



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 10, 2010  
SUBJECT: Conditional Use Permit No. 805-10  
APPLICANT/OWNER: Edward Awadalla  
21914 S. Martin 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: 21914-21916 S. Martin 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 Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Gordon			

***Item No. 11A***

## I. Introduction

The applicant and property owner, Edward Awadalla, is requesting approval of Conditional Use Permit (CUP) No. 805-10 pursuant to Carson Municipal Code (CMC) Section 9172.21, "Conditional Use Permit" and 9182.3, "Nonconforming Residential Density" for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district located at 21914-21916 Martin Street (Exhibit No. 1). The property is 13,087-square-foot parcel and has a lot width of 64 feet. Two single-family dwelling units totaling approximately 2342 square feet occupy the project site. The larger primary dwelling (21914 S. Martin Street) is 1172 square feet and is located in the rear of the property. The 1,070-square-foot, 2-bedroom, second dwelling unit at 21916 S. Martin Street is located in the front and is the subject of this conditional use permit application. Each dwelling has its own detached 2-car garage (360 square feet each). There is an existing paved driveway and concrete area that leads to both garages. However, the detached garage for the rear dwelling is fire-damaged. The applicant is in the process of obtaining a building permit and final inspection for the replacement of the garage which will be built to comply with current code. This circumstance has been noted in the *Issues of Concern* section below.

## II. Background

According to Los Angeles County building permit records, the first dwelling unit (21916 S. Martin Street) located in the front of the property was legally relocated from Vera Street to the subject property in 1954 as a 554-square-foot dwelling. In 1959, ten feet was added and the garage was converted to a living room. In 1989, a bedroom was added. The carport was converted to a 2-car garage (18'x20') in February 1971 as a result of the approval of a zoning exception case (ZEC) to allow two single-family dwellings in a single-family residential zone. In June 1995, a carport was legally built between the second dwelling unit and its detached garage. In May 1999, permits were issued and final inspection obtained to re-build the front porch and repair fire-damage of drywall, roofing and windows.

In March 1970, the owner submitted an application for a zoning exception case (ZEC) to consider relocating a 910 square-foot, one-family dwelling and detached 2-car garage (18'x20') to the subject property. In May 1970, the Planning Commission granted ZEC No. 31-70 to allow two single-family dwelling units in a single-family residential zone. As such, in November 1970, the dwelling unit and detached, 2-car garage located in the rear of the property were legally relocated as a 910-square-foot, one-family dwelling and 360-square-foot garage. Currently, the rear dwelling is the primary unit (21914 S. Martin Street) and is 1,172 square feet. The dwelling's 2-car garage was recently fire-damaged and will need to be replaced. The applicant is required to obtain building permit



and final inspection from the Los Angeles County Building and Safety Division to build a new 2-car garage. The applicant has obtained Planning's approval and is preparing to submit an application to Building and Safety for the appropriate permits.

The primary unit is occupied by the property owner and the second dwelling unit is occupied by rental tenants. In May 1970, the Planning Commission granted Zoning Exception Case (ZEC) No. 31-70 to allow two single-family dwelling units in a single-family residential zone on the condition that two 2-car garages and construction of necessary street improvements of curb, gutter, sidewalks, driveways and street trees were provided. Also, in compliance with plot plan development, all building and safety code requirements and fire department standards were required. Upon approval, the dwelling was legally relocated to the subject property in November 1970. There are no known open code enforcement cases for the subject property.

### III. Analysis

#### *Conditional Use Permits*

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

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

The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density Residential. It is zoned RS (Residential, Single Family) and is compatible with the surrounding residential uses. The properties to east and west are single-family dwellings that share the same RS zoning district.

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

The subject property is rectangular in shape and generally meets the design and development standards in the CMC. CMC Section 9182.3 states, "When approving a conditional use permit, the Commission shall make findings regarding the adequacy of on-site parking and applicable development standards contained in CMC 9125.6"

The second dwelling exceeds the maximum unit size for a detached unit. Per CMC Section 9125.6 (C)(3), a detached second dwelling unit with two (2) bedrooms, one (1) bathroom and kitchen shall be seven hundred (700) square foot maximum unless a conditional use permit is approved. The existing second dwelling unit is 1,070 square feet with 2 bedrooms, 2 bathrooms, a kitchen, dining and living room. Approved building permits were issued for the improvements to the unit.

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

Since the second dwelling unit was legally relocated in 1954 and obtained appropriate building permits for improvements, staff recommends the nonconformity be continued with the approval of a conditional use permit.

The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector (Exhibit No. 3). The inspection report stated that dwelling is a "well built home". There were not any major concerns. The inspector noted to monitor the driveway and repair "when necessary" because it has common cracks and to clear the main water valve handle (it is buried on the ground in the west side). These recommended improvements are not considered a major concern or safety issue by the home inspector. Clearing the water valve handle will be conditioned to address within 90 days from the approval of the conditional use permit. To repair the driveway "when necessary" will be noted as a condition.

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

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

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

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

The second dwelling unit and the primary structure were both legally relocated to site. Therefore, adequate water supply for fire protection already exists.

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

The second dwelling unit and primary dwelling were legally relocated to the subject property in 1954 and 1970 respectively as single-family dwellings. Both structures are occupied as a residential use - the current property owner

occupies the primary dwelling and his tenants the second dwelling unit. The surrounding area is mostly a single-family neighborhood with accessory structures, the adjacent property has three single-family dwellings, and a mobile home development is located north of the property. The existing use is compatible with the intended character of the area.

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

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

Staff has inspected the property and reviewed all building permit records. Conditions to replace the fire-damaged garage with a detached, 2-car garage and clear the main water valve handle within 90 days. A condition to monitor and make repairs to the driveway cracks "when necessary" will also be included.

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

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

Staff believes no additional requirements or limitations are needed. A reasonable amount of landscaping is provided within the front yard and rear yard. Staff believes the project meets the goals and objectives of the general plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore, all of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" and Section 9122.8, "Second Dwelling Units" can be made in the affirmative, if conditions of approval are implemented.

#### IV. Issues of Concern

##### *Parking*

Zoning Exception Case No. 31-70 was granted requiring two 2-car garages. Due to the recent fire-damage to the primary dwelling's garage it will be replaced within 90 days. In order to prevent an intensification of parking, staff recommends the following conditions are added to mitigate any foreseeable parking impacts:

1. Any minor alterations, improvements and/or repairs to the primary or second dwelling units shall require review and approval by the Planning Division and issuance of a building permit if applicable.

##### *Other*

1. A property inspection report was prepared for the second dwelling 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 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 discretions of the Planning Division.
2. The driveway leading to the two garages shall remain clear to facilitate automobile maneuvering and parking inside the garages. Further, all building setback yard areas are to remain clear for fire prevention safety.
3. There shall be no 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. Monitor and repair the driveway common cracks when necessary.
5. Per CMC Section 9125.6 (L)(1), the applicant shall file a deed restriction with the Los Angeles County Recorder office.

#### V. Environmental Review

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



## VI. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 805-10 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. 805-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 21914-21916 S. MARTIN STREET"

## VII. Exhibits

1. Site Map
2. Draft Resolution
3. Property Inspection Report – Summary for 21916 Martin Street
4. Second Dwelling Unit Checklist
5. Development Plans (submitted under separate cover)

Prepared by:

  
McKina Alexander, Planning Technician

Reviewed by:

  
John F. Signo, AICP, Senior Planner

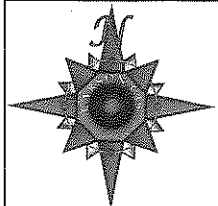
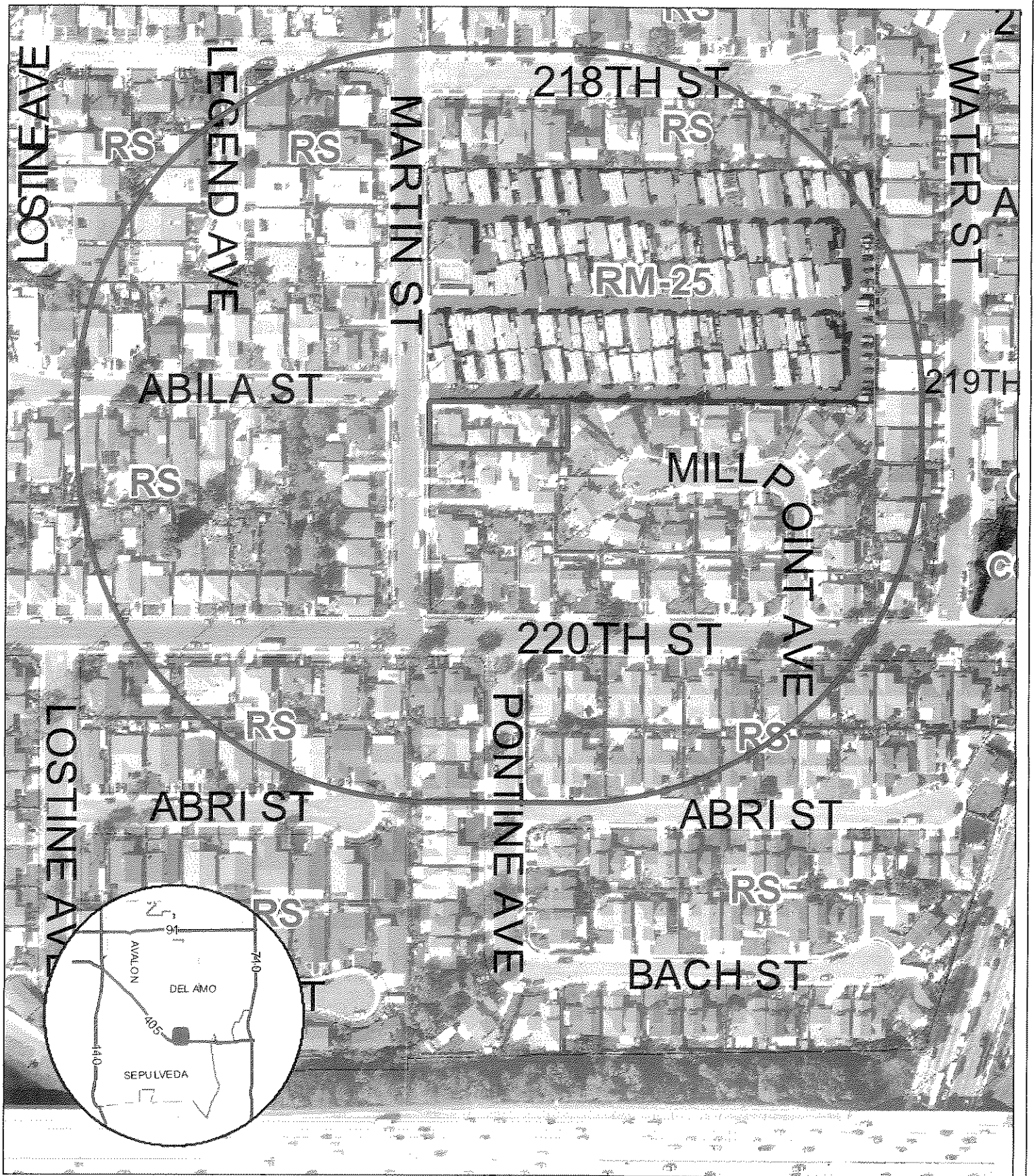
Approved by:

  
Sheri Repp-Loadsmann, Planning Officer

MA/c80510\_21914-16 Martin\_p







City of Carson  
500 Foot Radius Map  
21914 - 21916 Martin St



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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 805-10 FOR AN EXISTING SECOND DWELLING UNIT  
LOCATED AT 21914-21916 S. MARTIN 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, Edward Awadalla, with respect to real property located at 21914-21916 S. Martin Street, and described in Exhibit "A" attached hereto, requesting the approval of a detached second dwelling unit located within the RS (Residential, Single Family) zoning district. The second dwelling unit (21916 S. Martin Street) is a two (2) bedroom, two (2) bathroom, single-family dwelling that is approximately 1,070 square feet, located in the front of the property. The existing second dwelling unit was legally relocated to the subject property in 1954, prior to the adoption of Ordinance No. 03-1290 in 2003, which requires a conditional use permit for legal nonconforming second dwelling units which do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).

A public hearing was duly held on August 10, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

- a) The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential uses and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces and other features relative to a harmonious and attractive development of the area.
- c) The property will not generate significant adverse parking impacts to the adjacent public street with implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution require that the fire damaged, 2-car garage located in the rear shall be replaced with a new 2-car garage that two, 2-car garages are provided. In order to prevent an intensification of parking, review and approval by the Planning Division and issuance of appropriate building permits if applicable are required for any future alterations, expansions or repairs shall require.

- d) There are no signs intended for the proposed project.
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.
- f) The existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the second dwelling unit will not have a significant effect on the environment. The second dwelling unit will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15301 (Existing Structures or Facilities).

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 805-10 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 10<sup>th</sup> DAY OF AUGUST, 2010.**

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

**ATTEST:**

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

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CONDITIONAL USE PERMIT NO. 805-10**

**Property Address:** 21914-21916 Martin Street

The land referred to as parcel no. 7328-014-004 is situated in the County of Los Angeles, State of California and is described as follows:

The Westerly 192.00 Feet of the North One Half of Lot 64 of Tract 4546, in the City of Carson, County of Los Angeles, State of California as per map recorded in Book 50, Pages 21-22 of Maps, in the Office of the County Recorder of said County. .



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

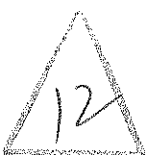
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 805-10**

**GENERAL CONDITIONS**

1. If Conditional Use Permit No. 805-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission, if applicable.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 805-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by



the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

8. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the inspection report shall be eliminated or mitigated within 90 days to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
9. Per Carson Municipal Code Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction stating that:
  - a. The second dwelling unit shall not be sold separately;
  - b. The second dwelling unit is restricted to the maximum size allowed per the conditional use permit; and
  - 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.
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 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.
12. Any improvements, expansions, alterations or repairs shall require review and approval by the Planning Division and issuance of a building permit, if applicable.
13. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.
14. Designated parking shall be provided on-site for the primary and secondary unit. A total of two, 2-car garages shall be provided on-site. The primary dwelling's fire-damaged garage located in the rear shall be replaced with a new 2-car, detached garage complying with current code. No expansions, additions, or landscaping shall be constructed that precludes or prevents on-site parking.
15. Repair the cracks in the driveway and repair subject to the notification of the Planning Division.



### BUILDING & SAFETY

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

### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

20. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



# PROPERTY ASSESSMENT REPORT

Claim # 1015682194

For

Edward Awadalla



Property Address : 21914 Martin Street, Carson, CA

BCH Home Inspection Mailing Address : 21245 Figueroa Street, Carson, CA 90745

Tel. # 310-940-0341 Email : bacheria@yahoo.com



# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces west.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### MAJOR CONCERNS

### SAFETY ISSUES

### REPAIR ITEMS

**Monitor:** The concrete driveway has common cracks. Repair when necessary.

### ITEMS TO MONITOR

**Improve:** The main water valve is buried on the ground in the west side. Clear the valve handle.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

**WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.



Second Dwelling Unit Checklist for Planning Commission

Property Address: 21914-21916 Martin Street

Application #: CUP 805-10

Date 1<sup>st</sup> Dwelling Unit Built: Planning Commission granted ZEC 31-70 to relocate in 1970.

Date 2<sup>nd</sup> Dwelling Unit Built: Relocated as first dwelling in 1954.

**Applicable Development Standards per Section 9125.6**

**MINIMUM LOT SIZE**

Meets Code: Yes

7,500 square feet for RS zone

**Comments:**

According to the L.A. County Assessor's office, the lot size is 13,087 square feet

**UNIT SIZE**

Meets Code: No

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

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

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

than 40% of main d.u.

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

**Comments:**

The second dwelling unit (21916) has two bedrooms and two bathrooms and is about 1070 square feet.

**SETBACK REQUIREMENTS**

Meets Code: Yes

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

**Comments:**

**OFF-STREET PARKING**

Meets Code: Yes

Studio: 1 uncov. sp. outside of FYSB

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

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

Main dwelling unit parking provided

**Comments:**

There are currently two garages on site. The rear garage has been fire-damaged and will be replaced to conform with current standard for 2-car garage (20'x20' interior dimension)

**OWNER OCCUPIED**

Meets Code: Yes

**Comments:**

The property owner resides in the primary rear dwelling (21914 Martin Street).



## Second Dwelling Unit Checklist for Planning Commission



**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:**

There is appropriate landscape in the front and rear yards.

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

**Wall Paint:** Good

**Doors:** Good

**Building Material:** Good

**Windows:** Good

**Building Trim:** Fair

**Porch:** Good

**Roof:** Good

**Accessory structure:** Fair

**Eaves:** Fair

**Other:** Choose an item.

**Comments:**

The dwellings are in good condition. The property is well-maintained.

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

**Staff's evaluation:** Fair

**Comments:**

As noted by the home inspector's report, there are common cracks.

**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:**

Both structures were legally relocated to the subject property and have appropriate permits for improvements.

Second Dwelling Unit Checklist for Planning Commission

Planner: McKina Alexander, Planning Technician

Date Completed: 5/25/2010

