



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 22, 2010  
SUBJECT: Conditional Use Permit No. 791-10  
APPLICANT: Elizabeth L. Woodward  
403 E. Lincoln Street  
Carson, CA 90745  
  
REQUEST: To approve a Conditional Use Permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district.  
  
PROPERTY INVOLVED: 403 East Lincoln Street

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#### COMMISSION ACTION

\_\_\_ Concurred with staff  
\_\_\_ Did not concur with staff  
\_\_\_ Other

#### COMMISSIONERS' VOTE

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

***Item No. 11C***

## I. Introduction

### *Date Application Received*

- March 1, 2010

### *Applicant/ Property Owner*

- Elizabeth L. Woodward; 403 E. Lincoln Street; Carson, CA 90745

### *Project Address*

- 403 East Lincoln 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 10,420-square-foot parcel with two detached dwelling units totaling approximately 2,664 square feet. The main dwelling is 1,620 square feet and the second dwelling unit is 1,044 square in size.
- The main unit is located on the southern side (front) of the property (401 East Lincoln Street) and the second dwelling unit is located on the northern side (rear) of the property (403 East Lincoln Street).
- The property consists of three legal lots that are tied for assessor purposes. The lots are 25, 25, and 30 feet wide. The westernmost lot was vacated by the LA County Flood Control District in 1988 and given to the property owner, but it still contains a storm drain easement. Per the Engineering Department no structures are allowed on the westernmost lot due to the storm drain easement.

## II. Background

### *History of Property*

- The main and second dwelling units were built in 1959.

### *Previously Approved Discretionary Permits*

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

### *Public Safety Issues*

- There are no known open code enforcement cases for the subject property.



### III. Analysis

#### *Location/Site Characteristics/Existing Development*

- The subject property is located at 401-403 East Lincoln Street. The subject site is flat and is compatible with surrounding residential single family and commercial 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 three 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 south, east and west sharing the same the zoning designation. Properties to the north are zoned MU-SB (Mixed-Use; Sepulveda Boulevard).
- 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. 791-10*

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).
    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.
- Issue – Lot Merger: The city is considering a comprehensive merger of parcels which includes the subject property. Staff recommends that a condition of approval require a deed restriction be recorded within 90 days of receiving approval by the Planning Commission 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.
  - Issue – Deed Restriction: Per Section 9125.6.8 (L)(1) of the CMC, 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 CMC, either the main residence or second dwelling unit shall be occupied by owner of the property. At the May 11, 2010 Planning Commission meeting second dwelling workshop, the Planning Commission directed staff to eliminate the owner-occupied requirement and instead include a requirement for a compliance inspection of all buildings on the property. The following condition has been added as a requirement:
    - 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 CMC requirements.
  - Issue – Front Yard Fence: The plot plan indicates the front yard fence is higher than 3½ feet. Per Section 9126.23 of the CMC, the maximum height of a front yard fence cannot exceed 3½ feet. A condition will be added to require the fence to conform to the CMC.



**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. 791-10 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. 791-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 403 EAST LINCOLN 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)

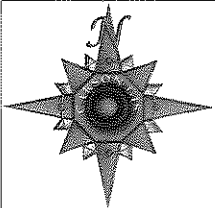
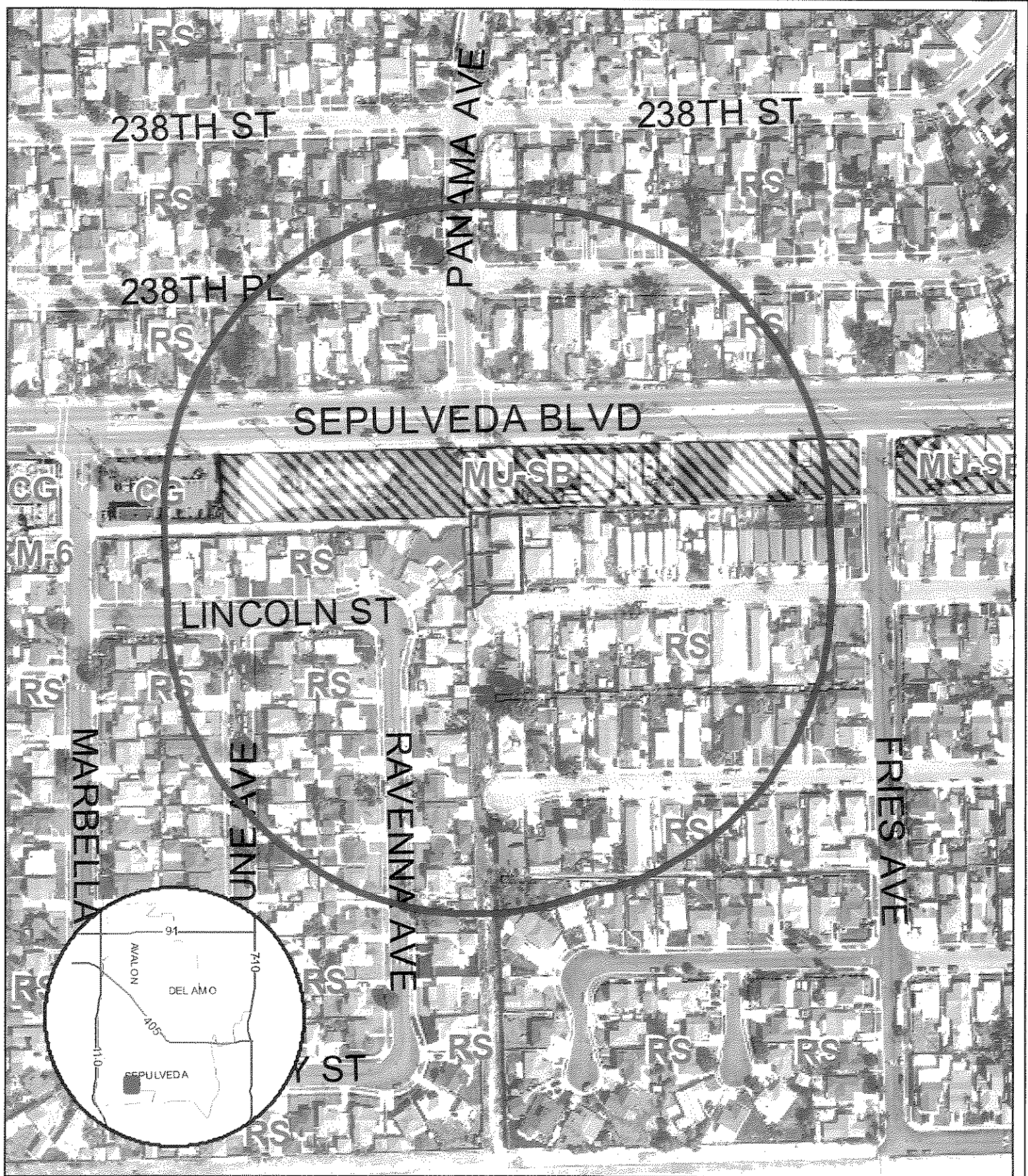
**Prepared by:** Max Castillo, Assistant Planner

**Approved by:**

  
John F. Signo, AICP, Senior Planner

MC/C79110\_401-403ELincoln\_p





City of Carson  
 500 Foot Radius Map  
 401-403 E Lincoln Street

EXHIBIT NO. 1 -



Second Dwelling Unit Checklist for Planning Commission

Property Address: 401-403 East Lincoln Street

Application #: CUP No. 791-10

Date 1<sup>st</sup> Dwelling Unit Built: 1959

Date 2<sup>nd</sup> Dwelling Unit Built: 1959

**Applicable Development Standards per Section 9125.6**

**MINIMUM LOT SIZE**

Meets Code: Yes

7,500 square feet for RS zone

**Comments:**

Lot size = 10,420 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 than 40% of main d.u.

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

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

**Comments:**

Second unit size = 2 bedrooms, 1 bathroom and kitchen (1044 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:**

Reduced setbacks allowed per Variance No. 148-81.

**OFF-STREET PARKING**

Meets Code: No

Studio: 1 uncov. sp. outside of FYSB

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

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

Main dwelling unit parking provided

**Comments:**

Second unit (2 bedrooms) currently a legal, non-conforming 2-car garage. Existing main dwelling unit parking (2-car garage) is provided. A condition of approval is recommended that states there will be no un-authorized dwelling expansion or alteration that will intensify the number of bedrooms if the Planning Division determines there will be an impact to off-street parking. In addition, all driveways leading to garages shall remain clear to facilitate garage parking.

EXHIBIT NO. 2 -





Second Dwelling Unit Checklist for Planning Commission

|  |                    |            |
|--|--------------------|------------|
| <b><u>OWNER OCCUPIED</u></b>   | <b>Meets Code:</b> | <b>Yes</b> |
| <b>Comments:</b><br>Owner occupies the second dwelling unit (403 E. Lincoln St.) |                    |            |



**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:**

None

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

|                    |      |                      |                |
|--------------------|------|----------------------|----------------|
| Wall Paint:        | Fair | Doors:               | Good           |
| Building Material: | Good | Windows:             | Good           |
| Building Trim:     | Good | Porch:               | Not applicable |
| Roof:              | Good | Accessory structure: | Not applicable |
| Eaves:             | Good | 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:** Good

**Comments:**

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

**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:**

Legal, non-conforming issues include a second unit size greater than current standard



Second Dwelling Unit Checklist for Planning Commission

Planner: Max Castillo

Date Completed: 5/10/2010



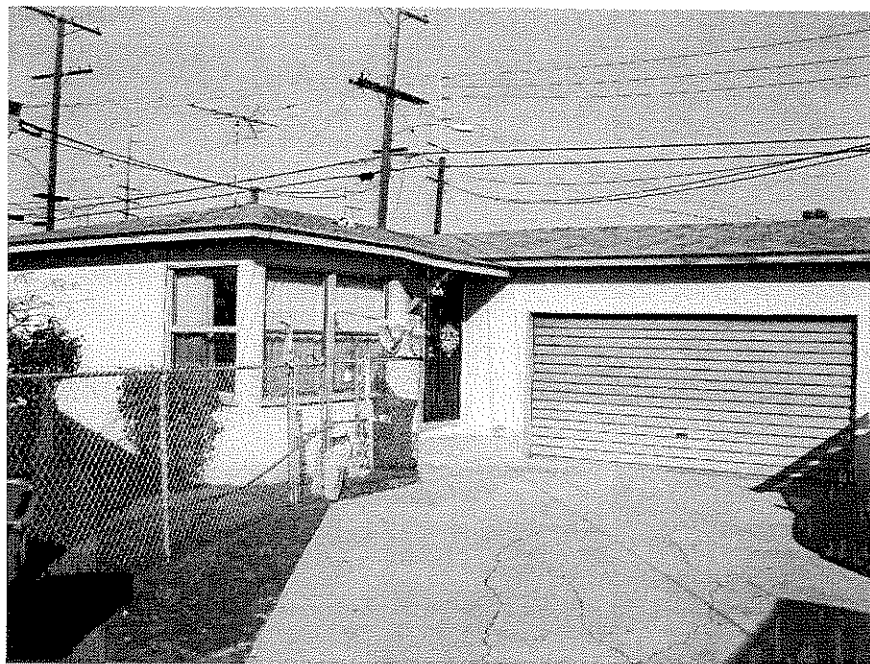


**PACIFIC**  
INSPECTION SERVICE

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

**SELLERS COPY**  
**(PLEASE FORWARD)**

## PROPERTY INSPECTION REPORT



THIS INSPECTION IS A DETAILED LISTING OF AREAS VISUALLY INSPECTED AT:  
**403 E. Lincoln St., Carson**

PLANNING DEPARTMENT  
(310) 952-1761

MAR 01 2010

**Woodward**

**N/A**

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

Client

Agency

**John MacLellan**

**11/19/09**

**073194**

Inspector

Date of Inspection

Inspection Order #

EXHIBIT NO. 3 -

12



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

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

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

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

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

#### Terms used in this report:

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



**Living Room**

|                 | Pict Pg | Good | Fair | Poor | Comments  |
|-----------------|---------|------|------|------|---|
| Ceiling         |         | X    |      |      |   |
| Walls           |         | X    |      |      |   |
| Window(s)       |         | X    |      |      |   |
| Entry Door      |         | X    |      |      |   |
| Electrical      |         | X    |      |      | EXCEPTIONS: OUTLETS TESTED NOT GROUNDED.  |
| General Note    |         |      |      |      | NOTE: WE DO NOT INSPECT THE HOME FOR MOLD, ASBESTOS, LEAD BASED PAINT, RADON AND FORMALDEHYDE OR ANY OTHER KNOWN TOXIC SUBSTANCE. NOTE: LIMITED INSPECTION OF SOME INTERIOR AREAS/ROOMS DUE TO PERSONAL PROPERTY. |
| General Note #2 |         |      |      |      | FLOORING THROUGHOUT HOME IS NOT INSPECTED, UNABLE TO VIEW UNDER FLOOR COVERINGS.  |
| General Note #3 |         |      |      |      | ANY ITEM RECOMMENDING FURTHER INSPECTION OR REVIEW SHOULD BE COMPLETED PRIOR TO THE CLOSE OF ESCROW.  |

**Dining Room**

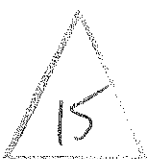
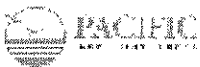
|             | Pict Pg | Good | Fair | Poor | Comments   |
|-------------|---------|------|------|------|--|
| Ceiling     |         | X    |      |      |  |
| Walls       |         | X    | X    |      | SOME CRACKS. NOTE: LARGE PET DOOR PRESENT, NTBS. SECURITY CONCERN. |
| Window(s)   |         | X    |      |      | EXCEPTIONS: DAMAGED SCREEN.  |
| Door(s)     |         | X    |      |      | EXCEPTIONS: SOME DETERIORATION. DEAD BOLT NEEDS ADJUSTMENT.        |
| Electrical  |         | X    |      |      | EXCEPTIONS: OUTLET TESTED NOT GROUNDED.                            |
| Ceiling Fan |         | X    |      |      |  |

**Bedroom #1, E**

|                | Pict Pg | Good | Fair | Poor | Comments   |
|----------------|---------|------|------|------|--|
| Ceiling        |         | X    |      |      |  |
| Walls          |         | X    |      |      |  |
| Window(s)      |         | X    |      |      | NOTE: SECURITY BAR RELEASE PRESENT, NOT INSPECTED. RECOMMEND FURTHER INSPECTION. |
| Door(s)        |         | X    |      |      | EXCEPTIONS: SOME DETERIORATION.  |
| Closet(s)      |         | X    |      |      | EXCEPTIONS: ONE DOOR DOES NOT OPERATE PROPERLY, NEEDS ADJUSTMENT.                |
| Electrical     |         | X    |      |      | EXCEPTIONS: OUTLETS TESTED NOT GROUNDED.   |
| Ceiling Fan    |         | X    |      |      |  |
| Smoke Detector |         | X    |      |      |  |

**Bedroom #2, W**

|                | Pict Pg | Good | Fair | Poor | Comments   |
|----------------|---------|------|------|------|--|
| Ceiling        |         | X    |      |      |  |
| Walls          |         | X    |      |      |  |
| Window(s)      |         | X    |      |      | NOTE: SECURITY BAR RELEASE PRESENT. NOT INSPECTED. RECOMMEND FURTHER INSPECTION. |
| Door(s)        |         | X    |      |      | EXCEPTIONS: SLIGHT DAMAGE.   |
| Closet(s)      |         | X    |      |      | EXCEPTIONS: ONE DOOR DOES NOT OPERATE PROPERLY, NEED ADJUSTMENT.                 |
| Electrical     |         | X    |      |      | EXCEPTIONS: OUTLETS TESTED NOT GROUNDED.   |
| Ceiling Fan    |         | X    |      |      |  |
| Smoke Detector |         |      |      | X    | NONE, NTBS.  |



## Bathroom

|                  | Pict Pg | Good | Fair | Poor | Comments                                |
|------------------|---------|------|------|------|---|
| Ceiling          |         | X    |      |      |   |
| Walls            |         | X    | X    |      | SOME PLASTER DAMAGE NEAR TOILET.        |
| Window(s)        |         | X    |      |      |   |
| Door(s)          |         | X    |      |      | EXCEPTIONS: SLIGHT DAMAGE.              |
| Counter Tops     |         | X    |      |      | EXCEPTIONS: NEEDS CAULKING IN AREAS.    |
| Cabinets         |         | X    |      |      |   |
| Sink             |         | X    |      |      |   |
| Mirrors          |         |      | X    |      | SOME DETERIORATION.                     |
| Bath Tub         |         | X    |      |      |   |
| Shower           |         | X    |      |      |   |
| Shower Walls     |         | X    |      |      | EXCEPTIONS: NEEDS CAULKING IN AREAS.    |
| Shower Enclosure |         |      |      |      | (CURTAIN, NOT EVALUATED).               |
| Toilet           |         | X    |      |      | NOTE: APPEARS TO BE LOW FLOW TYPE.      |
| Plumbing         |         | X    |      |      |   |
| Electrical       |         | X    |      |      | EXCEPTIONS: OUTLET TESTED NOT GROUNDED. |
| GFI(s)           |         |      |      |      | OUTLET(S) NOT GFI PROTECTED, NFAH.      |
| Exhaust Fan      |         |      |      |      | NONE PRESENT.                           |
| Heating          |         |      |      |      | NO HEAT PROVIDED.                       |



# Kitchen

|              | Pict Pg | Good | Fair | Poor | Comments   |
|--------------|---------|------|------|------|--|
| Ceiling      |         | X    |      |      |  |
| Walls        |         | X    |      |      |  |
| Window(s)    |         | X    |      |      |  |
| Counter Tops |         | X    | X    |      | SOME DETERIORATION.  |
| Cabinets     |         | X    |      |      | EXCEPTIONS: SOME DETERIORATION.  |
| Sink         |         | X    | X    |      | SOME DETERIORATION TO SURFACE. SLIGHT CORROSION AT DRAIN. MISSING AERATOR. |
| Hand Sprayer |         |      |      | X    | DOES NOT OPERATE.  |
| Disposal     |         | X    |      |      |  |
| Plumbing     |         | X    |      |      |  |
| Range        |         | X    |      |      | (GAS).   |
| Oven         |         | X    |      |      | (GAS).   |
| Fan and Hood |         | X    |      |      | (GRAVITY TYPE, NFAH).  |
| Venting      |         | X    |      |      | (DUCTED).  |
| Electrical   |         | X    |      |      |  |
| GFI(s)       |         |      |      |      | OUTLET(S) NOT GFI PROTECTED, NFAH.   |

## Laundry Room

|                  | Pict Pg | Good | Fair | Poor | Comments                                |
|------------------|---------|------|------|------|---|
| Laundry Location |         |      |      |      | IN KITCHEN AREA.                        |
| Dryer Vent       |         | X    |      |      |   |
| Laundry Plumbing |         | X    |      |      |   |
| Waste Line       |         | X    |      |      |   |
| Gas Line         |         | X    |      |      |   |
| Electrical       |         | X    |      |      | EXCEPTIONS: OUTLET TESTED NOT GROUNDED. |
| Exhaust Fan      |         |      |      |      | NONE PRESENT.                           |

## Hallways

|                | Pict Pg | Good | Fair | Poor | Comments |
|----------------|---------|------|------|------|----------|
| Ceiling        |         | X    |      |      |          |
| Walls          |         | X    |      |      |          |
| Door(s)        |         | X    |      |      |          |
| Electrical     |         | X    |      |      |          |
| Smoke Detector |         | X    |      |      |          |

## Attic

|                   | Pict Pg | Good | Fair | Poor | Comments   |
|-------------------|---------|------|------|------|--|
| General View      |         |      |      |      |  |
| Structural        |         | X    |      |      | (RAFTER FRAMING).  |
| Insulation        |         | X    |      |      | (LOOSE FILL).  |
| Attic Ventilation |         | X    |      |      |  |
| Duct Work         |         | X    |      |      |  |
| Attic Electrical  |         | X    |      |      |  |
| Attic Plumbing    |         | X    |      |      |  |
| Access            |         |      | X    |      | LIMITED INSPECTION DUE TO INSULATION AND TYPE OF CONSTRUCTION. UNABLE TO VIEW ALL AREAS. |
| Access Cover      |         | X    |      |      |  |
| Access Location   |         |      |      |      | IN HALL.   |

## Heating

|                    | Pict | Pg | Good | Fair | Poor | Comments   |
|--------------------|------|----|------|------|------|--|
| Heating            |      |    |      |      |      | NOTE: HEATING SYSTEMS ARE INSPECTED FOR PERFORMANCE ONLY. RECOMMEND FURTHER INSPECTION OF INTERNAL COMPONENTS INCLUDING FIREBOX FOR CONDITION AND CODE COMPLIANCE. |
| Unit Location      |      |    |      |      |      | IN LIVING ROOM.  |
| Heat Type          |      |    |      |      |      | GAS. WALL FURNACE.   |
| BTU's              |      |    |      |      |      | UNKNOWN.   |
| Heater Condition   |      |    | X    |      |      |  |
| Temp Differentials |      |    |      |      |      | STARTING TEMP: 74. OPERATING TEMP: 125.  |
| Thermostat(s)      |      |    | X    |      |      |  |
| Registers          |      |    | X    |      |      |  |

## Water Heater

|                      | Pict | Pg | Good | Fair | Poor | Comments  |
|----------------------|------|----|------|------|------|---|
| Unit Location        |      |    |      |      |      | INTERIOR ENCLOSURE. EXTERIOR DOOR.                |
| Type - Mfg - Year    |      |    |      |      |      | GAS. (FURY, 2002).                                |
| Gallons              |      |    |      |      |      | 30.   |
| Unit Condition       |      |    | X    |      |      |   |
| Wtr Htr Plumbing     |      |    |      | X    |      | SOME CORROSION AT SHUT OFF VALVE.                 |
| T.P.R.V.             |      |    | X    |      |      |   |
| Overflow Line        |      |    |      |      | X    | MISSING, NTBS.                                    |
| Wtr Htr Strapping    |      |    | X    |      |      |   |
| Gas Valve - Gas Line |      |    | X    |      |      |   |
| Vent Pipe            |      |    | X    |      |      |   |
| Combustion Air       |      |    | X    |      |      |   |
| Enclosure            |      |    | X    | X    |      | SOME MISSING PLASTER. SOME DETERIORATION TO DOOR. |
| Base - Platform      |      |    | X    |      |      |   |

## Roof

|                     | Pict | Pg | Good | Fair | Poor | Comments   |
|---------------------|------|----|------|------|------|--|
| General View        |      |    |      |      |      |  |
| Roof Notes          |      |    |      |      |      | NOTE: APPEARS TO BE ONE LAYER.   |
| Roof Type           |      |    |      |      |      | COMBINATION OF GABLE AND HIP.  |
| Material(s)         |      |    |      |      |      | COMPOSITION SHINGLE.   |
| Condition           |      |    | X    |      | X    | SOME MISSING RIDGE CAPS. RECOMMEND FURTHER INSPECTION BY A ROOFING CONTRACTOR.   |
| Flashings           |      |    | X    |      |      |  |
| Vents and Vent Caps |      |    | X    |      |      |  |
| Roof General Info   |      |    |      |      |      | THE REPORT IS AN OPINION OF THE GENERAL QUALITY AND CONDITION OF ALL ROOFS. THE INSPECTOR CANNOT AND DOES NOT OFFER AN OPINION OR WARRANTY AS TO WHETHER THE ROOF HAS LEAKED IN THE PAST, LEAKS NOW OR MAY BE SUBJECT TO FUTURE LEAKS. |

## Garage

|                    | Pict | Pg | Good | Fair | Poor | Comments  |
|--------------------|------|----|------|------|------|---|
| Garage Note        |      |    |      |      |      | NOTE: LIMITED INSPECTION DUE TO PERSONAL PROPERTY PRESENT.                                      |
| Roof Area          |      |    |      |      |      | SAME AS ROOF.   |
| Vehicle Door(s)    |      |    | X    |      |      |   |
| Hardware - Springs |      |    | X    |      |      |   |
| Opener             |      |    | X    |      |      | EXCEPTIONS: LIGHT IS MISSING COVER.   |
| Infrared Sensors   |      |    | X    |      |      |   |
| Ceiling            |      |    | X    |      |      |   |
| Walls              |      |    | X    |      |      | NOTE: LIMITED INSPECTION DUE TO PERSONAL PROPERTY, UNABLE TO VIEW ALL.                          |
| Fire Wall          |      |    | X    |      |      | NOTE: UNABLE TO VIEW ALL DUE TO PERSONAL PROPERTY.  |
| Slab               |      |    | X    |      |      | EXCEPTIONS: SOME CRACKS AND SLIGHT SHIFTING. NOTE: LIMITED INSPECTION DUE TO PERSONAL PROPERTY. |
| Garage Electrical  |      |    | X    | X    |      | USING EXTENSION CORD FOR PERMANENT POWER, NTBS.   |
| Garage Ventilation |      |    |      |      |      | THROUGH DOORS ONLY.   |
| General View       |      |    |      |      |      |   |



## Exterior Items

|                  | Pict Pg | Good | Fair | Poor | Comments  |
|------------------|---------|------|------|------|---|
| Exterior Walls   |         |      |      |      | (WOOD FRAME).   |
| Siding           |         | X    | X    |      | STUCCO HAS SOME DAMAGE.   |
| Eaves and Fascia |         | X    | X    |      | SOME DETERIORATION.   |
| Trim             |         | X    | X    |      | SOME DAMAGE AND DETERIORATION IN AREAS.   |
| Paint            |         |      | X    | X    | SOME TO HEAVY DETERIORATION, EXPOSING WOOD, NTBS.   |
| Windows          |         | X    |      |      | (SINGLE PANE). (DUAL PANE). NOTE: DUAL PANE WINDOW AND DOOR SEALS THROUGHOUT HOME ARE NOT PRESSURE TESTED.                  |
| Exterior Note    |         |      |      |      | NOTE: UNABLE TO DETERMINE LEAKS IN THE STRUCTURE, WHICH INCLUDES ROOF, WALLS, WINDOWS, DOORS, DECKS, FOUNDATION AND GARAGE. |

## Grounds

|               | Pict Pg | Good | Fair | Poor | Comments   |
|---------------|---------|------|------|------|--|
| Driveway      |         | X    | X    |      | CONCRETE HAS SOME DAMAGE.  |
| Grade         |         | X    |      |      | NOTE: VISUAL INSPECTION ONLY, UNABLE TO DETERMINE PROPER GRADE IN ALL AREAS. |
| Fence - Walls |         | X    |      |      |  |
| Gate(s)       |         | X    |      |      |  |

## Plumbing

|                     | Pict Pg | Good | Fair | Poor | Comments   |
|---------------------|---------|------|------|------|--|
| Exterior Plumbing   |         | X    |      |      |  |
| Main Water Valve    |         | X    |      |      | (WEST SIDE).   |
| Main Water Pressure |         |      |      |      | 65 PSI, WITHIN NORMAL RANGE OF 50 - 90 PSI. NOTE: NO PRESSURE REGULATOR VISIBLE.   |
| Supply Lines        |         |      |      |      | (COPPER / GALVANIZED, WHERE VISIBLE).  |
| Waste Lines         |         |      |      |      | (GALVANIZED / PLASTIC / CAST IRON, WHERE VISIBLE).   |
| Main Gas Valve      |         | X    |      |      | (WEST SIDE). NOTE: NOT EQUIPPED WITH SEISMIC SAFETY VALVE.   |
| Sprinkler System    |         | X    |      |      | (MANUAL SYSTEM). SYSTEM APPEARS TO OPERATE IN A NORMAL MANNER.   |
| Plumbing Info       |         |      |      |      | NOTE: UNABLE TO DETERMINE BLOCKAGE OF WASTE LINES. EXTERNAL INSPECTION OF VISIBLE PLUMBING ONLY. NO DESTRUCTIVE TESTING. IF A SEPTIC SYSTEM IS PRESENT, IT IS NOT INSPECTED. |

**Electrical**

|                     | Pict Pg | Good | Fair | Poor | Comments   |
|---------------------|---------|------|------|------|--|
| Entrance Wires      |         | X    |      |      | OVERHEAD.  |
| Amps - Volts        |         |      |      |      | UNKNOWN AMPERAGE.  |
| Meter Location      |         |      |      |      | WEST.  |
| Main Panel          |         | X    |      |      |  |
| Panel Wiring        |         |      |      |      | SECURED, UNABLE TO INSPECT.  |
| Breakers            |         | X    | X    |      | NO MAIN BREAKER, NTBS.   |
| Exterior Electrical |         | X    |      |      | NOTE: ITEMS INSTALLED BUT NOT TESTED: PHOTO / MOTION SENSOR LIGHTS, RECOMMEND REVIEW OF THESE ITEM(S) WITH SELLER.   |
| Electrical Info     |         |      |      |      | NOTE: INTERNAL WIRING CANNOT BE VIEWED/INSPECTED. LIMITED TO OUTLETS, SWITCHES AND WIRING WHERE VISIBLE OR NOT BLOCKED/OCCUPIED. RANDOM SAMPLING OF SWITCHES AND OUTLETS, NOT ALL SWITCHES AND OUTLETS ARE TESTED. |

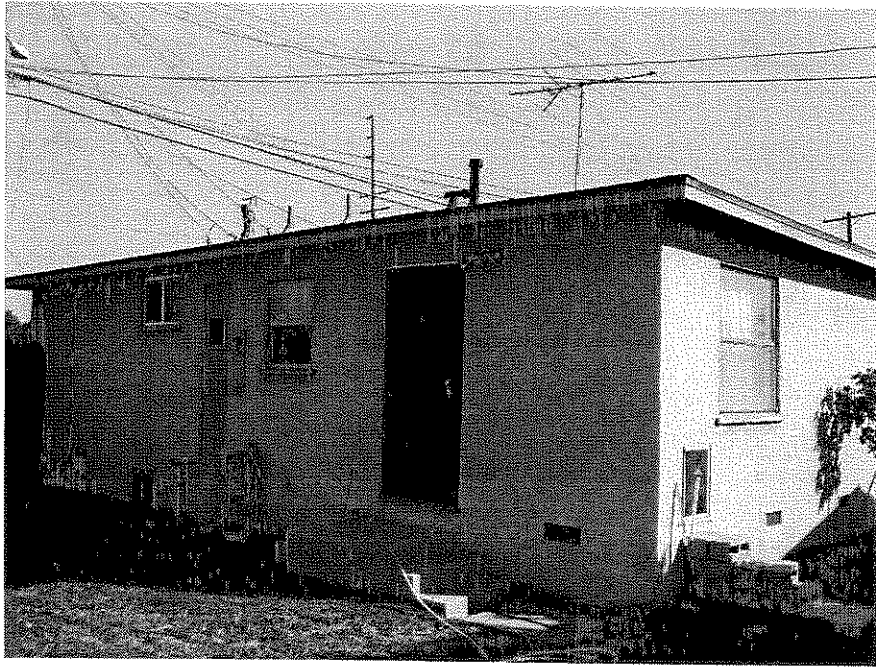
**Under House**

|                      | Pict Pg | Good | Fair | Poor | Comments  |
|----------------------|---------|------|------|------|---|
| Foundations          |         | X    |      |      | EXCEPTIONS: SOME SMALL CRACKS. NOTE: SOME BOLTING FOUND.  |
| UH Ventilation       |         | X    |      |      |   |
| Vent Screens         |         | X    |      |      |   |
| Post & Girders       |         | X    |      |      |   |
| Sub Floor            |         | X    |      |      | EXCEPTIONS: SOME STAINS.  |
| Under House Electric |         | X    |      |      |   |
| Under House Plumbing |         | X    | X    | X    | SMALL LEAK IN WASTE LINE, RECOMMEND CORRECTION AND FURTHER INSPECTION BY A LICENSED PLUMBER. SOME CORROSION TO WASTE LINES. |
| Duct Work            |         | X    |      | X    | LOOSE AND SEPERATED DRYER VENT. NTBS.   |
| UH Access Cover      |         | X    |      |      |   |





**PACIFIC**  
INSPECTION SERVICE



**REAR VIEW**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 791-10 FOR AN EXISTING SECOND DWELLING UNIT  
LOCATED AT 403 EAST LINCOLN 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, Elizabeth Woodward, with respect to real property located at 401-403 East Lincoln 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) zoning district. The second dwelling unit is 1,044 square feet and is located on the northern side of the property in the rear of the lot.

A public hearing was duly held on June 22, 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 to the south, east and west, and commercial uses to the north. 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) 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.

EXHIBIT NO. 4 -





- 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. 791-10 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 22<sup>nd</sup> DAY OF JUNE, 2010.**

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

**ATTEST:**

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

A handwritten signature, possibly "JS", is enclosed within a hand-drawn triangle in the bottom right corner of the page.

## EXHIBIT "A"

### Legal Description

4. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 2 FACTORY CENTER TRACT, IN THE CITY OF TORRANCE, AS PER MAP RECORDED IN BOOK 23 PAGE(S) 18 AND 19 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. 791-10**

**GENERAL CONDITIONS**

1. If Conditional Use Permit No. 791-10 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. 791-10. 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 fence in the required front yard shall not exceed a height of three and one-half feet (3½'). The existing over-height fence located in the front yard shall be removed or made conforming within 90 days of Planning Commission approval.

#### SECOND DWELLING UNIT EXPANSION/ PARKING

13. 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.
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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