



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 9, 2010

SUBJECT: Conditional Use Permit No. 788-10

APPLICANT: Robbie Mills
P.O. Box 7000-473
Redondo Beach, CA 90277

OWNER: Matthew Douglas
472 34th Street
Manhattan Beach, CA 90266

REQUEST: To approve a Conditional Use Permit for a second dwelling unit located within the RS (Residential, Single-Family) zoning district.

PROPERTY INVOLVED: 2620 East Tyler Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaffer
		Diaz			Verrett
		Goolsby			

Item No. 11B

I. Introduction

Date Application Received

- July 14, 2010

Applicant

- Robbie Mills; P.O. Box 7000-473; Redondo Beach, CA 90277

Property Owner

- Matthew Douglas; 472 34th Street; Manhattan Beach, CA 90266

Project Address

- 2620 East Tyler Street, Carson, CA 90745

Project Description

- The proposal is to consider a conditional use permit (CUP) for an existing second dwelling unit within the RS (Residential, Single Family) zoning district.
- The project site is located on a 8,848-square-foot parcel with two dwelling units totaling approximately 2,328 square feet. The front unit is 1,028 square feet and the rear unit is 1,300 square feet.
- The main unit is located in the rear of the property and the second dwelling unit is located in the front of the property. A 396-square foot detached two-car garage is located at the rear of the property

II. Background

History of Property

- The front unit and detached two-car garage were built in 1952 and the rear unit was built in 1962.

Previously Approved Discretionary Permits

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

Public Safety Issues

- There are no open Code Enforcement cases for the subject property.
- The property was developed prior to the adoption of the Carson Municipal Code (CMC) in 1977. The property is therefore nonconforming with respect to several development standards, which include unit size, setback requirements and off-street parking (Exhibit No. 3). Per Section 9182.3 of the CMC, the Commission can make findings regarding the adequacy of these standards.



III. Analysis

Location/Site Characteristics/Existing Development

- The second dwelling unit is located at 2620 East Tyler Street. The subject site is rectangular in shape and is compatible with surrounding residential single family uses.
- The applicant is applying for a conditional use permit for an existing second dwelling unit pursuant to Section No. 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 conditional use permit 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, of which two of the lots are tied. Staff recommends that a condition of approval be included to require a lot merger of all three lots.

Zoning/General Plan/Redevelopment Area Designation

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

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. 788-10

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.

Since the CUP application is for an existing legal nonconforming second dwelling unit, nonconforming standards exist, including unit size, setback requirements and off-street parking. The Planning Commission has the discretion to determine if these nonconformities would remain or be made conforming.

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:**
 - Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit if applicable.
 - A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies (Exhibit No. 3). The deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
 - 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.
 - 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: Staff recommends that a condition of approval to require a deed restriction be recorded within 90 days of receiving approval by the Planning Commission stating that if the property owner intends to sell the



dwellings prior to the completion of a city initiated parcel merger the property owner will be responsible for the completion of the parcel merger of their property prior to the close of escrow.

- Issue – Deed Restriction: Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, the applicant shall submit a deed restriction stating that:
 - The second dwelling unit shall not be sold separately.
 - The second dwelling unit is restricted to the maximum size allowed per the development standards.
 - The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
- Issue – Parking: Per 9125.6.J - Second Dwelling Unit Development Standards – of the Carson Municipal Code, the second dwelling unit is required to provide 2 spaces within a garage. There is no additional area available on-site to accommodate a covered parking space for the secondary unit. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second dwelling unit, unless parking requirements are met has been included. The following condition has been added as a requirement
 - Any expansions and/or alterations of the secondary unit will constitute as an intensification of use and the nonconforming parking privilege for the secondary unit will no longer be continued.
- Issue – Owner Occupancy: Per 9125.6.J - Second Dwelling Unit Development Standards – of the Carson Municipal Code, either the main residence or second dwelling unit shall be occupied by owner of the property. At the May 11, 2010 Planning Commission meeting second dwelling workshop, the Planning Commission directed staff to provide the option to eliminate the owner-occupied requirement and instead include a requirement for a compliance inspection of all buildings on the property. The following condition has been added as a requirement:
 - The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.

IV. Environmental Review

Pursuant to Section 15301(e) "Existing Facilities" of the California Environmental Quality Act (CEQA), the proposed second dwelling unit does not have the potential for causing a significant effect on the environment and is found to be categorically exempt.



V. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 788-10 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. 788-10 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 2620 EAST TYLER STREET."

VI. Exhibits

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

Prepared by: _____

Max Castillo, Assistant Planner

Reviewed by: _____

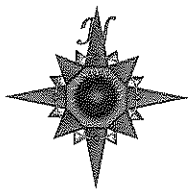
John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp-Loadsman, Planning Officer

MC/c78810_2620-2622ETyler_p





City of Carson
500 Foot Radius Map
2620 E Tyler St

EXHIBIT NO. 1-



Second Dwelling Unit Checklist for Planning Commission

Property Address: 2620-2622 East Tyler Street

Application #: Conditional Use Permit No. 788-10

Date 1st Dwelling Unit Built: 1952

Date 2nd Dwelling Unit Built: 1962

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: Yes

7,500 square feet for RS zone

Comments:

Lot size = 8,848 square feet

UNIT SIZE

Meets Code: No

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

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

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

than 40% of main d.u.

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

Comments:

Second unit size = 2 bedrooms, 1 bathroom and kitchen (1,028 square feet)

SETBACK REQUIREMENTS

Meets Code: No

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

Comments:

The setback from the primary residence is 7 feet 8 inches from the south side of the second unit. A condition of approval requiring all building setback yard areas to remain clear for fire prevention safety has been included.

OFF-STREET PARKING

Meets Code: No

Studio: 1 uncov. sp. outside of FYSB

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

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

Main dwelling unit parking provided

Comments:

The second dwelling unit is required to provide 2 spaces within a garage. There is no additional area available on-site to accommodate a covered parking space for the secondary unit. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second dwelling unit, unless parking requirements are met has been included.



OWNER OCCUPIED

Meets Code: No

Comments:

The owner currently leases both units.

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:

Adequate landscaping area is provided on-site within public view.

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

Wall Paint: Fair

Doors: Fair

Building Material: Fair

Windows: Good

Building Trim: Good

Porch: Good

Roof: Fair

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: Fair

Comments:

Vehicular maneuvering and parking areas are adequate.

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

Staff's evaluation: Existing is Acceptable

Comments:

The property inspection report identifies the modifications required to bring the structure more into compliance. The property owner is in the process of addressing the other outstanding issues. Conditions have also been added to ensure the structure will be in compliance.



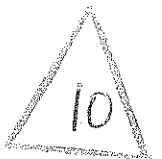
Second Dwelling Unit Checklist for Planning Commission

OTHER Garage Conversion: **No**
ISSUES:

Unpermitted additions **No**
(rooms, patio, etc.):

Planner: Max Castillo, Assistant Planner

Date Completed: 2/11/2010





Property Inspections

25616 Narbonne Avenue • Lomita, CA 90717
Tel: (310) 539-1102 Fax: (310) 539-1123

1-9-10

DATE

MATT DOUGLAS

NAME

2620 E. TYLER

PROPERTY INSPECTION ADDRESS

CARSON

CITY

CA

STATE

ZIP

DESCRIPTION OF PROPERTY INSPECTED:

- ☐ SINGLE FAMILY RESIDENCE
☐ TOWN HOME / CONDOMINIUM - INTERIOR ONLY
☐ COMMERCIAL
☒ MULTIPLE UNITS # 2

BEDROOMS 3 2

BATHROOMS 2 1

POOL -

SPA -

☐ VACANT

☒ OCCUPIED

REPORTED SQUARE FOOTAGE: 1200 - 800

WEATHER CONDITIONS: CLEAR - 70° - 9:00 AM

INSPECTION REPORT CODES:

GOOD: MEANS THE ITEM APPEARS IN OPERATING CONDITION AND DOES NOT SHOW EXCESSIVE WEAR AT THE TIME OF INSPECTION.

FAIR: MEANS THE ITEM IS OPERATING BUT MAY NEED REPAIR OR REPLACEMENT IN THE NEAR FUTURE AND SHOWS SIGNS OF WEAR AND AGING.

POOR: MEANS THE ITEM IS IN NEED OF IMMEDIATE REPAIR AND OR REPLACEMENT.

LYNN F. MOZOEN

INSPECTOR

EXHIBIT NO. 3 -





Property Inspections

PO BOX 333 • Lomita, CA 90717
Tel: (310) 539-1102 Fax: (310) 539-1123

PRE-INSPECTION AGREEMENT

"FACTS ABOUT YOUR INSPECTION"

Cal Property Inspections does not expressly or implied warrant the condition of the property inspected. The inspections herein made are essentially visual inspections, are based on the experience and opinion of the inspector, and are not intended to be technically exhaustive, nor a warranty, or a guarantee. Cal Property Inspections expresses no opinion on the condition of the property other than expressly stated herein.

INSPECTION REPORT CODES:

GOOD: Means the item appear in operating condition and does not show excessive wear at the time of inspection.

FAIR: Means the item is operating but may need repair or replacement in the near future and shows signs of wear and aging.

POOR: Means the item is in need of immediate repair and or replacement.

Cosmetic or normal maintenance items are not considered to be part of this inspection. Dismantling of systems or mechanisms is not done, as this is limited to a visual inspection only.

The services performed by Cal Property Inspections and the written report on the inspection sheet shall not be considered as a compliance inspection of any governmental or non governmental code or codes regulation. Damages for any claimed deficiency in the inspection performed on the subject property, or failure of the inspection of the subject property to discover a claimed defect shall be limited to the fee charged for the inspection.

Any dispute arising between parties from this contract that can not be resolved, all parties agree the matter will be resolved solely and exclusively by arbitration. In accordance with rules of the American Arbitration Association, except for rules pertaining to arbitrator selection, the parties shall appoint an arbitrator mutually who is knowledgeable with professional building inspections and will follow substantive rules of law. The findings and award shall be final and binding on the parties.

The inspection report is a contract between the buyer/client and Cal Property Inspections. This inspection is made with the express agreement with the buyer/client that the buyer/client understands the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report.

In the event the buyer/client was not present during inspection, payment of the inspection fee will constitute full acceptance of the inspection contract, terms and conditions.

The inspection performed is intended and is to be used only to provide information regarding the condition of the property inspected to the party contracting for such inspection. Cal Property Inspections is not obligated or liable to any party not expressly contracting for such inspection.

This inspection does not include geological or structural conditions or site stability information. For more information concerning these conditions, it is recommended, an engineer in the appropriate field be contacted and consulted.

This inspection does not include identification or analysis of any asbestos or environmentally hazardous materials. For more information concerning these materials or identifications, it is recommended an independent evaluation by specialist in the appropriate field be contacted and consulted.

I have read and understand the pre-inspection agreement and facts about the inspection.

1-9-10

DATE

(X)

BUYER/CLIENT

12

ROOF SYSTEM

Kind of roof? FIBERGLASS
 Composition Shingle ☒ Rolled Composition ☐
 Wood ☐ Tar & Gravel ☐ Tile ☐
 other _____

Layers of roofing? 2

Condition? good ☐ fair ☒ poor ☐

Vent caps missing or damaged? yes ☐ no ☒

Mastic seal repairs needed? yes ☐ no ☒

Properly flashed? yes ☒ no ☐

Not accessible or walked due to:

type ☐ height ☐ weather ☐ pitch ☐

Viewed from Ladder - Binoculars - Vantage Points ☐

Recommend that the roof be monitored for maintenance
 on a regular basis? yes ☒ no ☐

Comments _____

CHIMNEYS

Any chimneys? yes ☐ no ☒

Type? masonry ☐ frame ☐ other _____

If masonry, any loose / missing bricks or mortar?

yes ☐ no ☐

Does chimney have?

cap ☐ squirrel cage ☐ screen ☐ nothing ☐

Does chimney have?

ash pit ☐ clean outdoor ☐ neither ☐

Condition of chimney? good ☐ fair ☐ poor ☐

Comments _____

WINDOWS / TRIM

Kind of windows? double hung ☐ casement ☒

jalousie ☐ stationary ☒ gliding ☐

other _____

combination of types ☒

Condition of frames / sashes / glazing / caulking?

good ☒ fair ☐ poor ☐

Do windows have screens? yes ☒ no ☐

Any screens missing / damaged? yes ☐ no ☒

Comments _____

GUTTERS / DOWNSPOUTS

Are there gutters? yes ☒ no ☐ PARTIAL

Gutters are? metal ☐ vinyl ☒ REAR UNIT

Evidence of leaks? yes ☐ no ☒

Do downspouts have kick-outs? yes ☒ no ☐

Water flows away from foundation? yes ☒ no ☐

Condition of gutter system? good ☒ fair ☐ poor ☐

Comments _____

SUMP PUMP

Is there a sump pump?

yes ☐ no ☒Condition of pump? good ☐ fair ☐ poor ☐Work properly? yes ☐ no ☐ unable to test ☐Any evidence of water problems? yes ☐ no ☐

Comments _____

AWNINGSAre there awnings? yes ☐ no ☒aluminum ☐ fiberglass ☐ canvas ☐wood frame ☐ other _____Condition? good ☐ fair ☐ poor ☐

Comments _____

SIDING / TRIM / MOLDINGSExterior walls are? wood ☒ brick veneer ☒stone ☒ stucco ☐ masonite ☐steel siding ☐ aluminum ☐ vinyl ☐

other _____

Is siding trim / firm? yes ☒ no ☐Any need replace? ☐ repair? ☐Stucco cracking? minor ☒ moderate ☐ severe ☐

Comments _____

EXTERIOR DOORSType of doors? solid wood ☐ steel ☐ wood / glass ☒wood hollow core ☐ other _____Fit / work properly? yes ☒ no ☐Have thresholds? yes ☒ no ☐Have? security locks ☐ deadbolts ☒standard keylock ☒Weatherstripped? yes ☒ no ☐Are there door bells? yes ☒ no ☐Do they work? yes ☐ no ☒ - 2620Condition of doors? good ☒ fair ☒ poor ☐**Security and Intercom systems are not included**

Comments _____

PATIO / SLIDING DOORSIs there a sliding door? yes ☐ no ☒Fit / work properly? yes ☐ no ☐Any evidence of air / water leaks? yes ☐ no ☐Does it have screen? yes ☐ no ☐Safety emblems in glass? yes ☐ no ☐Condition of door? good ☐ fair ☐ poor ☐

Comments _____

GARAGE DOORS

Is there a garage door? yes ☒ no ☐
 Fit / work properly? yes ☒ no ☐
 Safety springs? yes ☒ no ☐
 Condition of door? good ☒ fair ☐ poor ☐
 Is there automatic door opener? yes ☒ no ☐
 Work properly? yes ☒ no ☐
 Passage door to house? yes ☐ no ☐
 Fire rated? yes ☐ no ☐ Self closer? yes ☐ no ☐
 Comments _____

FOUNDATION / CRAWL SPACE

Type of foundation? raised ☒ slab ☒
 poured concrete ☒ block ☐ brick ☐
 other _____
 Are there piers? yes ☒ no ☐
 Is the foundation bolted? yes ☒ no ☐
 Any evidence of settling or cracking? yes ☒ no ☐
 minor ☒ moderate ☐ severe ☐
 Recommend further analysis from engineer ☐
 Proper ventilation? yes ☒ no ☐
 Are girders / floor joists sagging? yes ☐ no ☒
 Access? good ☒ fair ☐ poor ☐
 Foundation vents missing / damaged? yes ☐ no ☒
 Condition of foundation / crawl space?
 good ☒ fair ☐ poor ☐
 Comments 7620 - 2672 UNITS -
RAISED FOUNDATION.
GARAGE - SLAB ON GRADE.

STEPS

Are there exterior steps? yes ☒ no ☐
 Are they? wood ☐ concrete ☒ other _____
 Are support posts / pillars / railings firm?
 yes ☒ no ☐
 Condition of steps? good ☒ fair ☐ poor ☐
 Comments _____

PATIO

Is there a patio? yes ☒ no ☐
 concrete ☒ brick ☐ other _____
 Any evidence of cracking? yes ☒ no ☐
 minor ☒ moderate ☒ severe ☐
 Condition of patio? good ☒ fair ☐ poor ☐
 Comments _____

DECKS / BALCONY

Is there a deck / balcony? yes ☒ no ☒ REAR UNIT
 Type? wood ☒ concrete ☐ water proof covering ☐
 other _____
 Cracked or deteriorated water proof covering?
 yes ☐ no ☒
 Support post / railings firm? yes ☒ no ☐
 Condition of deck / balcony?
 good ☐ fair ☒ poor ☐
 Comments _____

7620-22



EXTERIOR FAUCETS

Are there exterior faucets? yes ☒ no ☐
 Any leaks / corrosion? yes ☐ no ☒
 Missing or damaged faucet handles? yes ☐ no ☒
 Comments _____

SPRINKLER SYSTEM

Is there a sprinkler system? yes ☐ no ☒
 Are they? Manual ☐ Automatic ☐
 Any leaks? yes ☐ no ☐
 Location of leaking? _____

Shut off / draining valves? yes ☐ no ☐

Timer systems are not inspected or tested

Comments _____

EXTERIOR ELECTRICAL

Exterior electrical outlets / switches? yes ☐ no ☒
 Are they in weathertight boxes? yes ☐ no ☐
 Do they work properly? yes ☐ no ☐
 Comments _____

POOL - SPA

Is there a pool? ☐ spa? ☐
 In ground? ☐ above ground? ☐
 Supply lines? Copper ☐ PVC ☐
 Any leaks? yes ☐ no ☐
 Location? _____
 Heater? Gas ☐ Electric ☐ None ☐
 Burners rusted / corroded? yes ☐ no ☐
 Pool / spa lights functional? yes ☐ no ☐
 Ground fault interrupter? yes ☐ no ☐
 Condition of Pool / Spa? good ☐ fair ☐ poor ☐
 Enclosed by a fence? yes ☐ no ☐
 Self closing gates? yes ☐ no ☐
 Pool deck? concrete ☐ brick ☐ wood ☐
 other _____
 Pool deck cracks / separation at coping?
 minor ☐ moderate ☐ severe ☐

EXTERIOR LIGHTS

Attached exterior lights? yes ☒ no ☐
 Do they work? yes ☒ no ☐ Unable to tell ☐
 Comments _____

Comments _____

NONE

2620-22



RETAINING WALLS

Any retaining walls? yes ☒ no ☐

Type? block ☐ rock ☐ railroad ties ☐
other _____

Any weep holes? yes ☐ no ☐

Condition of walls? good ☐ fair ☐ poor ☐

Comments _____

FENCES

Any fences? yes ☒ no ☐

Type of fence? block ☒ wood ☐ wrought iron ☐
chain link ☒ stucco ☐ other _____

Any loose / rotted posts? yes ☐ no ☒

Any broken / missing boards? yes ☐ no ☒

Any loose / missing blocks? yes ☐ no ☒

Do posts have footings? yes ☒ no ☐

Does it have a gate / can it be locked? yes ☒ no ☐

Condition of fence? good ☒ fair ☒ poor ☐

Comments _____

FENCE AREAS NOT
TOTALLY VISIBLE DUE TO
FOILAGE

SIDEWALKS

Are there sidewalks? yes ☒ no ☐

Any evidence of cracking? yes ☒ no ☐
minor ☒ moderate ☐ severe ☐

Condition of sidewalks? good ☒ fair ☐ poor ☐

Comments _____

DRIVEWAYS

Is there a driveway? yes ☒ no ☐

Does it slope away from the property? yes ☒ no ☐

Type of driveway? asphalt ☐ concrete ☒
gravel ☐ other _____

Any evidence of cracking? yes ☒ no ☐
minor ☒ moderate ☐ severe ☐

Condition of driveway? good ☒ fair ☐ poor ☐

Comments _____

GARAGE

Attached ☐ Detached ☒

Condition of ceiling / walls? good ☒ fair ☐ poor ☐

Any visible leaks? yes ☐ no ☒

Condition of floor? good ☐ fair ☒ poor ☐

Electrical outlets functional? yes ☒ no ☐

Condition of windows? good ☐ fair ☒ poor ☐

Comments _____

LIMITED ACCESS ITEMS
STORED

ATTIC AREA

Accessible? yes ☐ no ☐ Limited access ☒
 Any visible leaks? yes ☐ no ☒
 Any sagging rafters? yes ☐ no ☒
 Exhaust fans vented to attic? yes ☐ no ☒
 Visible electrical wire splices exposed? yes ☐ no ☒
 Obstruction of roof or soffit vents? yes ☐ no ☒
 Insulated? yes ☒ no ☐
 Comments _____

LAUNDRY AREA

Location UTILITY ROOM
 Condition of plumbing fixtures?
 good ☒ fair ☐ poor ☐
 Any leaks? yes ☐ no ☒
 Functional exhaust fan? yes ☐ no ☒
 Dryer connection? Gas ☒ Electrical ☐
 Dryer vented to exterior? yes ☒ no ☐
 Electrical outlets accessible? yes ☒ no ☐
 Functional? yes ☒ no ☐
 Comments _____

ENTRYWAY / HALL WAY / STAIRS

Smoke detectors? yes ☒ NO
 Battery ☒ Electric ☐
 Functional? yes ☐ no ☒
 Comments _____

KITCHEN

Condition ceiling / walls? good ☒ fair ☐ poor ☐
 Any cracks or leaks? yes ☒ no ☐
 Floor covering? carpet ☐ linoleum ☒ tile ☐
 other _____
 Condition? good ☒ fair ☐ poor ☐
 Condition windows? good ☒ fair ☐ poor ☐
 Condition doors? good ☒ fair ☐ poor ☐
 Condition plumbing fixtures?
 good ☒ fair ☐ poor ☐
 Cut off valves? yes ☐ no ☒
 Any leaks? yes ☐ no ☒
 Drain properly? yes ☒ no ☐
 Condition of cabinets? good ☒ fair ☐ poor ☐
 Condition of countertops? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐
 220 outlet for stove? yes ☐ no ☐ GFCI yes ☐ no ☒
 Gas line shut off for stove / cooktop? yes ☒ no ☐
 Functional exhaust fan? yes ☐ no ☒
 Exhaust vent? yes ☒ no ☐
 Built in appliances functional? yes ☐ no ☒
 Room heated? yes ☐ no ☒
 Comments _____

other

yes ☐ no ☐

Comments

other

yes ☒ no ☐

Comments

DINING ROOM

Room heated? yes ☐ no ☒

Comments

BATHROOM

Full

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Condition of: tile / grout / caulking? good ☒ fair ☐ poor ☐ Tub / shower enclosure? good ☒ fair ☐ poor ☐
 Floor covering? carpet ☐ linoleum ☒ tile ☐ other _____ Condition? good ☒ fair ☐ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Functional exhaust fan? yes ☐ no ☒ Condition of plumbing fixtures? good ☒ fair ☐ poor ☐
 Cut off valves? yes ☒ no ☐ Any leaks? yes ☐ no ☒ Drain properly? yes ☐ no ☒
 Condition of cabinets / vanity? good ☒ fair ☐ poor ☐ Electrical outlets functional? yes ☒ no ☐
 Room heated? yes ☐ no ☒ Source _____ GFCI yes ☐ no ☒
 Comments SINK BASIN DRAINS SLOW

BATHROOM

Condition ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Condition of: tile / grout / caulking? good ☐ fair ☐ poor ☐ Tub / shower enclosure? good ☐ fair ☐ poor ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Functional exhaust fan? yes ☐ no ☐ Condition of plumbing fixtures? good ☐ fair ☐ poor ☐
 Cut off valves? yes ☐ no ☐ Any leaks? yes ☐ no ☐ Drain properly? yes ☐ no ☐
 Condition of cabinets / vanity? good ☐ fair ☐ poor ☐ Electrical outlets functional? yes ☐ no ☐
 Room heated? yes ☐ no ☐ Source _____ GFCI yes ☐ no ☐
 Comments _____

BATHROOM

Condition ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Condition of: tile / grout / caulking? good ☐ fair ☐ poor ☐ Tub / shower enclosure? good ☐ fair ☐ poor ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Functional exhaust fan? yes ☐ no ☐ Condition of plumbing fixtures? good ☐ fair ☐ poor ☐
 Cut off valves? yes ☐ no ☐ Any leaks? yes ☐ no ☐ Drain properly? yes ☐ no ☐
 Condition of cabinets / vanity? good ☐ fair ☐ poor ☐ Electrical outlets functional? yes ☐ no ☐
 Room heated? yes ☐ no ☐ Source _____ GFCI yes ☐ no ☐
 Comments _____

ELECTRICAL

Low voltage systems are not inspected

Service location? EXTERIOR service size? 70 Amps. Main disconnect? yes ☐ no ☒
 # of circuits? 5 Breakers ☒ Fuses ☐ Service grounded? yes ☒ no ☐
 Comments _____

PLATE COVER MISSING AT JUNCTION BOX AT MAIN PANEL LOCATION

HEATING

Inspection of heater boxes / heat exchangers can only be done by dismantling the heater. The inspection does not include dismantling. Radiant heat and components are not visible and not inspected.

Type? forced air ☐ wall heater ☐ gravity ☐ radiant ☐ electric ☐ Gas service on? yes ☒ no ☐
 # of BTUS 59,000 Thermostat functional? yes ☒ no ☐ Air filter clean? yes ☐ no ☐
 Accessible gas shut off valve? yes ☒ no ☐ Adequate ventilation? yes ☒ no ☐
 Comments _____

PLUMBING SYSTEMS

Septic Tanks are not visible and not inspected

Public ☒ Private ☐ Service on? yes ☒ no ☐ Main water shut off? yes ☒ no ☐
 Main water supply line? copper ☒ galvanized ☐ other _____
 Water supply lines? copper ☐ galvanized ☒ other _____ Any leaks or corrosion? yes ☒ no ☐
 Drain waste lines? Cast iron ☒ Galvanized ☒ ABS (Plastic) ☒ Any leaks or corrosion? yes ☒ no ☐
 Recommend monitoring lines for maintenance. yes ☒ no ☐
 Comments _____

WATER HEATER

LAUNDRY ROOM

Solar Systems are not inspected

Type? gas ☒ electric ☐ Capacity? 30 gallons. Approximate age? 8 YRS Relief valve? yes ☒ no ☐
 Drain line? yes ☒ no ☐ Proper ventilation? yes ☒ no ☐ Seismic strap? yes ☒ no ☐
 Evidence of rust / corrosion? yes ☐ no ☒ Location? _____
 Comments _____

CENTRAL AIR CONDITIONING

NONE

Type? gas ☐ electric ☐ Condensor coil clean? yes ☐ no ☐ Power supply disconnect? yes ☐ no ☐
 Condensate drain line? yes ☐ no ☐ Supply lines insulated? yes ☐ no ☐
 Comments _____

Recommend gas company test all appliances if gas was off at inspection

2620

21

BED ROOM FRONT

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Floor covering? carpet ☒ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☒ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐ Room heated? yes ☐ no ☒ Smoke detectors? yes ☒ no ☐
 Comments _____ Functional? yes ☐ no ☒

BED ROOM REAR

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Floor covering? carpet ☒ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☒ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐ Room heated? yes ☐ no ☒ Smoke detectors? yes ☒ no ☐
 Comments _____ Functional? yes ☒ no ☐

Condition ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Electrical outlets functional? yes ☐ no ☐ Room heated? yes ☐ no ☐ Smoke detectors? yes ☐ no ☐
 Comments _____ Functional? yes ☐ no ☐

Condition ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Electrical outlets functional? yes ☐ no ☐ Room heated? yes ☐ no ☐ Smoke detectors? yes ☐ no ☐
 Comments _____ Functional? yes ☐ no ☐

ATTIC AREA

Accessible? yes ☒ no ☐ Limited access ☐
 Any visible leaks? yes ☐ no ☒
 Any sagging rafters? yes ☐ no ☒
 Exhaust fans vented to attic? yes ☐ no ☒
 Visible electrical wire splices exposed? yes ☐ no ☒
 Obstruction of roof or soffit vents? yes ☐ no ☒
 Insulated? yes ☒ no ☐
 Comments _____

LAUNDRY AREA

Location UTILITY AREA
 Condition of plumbing fixtures?
 good ☒ fair ☐ poor ☐
 Any leaks? yes ☐ no ☒
 Functional exhaust fan? yes ☐ no ☒
 Dryer connection? Gas ☒ Electrical ☐
 Dryer vented to exterior? yes ☒ no ☐
 Electrical outlets accessible? yes ☒ no ☐
 Functional? yes ☒ no ☐
 Comments _____

KITCHEN

Condition ceiling / walls? good ☒ fair ☐ poor ☐
 Any cracks or leaks? yes ☐ no ☒
 Floor covering? carpet ☐ linoleum ☒ tile ☐
 other _____
 Condition? good ☒ fair ☐ poor ☐
 Condition windows? good ☒ fair ☐ poor ☐
 Condition doors? good ☒ fair ☐ poor ☐
 Condition plumbing fixtures?
 good ☐ fair ☒ poor ☐
 Cut off valves? yes ☒ no ☐
 Any leaks? yes ☒ no ☐
 Drain properly? yes ☒ no ☐
 Condition of cabinets? good ☒ fair ☐ poor ☐
 Condition of countertops? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐
 220 outlet for ^{COOK TOP} stove? yes ☒ no ☐ GFCI yes ☐ no ☒
 Gas line shut off for stove / cooktop? yes ☐ no ☒
 Functional exhaust fan? yes ☒ no ☐
 Exhaust vent? yes ☒ no ☐
 Built in appliances functional? yes ☒ no ☐
 Room heated? yes ☐ no ☐
 Comments _____

LEAK AT SINK FAUCET
SUPPLY LINE

DISHWASHER UNDER
REPAIR - NOT OPERATED

ENTRYWAY / HALL WAY / STAIRS

Smoke detectors? yes ☒ no ☐
 Battery ☒ Electric ☐
 Functional? yes ☒ no ☐
 Comments _____

BATHROOM

Full - HALLWAY

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Condition of: tile / grout / caulking? good ☒ fair ☐ poor ☐ Tub / shower enclosure? good ☒ fair ☐ poor ☐
 Floor covering? carpet ☐ linoleum ☒ tile ☐ other _____ Condition? good ☒ fair ☐ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Functional exhaust fan? yes ☐ no ☒ Condition of plumbing fixtures? good ☒ fair ☐ poor ☐
 Cut off valves? yes ☒ no ☐ Any leaks? yes ☐ no ☒ Drain properly? yes ☒ no ☐
 Condition of cabinets / vanity? good ☒ fair ☐ poor ☐ Electrical outlets functional? yes ☒ no ☐
 Room heated? yes ☐ no ☒ Source _____ GFCI yes ☐ no ☒
 Comments _____

BATHROOM

3/4

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Condition of: tile / grout / caulking? good ☒ fair ☐ poor ☐ Tub / shower enclosure? good ☒ fair ☐ poor ☐
 Floor covering? carpet ☐ linoleum ☒ tile ☐ other _____ Condition? good ☒ fair ☐ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Functional exhaust fan? yes ☐ no ☒ Condition of plumbing fixtures? good ☒ fair ☐ poor ☐
 Cut off valves? yes ☒ no ☐ Any leaks? yes ☐ no ☒ Drain properly? yes ☒ no ☐
 Condition of cabinets / vanity? good ☒ fair ☐ poor ☐ Electrical outlets functional? yes ☒ no ☐
 Room heated? yes ☐ no ☒ Source _____ GFCI yes ☐ no ☒
 Comments *TOILET LOOSE AT BASE*

BATHROOM

Condition ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Condition of: tile / grout / caulking? good ☐ fair ☐ poor ☐ Tub / shower enclosure? good ☐ fair ☐ poor ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Functional exhaust fan? yes ☐ no ☐ Condition of plumbing fixtures? good ☐ fair ☐ poor ☐
 Cut off valves? yes ☐ no ☐ Any leaks? yes ☐ no ☐ Drain properly? yes ☐ no ☐
 Condition of cabinets / vanity? good ☐ fair ☐ poor ☐ Electrical outlets functional? yes ☐ no ☐
 Room heated? yes ☐ no ☐ Source _____ GFCI yes ☐ no ☐
 Comments _____

ELECTRICAL

Low voltage systems are not inspected

Service location? EXTERIOR service size? 100 Amps. Main disconnect? yes ☒ no ☐
 # of circuits? 13 Breakers ☒ Fuses ☐ Service grounded? yes ☒ no ☐
 Comments _____

HEATING

Inspection of heater boxes / heat exchangers can only be done by dismantling the heater. The inspection does not include dismantling. Radiant heat and components are not visible and not inspected.

Type? forced air ☒ wall heater ☐ gravity ☐ radiant ☐ electric ☐ Gas service on? yes ☐ no ☒
 # of BTUS 80,000 Thermostat functional? yes ☐ no ☐ Air filter clean? yes ☐ no ☐
 Accessible gas shut off valve? yes ☐ no ☐ Adequate ventilation? yes ☐ no ☐
 Comments GAS OFF AT UNIT - NOT OPERATED
OR QUALIFIED

PLUMBING SYSTEMS

Septic Tanks are not visible and not inspected

Public ☒ Private ☐ Service on? yes ☒ no ☐ Main water shut off? yes ☒ no ☐
 Main water supply line? copper ☐ galvanized ☒ other _____
 Water supply lines? copper ☐ galvanized ☒ other _____ Any leaks or corrosion? yes ☒ no ☐
 Drain waste lines? Cast iron ☒ Galvanized ☒ ABS (Plastic) ☒ Any leaks or corrosion? yes ☒ no ☐
 Recommend monitoring lines for maintenance. yes ☒ no ☐
 Comments _____

WATER HEATER

Solar Systems are not inspected

Type? gas ☒ electric ☐ Capacity? 40 gallons. Approximate age? 6 YRS Relief valve? yes ☒ no ☐
 Drain line? yes ☒ no ☐ Proper ventilation? yes ☒ no ☐ Seismic strap? yes ☒ no ☐
 Evidence of rust / corrosion? yes ☐ no ☒ Location? _____
 Comments _____

CENTRAL AIR CONDITIONING

NONE

Type? gas ☐ electric ☐ Condensor coil clean? yes ☐ no ☐ Power supply disconnect? yes ☐ no ☐
 Condensate drain line? yes ☐ no ☐ Supply lines insulated? yes ☐ no ☐
 Comments _____

Recommend gas company test all appliances if gas was off at inspection

2622

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MASTER BEDROOM

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other WOOD Condition? good ☒ fair ☐ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐ Room heated? yes ☒ no ☐ Smoke detectors? yes ☒ no ☐
 Comments _____ Functional? yes ☒ no ☐

MIDDLE BEDROOM

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other WOOD Condition? good ☒ fair ☐ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐ Room heated? yes ☒ no ☐ Smoke detectors? yes ☒ no ☐
 Comments _____ Functional? yes ☒ no ☐

REAR BEDROOM

Condition ceiling / walls? good ☒ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☒
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other WOOD Condition? good ☒ fair ☐ poor ☐
 Condition of windows? good ☒ fair ☐ poor ☐ Condition of doors? good ☒ fair ☐ poor ☐
 Electrical outlets functional? yes ☒ no ☐ Room heated? yes ☒ no ☐ Smoke detectors? yes ☒ no ☐
 Comments _____ Functional? yes ☒ no ☐

Condition ceiling / walls? good ☐ fair ☐ poor ☐ Any cracks or leaks? yes ☐ no ☐
 Floor covering? carpet ☐ linoleum ☐ tile ☐ other _____ Condition? good ☐ fair ☐ poor ☐
 Condition of windows? good ☐ fair ☐ poor ☐ Condition of doors? good ☐ fair ☐ poor ☐
 Electrical outlets functional? yes ☐ no ☐ Room heated? yes ☐ no ☐ Smoke detectors? yes ☐ no ☐
 Comments _____ Functional? yes ☐ no ☐



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 788-10 FOR AN EXISTING SECOND DWELLING UNIT
LOCATED AT 2620 EAST TYLER 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 property owner, Matthew Douglas, represented by Robbie Mills, with respect to real property located at 2620 East Tyler 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 1,028 square feet and located in the front of the property.

A public hearing was duly held on November 9, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The Planning Commission finds that:

- a) The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces and other features relative to a harmonious and attractive development of the area.
- c) A condition of approval requiring that there be no dwelling expansion that will intensify the secondary unit unless parking requirements are met, has been included. With the proposed improvements, the property will not generate significant adverse effects to the adjacent public street.
- 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. 788-10 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 9th DAY OF NOVEMBER, 2010.

CHAIRMAN

ATTEST:

SECRETARY

MC/C78810_2620-2622ETyler_pr

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EXHIBIT "A"

Legal Description

LOTS 1245, 1246 AND 1247 TRACT 7644, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84 PAGES 47 AND 48 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. 788-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 788-10 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.
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.
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. 788-10. 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 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.
9. Per Section 9125.6.8 (L)(1) of the Carson Municipal Code, the applicant shall submit a deed restriction stating that:
 - a. The second dwelling unit shall not be sold separately.
 - b. The second dwelling unit is restricted to the maximum size allowed per the development standards.
 - c. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
10. 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.
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.

DWELLING UNIT EXPANSION/ALTERATIONS/AESTHETICS/PARKING

12. Any expansions and/or alterations of the secondary unit will constitute as an intensification of use and the nonconforming parking privilege for the secondary unit will no longer be continued.
13. Any minor alterations, improvements and or repairs shall require review and approval (where applicable) by the Planning Division and issuance of a building permit. Substantial revisions will require review and approval by the Planning Commission.



BUILDING & SAFETY

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

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

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

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

17. 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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