 10-A

I. Introduction

Date Application Received

- January 12, 2010: Conditional Use Permit No. 784-10

Applicant/Property Owner

- J.T. Crutchfield (Property Owner)
2740 E. Madison Street
Carson, CA 90810

Project Address

- 2556 E. Washington Street, Carson, CA 90810

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, 278-square-foot parcel with two dwelling units totaling approximately 1,898 square feet (front dwelling is 1,541 square feet and rear second dwelling is 357 square feet).
- The applicant is requesting that the attached "guest room" to the front dwelling be approved as the second dwelling. The attached "guest room" is approximately 615-square-feet in size and a property inspection report has been repaired for said living space. The applicant has agreed to convert the rear detached second dwelling to storage space and to remove the kitchen and bathroom facilities.

II. Background

History of Property

- The front dwelling unit and a 180-square foot rear cottage were built in 1941 with LA County building permits. In 1971 an LA County building permit was issued for a 615 square foot "guest room" attached to the main front dwelling which has been subsequently used as a rental unit. It is staff's opinion that the "guest room" was subsequently modified to include full independent living facilities, including a kitchen, due to the fact that the current zoning regulations and the regulations at the time of construction did not permit a third dwelling unit on a single-family lot. Thus, there are currently three dwelling units at the subject property. The main dwelling in the front is developed with 926 square feet; the attached "guest room" is 615 square feet with full living facilities.
- In 1976 a building permit was issued for a carport and an enclosed patio for the rear cottage/second dwelling. Subsequently, the patio was converted into living area making the detached rear cottage/dwelling 357 square feet in size with one bedroom, one bathroom, and a kitchen.

Previously Approved Discretionary Permits

- There are no previous approved discretionary permits on this site.



Public Safety Issues

The Code Enforcement Division inspected the property on January 2010 because of the carport in front of the garage. After discovering that the carport was issued a building permit in 1976, the case has been closed. There is no open violation case on the subject property.

III. Analysis/Findings

Location/Site Characteristics/Existing Development

- The subject property is located at 2556 E. Washington Street. The subject site is compatible with surrounding residential single family uses.
- Surrounding the subject property to the north, east, and west are single family residential uses zoned RS (Residential, Single-family); to the south are vacant general commercial uses zoned CG-D (Commercial General-Design Overlay).
- The applicant is applying for a conditional use permit for an existing second dwelling unit pursuant to Sections 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.
- Staff has inspected the property and reviewed all building permit records. Pursuant to CMC Section 9182.41, (Site Development Nonconformities) lawfully established yard areas that do not conform to the development standards of the RS (Residential, Single Family) zoning district are allowed to continue indefinitely. Such is the case with the rear second dwelling which has a rear yard of 2 feet-2½ inches and a side yard of zero (0) feet. The required rear yard setback in the RS zoning district is 15 feet and the required side yard setback is 5 feet.
- Although LA County Building Department did issue a building permit for a detached cottage/second dwelling in 1941, the 1969 LA County Zoning Ordinance did not permit a second detached dwelling on a single family residential lot. Thus, it is staff's opinion that the "guest room" constructed in 1971 was not intended to be a separate dwelling unit with full living facilities, but rather an extension of the main dwelling for purposes of accommodating guests.
- Staff met with the applicant and indicated that the breezeway connected to the carport must be removed because it does not comply with the State Uniform Building Code. Staff re-inspected the property on May 20, 2010 and confirmed that the breezeway connection to the carport had been removed. The property owner was also informed that a 1971 LA County Building permit for the subject property was for a "guest room" (with stove) and not for a separate apartment unit as currently used. The applicant identified their preference of keeping the attached "guest room" as the second dwelling unit. Staff informed the applicant that keeping the attached unit as the second dwelling unit would require that the detached second dwelling in the rear be converted to storage with removal of the kitchen and bathroom/shower facilities. This alternative would also require removing three temporary storage units on the site.

- There is no major building code issues identified in the property inspection reports (attached).
- The existing carport and two-car garage were lawfully established, but are non-conforming since they are arranged in tandem.
- In accordance with CMC Section 9207.27 Merger of Contiguous Parcels, (a) Pursuant to Section 66451.11 of the Subdivision Map Act, 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, etc. The city is considering a comprehensive merger of parcels within this project area. If the property owner decides to sell the property prior to the completion of a city initiated parcel merger the property owner may be responsible for the completion of the parcel merger 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, east and west sharing the same zoning designation. The properties to the south are zoned RM-25-D (Residential Multiple Family/25 units per acre-Design Overlay).
- 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. 784-10

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.



- **ISSUE – SECOND DWELLING EXPANSION/ALTERATIONS:** Any unauthorized expansions and alterations may intensify potential hazards associated with not having sufficient off-street parking area. Therefore, in accordance with Sections 9182.02 and 9182.21 of the CMC, Changes & Alterations, Nonconforming Use Eligible for Conditional Use Permit or Other Approval, and CMC Section No. 9182.3 Non Conforming Residential Density, the following conditions of approval are recommended:

1. Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit if applicable, except up to approximately fifty (50) square feet to the second dwelling unit.
2. A property inspection report was prepared for the detached dwelling unit and the attached unit 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. 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 un-authorized 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. There shall be no breeze-way cover connecting the garage and carport to the main unit.
5. Bolted wrought iron security bars on any bedroom window must be removed for occupant safety in case of fire.
6. Approval of the attached unit to the main dwelling as the second dwelling shall require demolition of the detached rear dwelling unit or conversion for storage-purposes only including removal of the kitchen and bathroom facilities.
7. The existing temporary storage units in the rear yard shall be removed.
8. The applicant shall install an automatic garage door opener.
9. The city is considering a comprehensive merger of parcels within this project area. If the property owner agrees to sell the dwellings prior to the completion of a city-initiated parcel merger the property owner shall be responsible for the completion of the parcel merger of their property prior to the close of escrow.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Structures or Facilities, the City's approval of a CUP for an existing second dwelling unit is "Categorically Exempt".

V. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 784-10 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. 784-10 for a second dwelling unit located at 2556 E. Washington Street."

VI. Exhibits

1. Resolution
2. Property Inspection Reports
3. Development Plans
4. Second Dwelling Unit Checklist

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer

ZG: srCUP784-10



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 784-10 FOR AN EXISTING SECOND DWELLING LOCATED
AT 2556 E. WASHINGTON 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, Sue Garcia, on behalf of the property owner J.T. Crutchfield, with respect to real property located at 2556 E. Washington Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing second dwelling unit located within the RS (Residential, Single Family) zoning district.

A public hearing was duly held on June 8, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 E. 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 General Plan 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 and open spaces and other features relative to a harmonious and attractive development of the area.
- c) The property's front dwelling is developed with a two car garage and the second dwelling is developed with a two car carport. The project is not anticipated to generate significant adverse effects to the circulation and parking on the adjacent public street.
- d) There are no signs intended for the project site.
- 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 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 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 Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 784-10 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 Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF JUNE, 2010.

CHAIRMAN

ATTEST:

SECRETARY



"Exhibit A"

Legal Description:

Lot 876-868 of Tract 6720, as per map recorded in Book 71, page 79 of maps, in the office of the County Recorder of County of Los Angeles.

Property: 2556 East Washington Street



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 784-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 784-10 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. The site plan shall identify the demolition/conversion of the rear unit into storage, removal of the rear storage units, removal of the breezeway cover and identify an accurate floor plan of the "guest room"/second dwelling unit.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 784-10. 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.

SECOND DWELLING EXPANSION/ALTERATIONS/AESTHETICS

8. Any changes to the second dwelling 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.
9. Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit if applicable, except up to approximately fifty (50) square feet to the second dwelling unit.
10. 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 safety hazardous 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.
11. The bolted wrought-iron security bars on bedroom windows shall be removed within 30 days for occupant's safety in case of a fire.
12. The existing three temporary storage units located in the rear yard must be removed.
13. The detached dwelling shall either be demolished or converted to storage use and the existing kitchen and bathroom facilities shall be removed.

PARKING

14. The existing garage shall be used for parking of vehicles only and not for habitable space. There shall be no parking of in-operable automobiles on any garage driveway. Driveways shall be kept clear of any household items, firewood, plants or rubbish. Further, there shall be no un-authorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient off-street parking.



BUILDING & SAFETY

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

ENGINEERING

16. In accordance with CMC Section No. 9207.27 Merger of Contiguous Parcels, (a) Pursuant to Section 66451.11 of the Subdivision Map Act, 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, etc. The city is considering a comprehensive merger of parcels within this project area. If the property owner agrees to sell the dwellings prior to the completion of a city initiated parcel merger the property owner shall be responsible for the parcel merger of their property prior to the close of escrow.

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.





Property Inspection Report



**2556 E. Washington St.
Long Beach, CA 90810
April 13, 2010**

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

EXHIBIT NO. 2 -



Equity Building Inspection
(310)540-0200

Re: 2556 E. Washington St.
Long Beach, CA 90810

Dear Sue Garcia

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 4-13-10. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

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

Thank you for your business!

Sincerely,

Michael J. Boeger, CCI
Equity Building Inspection
www.equityinspection.com
310-540-0200



Inspection Action Items Report

2556 E. Washington St.
Long Beach, CA 90810

Read The Inspection Report

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

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

WATER HEATERS

WATER HEATER CONDITIONS:

WATER PIPES:

1. [RU] The shutoff valve and visible water supply connectors appeared serviceable, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss. The operation of water shutoff valves is outside the scope of the inspection and were not operated.

SEISMIC :

2. [SC] The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. We recommend correcting the condition(s) noted.



ELECTRICAL SYSTEMS

ELECTRICAL SERVICE CONDITIONS:

MAIN PANEL:

3. [SC] The buildings main electrical service panel was manufactured by Federal Pacific / Stab-Lok. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors. We recommend further evaluation by a specialist in the appropriate trade. [SC] There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. We recommend correcting the condition(s) noted.



KITCHEN

LIGHTS/FIXTURES:

4. [CR] Some of the lights failed to function. We recommend correcting the condition(s) noted.(bulbs)

DISPOSAL:

5. [SC] The power cord/wiring was not clamped to the disposal as required. We recommend correcting the condition(s) noted.

BATHROOMS

RECEPTACLES:

6. [SC] The accessible receptacles were not GFCI protected as required, this condition is a Safety Hazard. We recommend correcting the condition(s) noted.

SINK/PLUMBING:

7. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

TOILETS:

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

TUB/SHOWER:

9. The tub/shower and faucet(s) were serviceable, with exceptions noted.

a. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

INTERIOR

INTERIOR ROOMS INFORMATION:

SMOKE DETECTORS:

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

BEDROOM.

WINDOWS:

11. [SC] [CR] Metal security bars are installed on the windows. The opening mechanism was either defective or missing. This is a significant hazard. We recommend correcting the condition(s) noted.

SMOKE DETECTOR:

12. [SC] The smoke detector was missing. We recommend correcting the condition(s) noted.

LEFT BEDROOM.

ROOM OVERALL

13. [CR] [SC] This bedroom only had one door. This door led to the adjoining bedroom, which led to the kitchen. This is a safety hazard. This bedroom should lead directly to a hallway or common area not to another bedroom. We recommend reconfiguration.



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INSPECTION CONDITIONS

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

CLIENT & SITE INFORMATION:

DATE OF INSPECTION

April 13, 2010

CLIENT NAME:

Sue Garcia

ADDRESS:

2556 E. Washington St.

CITY, STATE, ZIP

Long Beach, CA 90810

CLIMATIC CHARACTERISTICS:

WEATHER/SOIL:

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

BUILDING CHARACTERISTICS:

STRUCTURE:

Single Family Residence

UTILITY SERVICES:

ELECTRICITY:

Municipal.

GAS:

Municipal.

WATER/SEWER:

Municipal.

UTILITIES:

Municipal:

OTHER INFORMATION:

COMMENTS:

Keep in mind that there is no way for the inspector to know the exact origin of any water intrusion unless he actually sees the water coming into the building such as during a rain. There is no way to ensure that a particular area is free from leakage until the next time there is rainfall sufficient to test the area. All the inspector can determine is that there is a discoloration of a particular area and further investigation may be needed to determine its source and if the area is a result of an active leak. The purpose of a building inspection is to evaluate the building for function, operability and condition of systems and components, and not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the building inspector, as the inspector's tastes and values will always be different from those of the client. There may be a number of areas



Equity Building Inspection

noted in and around the structure to have condition(s) in need of corrective measures. The areas of concern are preceded by codes i.e. [SC], [FE], [CR] and [RU] each code is defined in the "DEFINITIONS" section below. We recommend the condition(s) be corrected by specialists in the appropriate trades.

INTRODUCTORY NOTES:

IMPORTANT INFORMATION:

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

ENVIRONMENTAL CONCERNS:

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

DEFINITIONS:

SAFETY CONCERNS:

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

FURTHER EVALUATION:

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

CORRECTIONS RECOMMENDED:

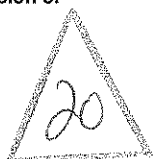
[CR] Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades prior to the close of escrow.

RECOMMENDED UPGRADE:

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

SERVICEABLE:

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



Equity Building Inspection

FUNCTIONED:

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

FAILED:

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

SPECIALIST:

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

FOUNDATION/UNDER-FLOOR AREAS

FOUNDATION:**TYPE:**

Type of foundation: Concrete slab on grade.

BOLTS/BRACING:

The wall surfaces or design/configuration of the building prevented access to visually verify the presence or condition of anchor bolts.

SLAB ON GRADE:**EXT CONDITION:**

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

INT CONDITION:

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

EXTERIORS

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

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

EXTERIOR INFORMATION:**SIDING TYPE:**

Materials: Materials: stucco.

EXT TRIM TYPE:

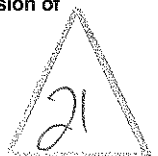
Materials: wood.

EXT DOOR TYPE:

Materials: metal, and, wood.

WINDOW TYPE:

Type: horizontal sliding.



Equity Building Inspection

WINDOW MATRLS:

Materials: metal.

EXTERIOR CONDITIONS:

STUCCO SIDING:

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

EXT TRIM:

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

EXT DOORS:

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

WINDOWS:

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

MOIST CONTROL:

Our observations regarding evidence of damaged or deteriorated wood should not be a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

GROUND

GROUND INFORMATION:

DRIVEWAY:

Materials: concrete.

WALKWAYS:

Materials: concrete.

PATIOS:

Materials: concrete.

PATIO COVERS:

Materials: wood frame design, and, fiberglass panels.

GROUND CONDITION:

DRIVEWAY:

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

PATIOS:

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

GRADING/DRAINAGE/LANDSCAPING INFORMATION:

SITE GRADING:

Gentle slope to the front.

SITE DRAINAGE:

Surface drainage.

LAWN SPRNKLRS:

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

LOW VOLT LIGHTS:

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



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GRADING/DRAINAGE/LANDSCAPING CONDITION:

SITE GRADING:

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

SITE DRAINAGE:

The exposed areas of the surface drainage system appeared serviceable.

LANDSCAPING:

The vegetation and landscaping appeared manicured.

ROOF COVERINGS

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

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

ROOF INFORMATION:

INSPECT METHOD:

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

ROOF COVERING:

Materials: fiberglass/asphalt composition shingles.

ROOF DRAINAGE:

there were no rain gutters installed.

ROOF CONDITION:

COMP SHINGLE:

The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic maintenance and inspection is recommended.

FLASHINGS:

The visible flashings appeared serviceable.



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PLUMBING SYSTEM

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

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

PLUMBING INFORMATION:

WATER PIPING:

copper piping where visible.

WASTE LINES:

Materials: ABS black plastic piping where visible.

PLUMBING CONDITIONS:

WATER PRESSRE:

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

WATER PIPING:

The visible water supply piping appeared serviceable.

WATER FLOW:

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

WASTE PIPING:

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

WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable.

VENT PIPING

The visible areas of the vent pipes appeared serviceable.

GAS PIPING:

The visible areas of the gas piping appeared serviceable.



WATER HEATERS

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

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

WATER HEATER INFORMATION:

LOCATION:

The water heater was located in an exterior closet.

MANUFACTURER:

Rheem.

MANUFCTR DATE:

1990.

SIZE / GALLONS:

30 gallon.

ENERGY TYPE:

Natural gas.

WATER HEATER CONDITIONS:

VENTING SYSTEM:

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

WATER PIPES:

[RU] The shutoff valve and visible water supply connectors appeared serviceable, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss. The operation of water shutoff valves is outside the scope of the inspection and were not operated.

T&P VALVE:

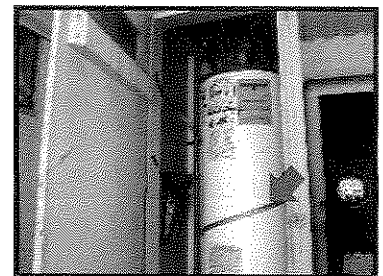
A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

TANK:

The water heater tank appeared serviceable, no leakage noted.

SEISMIC :

[SC] The water heater seismic strapping was installed in a manner that did not meet the State Architect's requirements or the water heater strapping kit manufacturers instructions. The intent is for the water heater to resist movement. We recommend correcting the condition(s) noted.



COMBUSTION AIR:

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

Equity Building Inspection

ENERGY SUPPLY:

The gas shutoff valve appeared serviceable.

CONTROLS:

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

COMMENTS:

The water heater was an older functioning unit. We recommend budgeting for a replacement.

ELECTRICAL SYSTEMS

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

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

ELECTRICAL SERVICE INFORMATION:

SERVICE TYPE:

Overhead.

MAIN PANEL:

Located at the left side of the building.

SERVICE RATING:

120/240 volt system, rated at 100 Amperes.

SERVICE WIRING:

Material: copper.

BRANCH WIRING:

Material observed: copper.

DISCONNCT TYPE:

Circuit breakers.

GROUNDING:

Water piping.

ELECTRICAL SERVICE CONDITIONS:

SERVICE WIRING:

The overhead service wires and weatherhead appeared to be serviceable.

GROUNDING:

The visible ground connections appeared serviceable.

MAIN PANEL:

[SC] The buildings main electrical service panel was manufactured by Federal Pacific / Stab-Lok. This panel has been known to present latent hazards by malfunctioning under certain conditions resulting in jammed circuit breakers. The breakers may not trip (disconnect) under imposed load conditions. Failure can also occur at the connections to the bus bars due to inadequate bending space for the service entrance conductors. We recommend further evaluation by a specialist in the appropriate trade. [SC] There were missing twist-outs/unused breaker slots in the panel. This condition is a safety hazard. We recommend correcting the condition(s) noted.



Equity Building Inspection

ELECTRICAL OVERALL

OVERALL COMMENTS:

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

HOUSEHOLD COMPONENT CONDITIONS:

SWITCHES:

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

FIXTURES:

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

RECEPTACLES:

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

GFCI DEVICES:

[RU] There was no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations.

HEATING SYSTEMS

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

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

HEATING SYSTEM INFORMATION:

MANUFACTURER:

Williams.

MANUFCTR DATE:

No identifiable manufactured date.

LOCATION, TYPE &

FUEL:

Wall heater, Natural gas fired.

APPROX. BTU'S:

50-60,000 btu's.

HEATING SYSTEM CONDITIONS:

HEATING UNIT:

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

COMBUSTION AIR:

The combustion air supply for the furnace appeared adequate.

ENERGY SUPPLY:

The gas shutoff valve appeared serviceable.

Equity Building Inspection

HEAT EXCHANGER:

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

KITCHEN

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

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

KITCHEN OVERALL

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

EXHAUST VENT:

The exhaust fan(s)/ light(s) functioned.

LIGHTS/FIXTURES:

[CR] Some of the lights failed to function. We recommend correcting the condition(s) noted.(bulbs)

DISPOSAL:

[SC] The power cord/wiring was not clamped to the disposal as required. We recommend correcting the condition(s) noted.

KITCHEN APPLIANCES

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

BATHROOMS

ALL OK

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

RECEPTACLES:

[SC] The accessible receptacles were not GFCI protected as required, this condition is a Safety Hazard. We recommend correcting the condition(s) noted.

VENTILATION:

The ventilation was be provided by a vent fan or the window, both were functional.

SINK/PLUMBING:

[CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.

TOILETS:

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

TUB/SHOWER:

The tub/shower and faucet(s) were serviceable, with exceptions noted.

a. [CR] The stopper mechanism was defective/missing parts. We recommend correcting the condition(s) noted.



INTERIOR

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

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

INTERIOR ROOMS INFORMATION:

WALLS/CEILINGS:

Materials: sheetrock, and, plaster.

FLOORS:

Materials: vinyl, and, carpet.

SMOKE DETECTORS:

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

INTERIOR OVERALL.

ROOM OVERALL

The visible areas of the walls, floors, doors, windows, heating/cooling, lights, receptacles, closets, smoke detectors, cabinets, sinks, hand/guard rails, stairwells and fireplaces where applicable were serviceable with no significant defects and no visible moisture damage with the exceptions listed below.

WALLS/CEILING:

The visible areas of the walls and ceiling appeared serviceable with some minor cracking noted.

FLOORS OVERALL

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

INT DOORS:

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

EXT DOORS:

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

WINDOWS:

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

BEDROOM.

WINDOWS:

[SC] [CR] Metal security bars are installed on the windows. The opening mechanism was either defective or missing. This is a significant hazard. We recommend correcting the condition(s) noted.

SMOKE DETECTOR:

[SC] The smoke detector was missing. We recommend correcting the condition(s) noted.

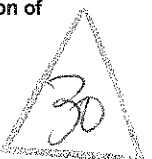


Equity Building Inspection

LEFT BEDROOM.

ROOM OVERALL

[CR] [SC] This bedroom only had one door. This door led to the adjoining bedroom, which led to the kitchen. This is a safety hazard. This bedroom should lead directly to a hallway or common area not to another bedroom. We recommend reconfiguration.



Second Dwelling Unit Checklist for Planning Commission

Property Address: 2556 E. Washington Street

Application #: CUP No. 784-10

Date 1st Dwelling Unit Built: 1941

Date 2nd Dwelling Unit Built: 1941

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: No

7,500 square feet for RS zone

Comments:

Lot size is 5,278 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:

The second detached dwelling unit contains 357 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:

Unit is 8'6" from primary residence, has no side yard, and a 2'-2 1/2" rear yard setback

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

Main dwelling unit parking provided

Comments:

Existing 3 units on site, if only two units on site does meet parking requirements.

OWNER OCCUPIED

Meets Code: Yes

Comments:

Second detached dwelling occupied by family member.



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

1. Condition of landscaping

Staff's evaluation: Fair

Comments:

Landscaping for property is maintained in good condition.

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

Wall Paint: Good

Doors: Good

Building Material: Good

Windows: Unacceptable

Building Trim: Good

Porch: Good

Roof: Good

Accessory structure: Fair

Eaves: Good

Other: Not applicable

Comments:

The detached second dwellings has bolted iron window covers that should be removed for safety.

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Good

Comments:

No vehicular maneuvering or parking area problems observed.

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

Staff's evaluation: Existing is Unacceptable

Comments:

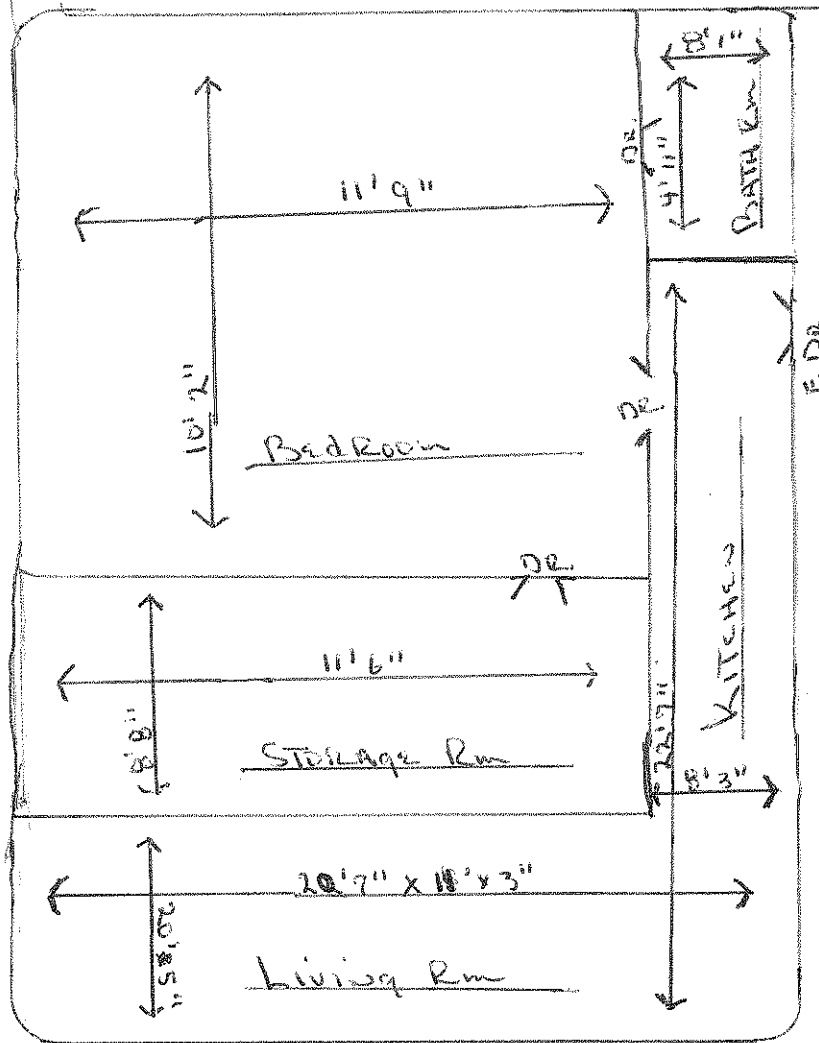
Second dwelling bolted iron coverings have to be removed for safety. Stove hood needs correction.

Planner: Zak Gonzalez II

Date Completed: 4/7/2010



Wanted House



Floor plan
2556 E. WASHINGTON STREET