



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 25, 2011

SUBJECT: Conditional Use Permit No. 823-10

APPLICANT: Jacqueline Adame
20922 South Main Street
Carson, CA 90745

PROPERTY OWNER: Dan Drorbaugh
1110 2nd Street
Hermosa Beach, CA 90254

George R. Jimenez Sr.
1559 West 216th Street
Torrance, CA 90501

REQUEST: To approve an auto repair business on a site located in the ML-D (Manufacturing, Light – Design Overlay) zoning district

PROPERTY INVOLVED: 20922 South Main Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

| AYE | NO | | AYE | NO | |
|-----|----|-------------------|-----|----|----------|
| | | Chairman Faletogo | | | Saenz |
| | | Vice-Chair Gordon | | | Schaefer |
| | | Brimmer | | | Verrett |
| | | Diaz | | | Williams |
| | | Goolsby | | | |

Item No. 11A

I. Introduction

The applicant, Jacqueline Adame is requesting approval of Conditional Use Permit (CUP) No. 823-10 to authorize an existing auto repair use (Carburetor Land) located at 20922 South Main Street (Exhibit No. 2). Due to current site conditions and financial limitations, the applicant is requesting approval of the CUP with conditions of approval requiring a schedule for performance standards to meet all code requirements and a review/reconsideration of the CUP before the Planning Commission, within 12 months from the date of approval. The applicant acknowledges that if the CUP is approved by the Planning Commission and all conditions of approval are not satisfied within the time allowed or the performance standards are not completed on schedule, the CUP can become null/void and the auto repair use will be required to cease operations within 30 days from the date the CUP becomes void.

The property owners Dan Drorbaugh and George R. Jimenez Sr. are supportive of the applicant's request.

The existing auto repair use provides general auto repair services including the repair and installation of carburetors, break service, and tune-ups. According to Section 9138.2 of the Carson Municipal Code (CMC), a CUP is required for all vehicle service and repair uses within 100 feet of a residential zone. The project site is directly adjacent to a residential use, therefore subject to the requirements of Ordinance No. 04-1322 and CMC Section 9138.2.

II. Background

The subject property is zoned ML-D (Manufacturing, Light – Design Overlay) and has a General Plan land use designation of Light Industrial.

The 6,003-square-foot site is developed with a 1,150-square-foot building currently being utilized as an office/storage and abuts residential property to the east. The subject property is bound by a vacant lot to the north and a non-profit organization to the south. Across Main Street to the west are additional industrial uses.

The current auto repair use has been operating continuously since 1991. Business License records also show Prime Plumbing operating on the site from 1984 to 1991. Prime Plumbing was owned and operated by the current property owners. Based on city records, the existing building was constructed in 1926. Two building permits were issued in 1947 and 1986 for building remodels and modifications. Since then, no other building permits have been issued.

There is a pending code enforcement case for the property, which was initiated during the review of this conditional use permit. The code violations include the removal of unpermitted signage, repair of the chain link fence, removal and replacement of deteriorated landscaping, and the removal of all unpermitted structures. Per city records, no complaints have ever been received in regards to the site and no violations were issued prior to the CUP submittal.



During the CUP process, the applicant and property owners have been working with staff to provide improvements to the site. In the event the CUP is denied by the Planning Commission, the property owners were officially issued a notice of code violation on September 1, 2011, so the property owners will still be responsible for correcting the code enforcement violations on-site. If denied, many of the violations will be abated upon closure of the auto repair use.

Based on the site restrictions and degree of non conformities on site, staff initially considered a recommendation of denial for CUP No. 823-10. There are significant code violations on the subject property and the auto repair activities are not being conducted within an enclosed structure as required by Carson Municipal Code Section 9182.2. However, on September 27, 2011 the Planning Commission approved ten (10) CUPs for auto repair at 336-348 E. Carson Street (Botach Management) subject to conditions of approval requiring elimination of code violations and implementation of performance standards over an eighteen (18) month period. The Planning Commission's approval on September 27, 2011 followed an appeal to City Council on the Planning Commission's initial determination to deny the CUP requests. Subsequently, the applicants and property owner in that case made a significant effort to demonstrate their willingness to make the necessary improvements, thus allowing the Planning Commission to consider approving the CUP applications.

Staff believes CUP No. 823-10 has circumstances and issues that may be comparable to the Botach Management application and believes a similar approach could be considered. The property owners and applicant are currently coordinating with Planning and Code Enforcement to address outstanding issues. Prior to the public hearing, the applicant and property owners have made some façade improvements, removed unpermitted signage, submitted for a demolition permit to remove unpermitted structures, and is currently working with the neighboring property owner to address the chain link fence and deteriorated landscaping traversing both properties.

III. Analysis

Conditional Use Permit

A CUP can only be approved by the Planning Commission if certain affirmative findings can be made, including providing adequate on-site parking and meeting applicable development standards contained in CMC Section 9138.2. The Planning Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are 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 repair to vehicular maneuvering or parking areas; and
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for commercial uses.



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 proposed project is consistent with the General Plan of the city of Carson in that the subject property is designated for Light Industrial and zoned ML-D (Manufacturing, Light – Design Overlay). Auto repair use is permitted on-site with the approval of a CUP.

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

The property is currently deficient in meeting some of the required standards in CMC Section 9138.2 – Vehicle Service and Repair, however the applicant is in the process of providing improvements to the site. The issues are:

1. Operations must be conducted within an enclosed building. Currently, there are four unpermitted canopies located outdoors that are being used to repair vehicles. In addition, an unpermitted outdoor car lift is also being used to service vehicles. The unpermitted canopies are not clearly visible from the public right-of-way, but are visible from neighboring residential area. A car lift is permitted on-site with a building permit if located within an enclosed building. A new enclosed area for operations must be constructed to meet current code requirements.

The applicant submitted for a demolition permit, prior to the public hearing, and is in the process of demolishing the unpermitted structures and car lift. Without a covered area, the applicant will not be able to conduct any auto repair services on-site since an enclosed area is not available, therefore the applicant requests that outdoor auto repair be allowed temporarily, not exceeding 12 months, under a permitted canopy while funds for an enclosed structure are being reserved. Any auto repair operations outside an enclosed building are not permitted per the requirements of CMC Section 9138.2, however the Planning Commission has the authority to add or remove conditions as are deemed necessary within the intent of CMC 9172.21(D).

If a permitted canopy is constructed behind the existing building, operations within this area will not be visible from the public right-of-way or residential area. The primary intent of CMC Section 9138.2 requiring all operations to be conducted within an enclosed building is to screen auto repair activities from the public right-of-way and minimize noise impacts. Requiring a condition of approval restricting activities exceeding noise requirements will be in line with the intent of CMC Section 9138.2 since the temporary canopy is not visible from the public right-of-way and noise impacts will be mitigated.



If the Planning Commission is willing to consider this temporary operating condition, staff recommends a condition of approval be included permitting temporary operations under a permitted canopy until an enclosed structure is constructed per the performance standards schedule and restricting any auto repair activities that exceed noise requirements. Staff would like to help the business owner maintain operations if there is a likelihood that full compliance will be achieved by providing for an enclosed structure, however, there is concern that this condition may be determined to be inconsistent with Section 9182.2 of the CMC. The Planning Commission is specifically requested make a determination on this matter.

2. Unpermitted signage. The existing building has unpermitted signage, including painted wall signs, painted fence/gate signs, and a flag sign that is encroaching onto public right-of-way. Current signage does not meet code requirements. Prior to the public hearing, the applicant has painted over unpermitted signage and is in the process of obtaining a sign permit.
3. The existing asphalt and fence are in very poor condition. Parking stripes are not visible. The applicant requests this issue be addressed in the performance standards schedule.
4. No landscaping is provided on-site, however a deteriorated tree stump from the adjacent property traverses the property line and interferes with the existing chain link fence. Minimal landscaping can be provided along the rear property line and provide some screening from residential uses. Since the driveway width is 20 feet, no landscaping can be installed along the street frontage without compromising the safety vehicular traffic. Currently, the property owner is making several attempts to contact the neighboring property owner to remove the tree stump. The applicant requests landscaping requirements be addressed in the performance standards schedule.
5. The site does not have a repair/maintenance bay drainage system to capture wash water, leaks and spills. They currently follow Best Management Practices (BMP) and collect and recycle petroleum-based fluids and use industrial/environmentally safe absorbent material or shop towels during spills.
6. The site is currently deficient in parking and cannot accommodate required parking. The applicant requests this issue be addressed in the performance standards schedule. Per the requirements of CMC Section, five (5) parking spaces are required on-site. With the removal of the unpermitted canopies, the site will be able to accommodate the required parking.



All existing code violations have been identified by code enforcement and the property owners are in the process of addressing each issue in coordination with staff and the business operator.

Currently, the site is not adequate in accommodating the operations and limited in size and space to meet all requirements. However, with the implementation of conditions of approval and correction of code enforcement violations, the site will be better suited to accommodate the auto repair use and generally meet the city's development standards.

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

Adequate driveway widths and street access are provided on the site. As stated above, per the requirements of CMC Section 9138.2, five (5) parking spaces are required on-site. With the removal of the unpermitted canopies, the site will be able to accommodate the required parking.

With the restriping/relocation of parking spaces and repair of damaged asphalt, circulation and safety will be improved for vehicles. 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 site is existing, and adequate water supply for fire protection is currently provided by the Los Angeles County Fire Department.

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

The use is permitted with the approval of a CUP by the Planning Commission. As stated above, with the strict implementation of the performance standard schedule and correction of code violations the proposed use and development will be compatible with the intended character of the area. There are six (6) auto repair facilities within the surrounding area on Main Street, including this site. Two (2) sites have an approved CUP and two (2) sites have submitted an application for the consideration of a CUP. The approval of this CUP will be compatible with the character of the area and eventually improve the area by providing improvements to the site per the requirements of the CUP.

Per the requirements of Ordinance No. 04-1322, 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 includes recommendations to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. As part of the conditions of approval, the applicant must address all items in the report to the satisfaction of the Planning Division within 120 days from the approval of the conditional use permit.

With the recommendations stated in the property inspection report, performance standard schedule, and conditions of approval, staff believes the existing building and use are compatible with the current and 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 9138.2– Vehicle Service and Repair. As stated in Section III (b) above, the project generally satisfies the minimum requirements stated within this section. CMC Section 9138.2 (16) states, “That the requirements and limitations contained in this Section shall be considered minimum standards; provided, however, that the Planning Commission may:

- a. Require such additional conditions as are deemed necessary within the intent of CMC 9172.21(D); or
- b. Modify such requirements or limitations contained herein which, in the opinion of the Planning Commission, are inappropriate or inapplicable either to the intended use of the property, to the property itself or to adjacent property.”

Pursuant to item (b) above, staff recommends the Planning Commission modify the requirements for landscaping and temporarily allow operations within a canopy as stated in the conditions of approval.

In addition, a performance standard schedule is recommended in order for the site to meet the requirements of CMC Section 9138.2 – Vehicle Service and Repair.

Landscaping

Per CMC Section 9138.2(16), the Planning Commission may modify such requirements or limitations for vehicle service and repair operations, if in the opinion of the Planning Commission, they are inappropriate or inapplicable either to the intended use of the property, to the property itself or to adjacent property.

The applicant is requesting that the Planning Commission modify the landscaping requirements for the project site. Per CMC 9138.2, “Landscaped planters not less than three (3) feet in width shall be provided along all interior lot lines.” Staff recommends the side yard landscape requirement for the property be modified since the landscaping will compromise the safety of vehicles.

Canopy

As stated above in Section III(b), a new enclosed area for operations must be constructed to meet current code requirements. The applicant requests that vehicles be allowed to be operated on temporarily under a permitted canopy while funds for an enclosed structure are being reserved. If the Planning Commission is amiable to this request, staff recommends the following conditions be included:

1. Within 30 days from the date of CUP approval, the applicant shall submit a site plan for Planning approval and building permits for a canopy work area.



2. They applicant may conduct auto repair activities under a permitted canopy for no longer than twelve (12) months from the date of CUP approval.
3. No auto repair activities are permitted in areas visible to the public.
4. Within nine (9) months from the date of CUP approval, the applicant shall provide plans for an enclosed structure for all auto repair activities that meets planning and building code requirements. The Planning Division shall determine if the plans can be approved administratively or forwarded to the Planning Commission for review and approval. Subject to approval by either the Planning Division or Planning Commission, as applicable, the applicant shall obtain all necessary permits and complete construction of the enclosed structure within twelve (12) months from the date of CUP approval. All temporary structures or canopy shall be removed.

It should be noted that the applicant requests the Planning Commission allow 18-24 months to meet performance standards. Staff does not recommend that the Planning Commission consider any time beyond the 12 month period discussed in this report.

Performance Standards

The applicant is unable to construct an enclosed building for auto repair operations at this time. Therefore, the applicant is requesting the Planning Commission approve the CUP subject to strict performance standards stated in the conditions of approval to allow additional time to collect funds. Staff believes the implementation of performance standards is reasonable and overall beneficial to the city and applicant. If the applicant fails to illustrate compliance with the performance standard schedule, the CUP will become null/void and the auto repair use must cease to operate within 30 days from the date the CUP is deemed invalid. The performance standards also provide an incentive to the applicant and business owners to provide improvements to the site in a timely manner. Staff recommends the following conditions and has provided a performance standard schedule in the conditions of approval.

1. Conditional Use Permit No. 823-10 shall be subject to a full review by the Planning Commission no later than twelve (12) months from the date of Planning Commission approval. The applicant shall submit a request for review of the CUP. Review of the CUP will be pursuant to CMC Section 9172.21(G) – Subsequent Modifications of Conditions. The Planning Commission shall consider the continuation of the auto repair use to determine compatibility and appropriate operating conditions or standards after the 12 month period. A public hearing need not be required unless requested by the applicant, Director, Commission or Council. Applicable fees shall apply.
2. If a request for review of the CUP is not submitted to the planning division within twelve (12) months from the date of Planning Commission approval, the CUP pursuant to this resolution shall become



automatically null and void and any auto repair use on site must be vacated within 30 days from the date the CUP is deemed invalid.

3. The Planning Commission may revoke this conditional use permit pursuant to this resolution if the applicant fails to satisfy the performance standards within the allotted time. If the CUP is deemed null and void, all auto repair activities must be vacated within 30 days from the date the CUP is deemed invalid.

Staff believes no additional requirements or limitations are needed other than those listed above and in the Resolution, but the Planning Commission may impose other conditions at its discretion.

Staff is mindful of setting an inappropriate precedent and advises the Planning Commission to give careful consideration to any authorization for the continued auto repair use on the subject property. The Planning Commission should consider if it is reasonable to allow for the outdoor repair of vehicles while the business owner and property owner determine their ability to provide an enclosed structure as required by code. If the Planning Commission determines that it is highly unlikely that an enclosed structure will be provided, a denial of this CUP may be advisable.

With the application of conditions of approval, 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 9138.2, "Vehicle Service and Repair" can be made in the affirmative.

IV. Environmental Review

Pursuant to Section 15301(a) – Existing Facilities (Class 1) of the California Environmental Quality Act (CEQA) Guidelines, the approval of a CUP for an existing vehicle service and repair use located at the project site is exempt. The project does not have the potential to cause a significant effect on the environment.

V. Recommendation

That the Planning Commission:

- APPROVE Conditional Use Permit No. 823-10; and
- WAIVE further reading and ADOPT Resolution No. 11-_____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 823-10 TO PERMIT AN EXISTING VEHICLE SERVICE AND REPAIR USE LOCATED AT 20922 SOUTH MAIN STREET."

VI. Exhibits

1. Draft Resolutions
2. Site Map



3. Property Inspection Report

4. Development Plans

Prepared by: 
Sharon Song, Associate Planner

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

Approved by: 
Sheri Repp-Loadsman, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-XXXX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 823-10 TO PERMIT AN EXISTING VEHICLE SERVICE AND
REPAIR USE LOCATED AT 20922 SOUTH MAIN 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 Jacqueline Adame, with respect to real property located at 20922 South Main Street, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 823-10 to authorize the continued operation of an existing auto repair use in the ML-D (Manufacturing, Light - Design Overlay Review) zoning district.

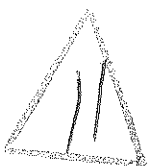
A public hearing was duly held on October 25, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 2. The Planning Commission finds that:

- a) The property lies within the area designated on the General Plan as available for Light Industrial uses and bears a consistent zoning classification of ML-D (Manufacturing, Light – Design Overlay). The proposed auto repair business adheres to the goals and policies described in the Land Use Element of the General Plan for the Light Industrial designation and is also a permitted use in the ML-D zone with the approval of a conditional use permit, subject to the requirements of Carson Municipal Code (CMC) Section 9138.2.

The project site is located within 100 feet of residential uses, therefore under CMC Section 9138.2 is required to obtain a conditional use permit.

- b) The subject site is square, flat, and located within a built and urbanized environment with adequate utilities to accommodate the existing use and development. With the implementation of conditions of approval and correction of code violations, the subject property will have sufficient space to accommodate the proposed use and provide adequate driveways and access.
- c) The project involves acquiring a CUP for the operation of an existing auto repair facility. The site will continue to provide adequate street access and traffic capacity. The project will provide adequate parking spaces and not have a significant impact on traffic. Designated driveways and parking areas will provide adequate and safe circulation of vehicles and pedestrians on site and serve the facility.
- d) The applicant has submitted plans for improvements, which include reslurry/repairing of asphalt, restriping of the parking areas, removal of unpermitted structures, and removal of unpermitted signage. These



improvements will improve the general area and be compatible with the intended character of the area.

- e) The existing facility provides adequate access for emergency vehicles, including the Fire Department and adequate water supply is provided in the area for fire protection.
- f) Conditions of Approval are included in Exhibit "B" of this Resolution which identify performance standards and a schedule for implementation to improve the site and meet all code requirements within twelve (12) months.
- g) The applicant acknowledges that if any performance standard is not satisfied within the schedule time period or the site does not satisfy all requirements within twelve (12) months, the CUP may become null/void and any auto repair use on site must vacate within 30 days from the date the CUP is deemed invalid.
- h) If all performance standards are completed within the time allowed, the Planning Commission shall review the CUP to determine if an extension of time can be authorized pursuant to the applicable findings to ensure the use is still consistent with the existing and intended character of area. The CUP may expire at the end of the twelve (12) month term unless the Planning Commission is able to make affirmative findings to support an extension to the permit.
- i) The use will comply with the City's development standards for auto repair facilities as outlined in Section 9138.2 of the CMC, unless modified by the conditions of approval set forth in Exhibit "B" attached hereto.

Section 3. The Planning Commission further finds that the proposed use will not have a significant effect on the environment. The proposed use will not alter the character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15301(a) of the CEQA (California Environmental Quality Act) Guidelines.

Section 4. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 823-10 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 6. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF OCTOBER, 2011

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

LEGAL DESCRIPTION

Real property in the City of Carson, County of Los Angeles, State of California, described as follows:

THE WESTERLY 125 FEET OF LOT 27 TRACT 5927, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 64 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7336-017-035

Priority Title



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 823-10

GENERAL CONDITIONS

1. Upon activation, the Conditional Use Permit pursuant to this resolution shall become null and void if any of the conditions of approval and/or performance standards are not satisfied within the allotted time, unless an extension of time is requested prior to expiration and 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. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
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 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 property owner and/or tenant shall comply with the city's standard requirements for a business license prior to the transferring of an existing or establishment of a new auto repair business. The Planning Division shall review any business license application to ensure the new use does not result in a substantial change from the current auto repair use. Substantial changes shall require authorization of a modification of conditions from the Planning Commission prior to the approval/issuance of the business license.
7. All operations such as work or repair on vehicles must be conducted on-site, not visible to the public. The applicant is permitted to conduct work under a permitted



canopy, not visible to the public for twelve (12) months or when an enclosed building for auto repair is constructed, whichever date is first.

8. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from surrounding property or from any adjoining public street or walkway.
9. All repair activities shall be confined to the hours between 7:00 a.m. to 9:00 p.m. daily.
10. No auto repair activities are permitted in areas visible to the public.
11. All display and storage shall be located within an enclosed building. Vehicles awaiting service may be parked in an unenclosed area for a period not to exceed seventy-two (72) hours.
12. Prevent storm water pollutants of concern such as oil and grease, solvents, car battery acid, coolant and gasoline from entering into the storm water conveyance system.
13. Avoid hosing down work areas. If work areas are washed, collect and store wash water and dispose appropriately, according to state law. Use dry sweeping if possible.
14. Designate a special area to drain and replace motor oil, coolant, and other fluids, where there are no connections to the storm drain or the sanitary sewer, and drips and spills can be easily cleaned up.
15. Post signs at sinks to remind employees not to pour wastes down drains.
16. The owner/applicant shall provide for public use storage tanks to hold used automotive oil for recycling purposes in accordance to industry "Best Management" practices. The Planning Division shall approve the location for company "used oil recycling" services.
17. In accordance with Ordinance No. 04-1322, the applicant has provided a property inspection report for the site which identify potential plumbing, electrical and fire code deficiencies. The report also includes plans to eliminate or mitigate any deficiencies identified. The mitigation measures in such report shall be hereby incorporated in these conditions of approval within 120 days permitted to allow for the mitigation measures, if any, to be completed subject to the Planning Division's review and approval.
18. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 823-10. 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.

Performance Standards - *The applicant shall be responsible for satisfying the following performance standards within the allotted time (performance schedule is provided below):*

19. Conditional Use Permit No. 823-10 shall be subject to a full review by the planning division no later than twelve (12) months from the date of Planning Commission approval. The applicant shall submit a request for review of the CUP. Review of the CUP will be pursuant to CMC Section 9172.21(G) – Subsequent Modifications of Conditions. The Planning Commission shall consider the continuation of the auto repair use to determine compatibility and appropriate operating conditions or standards after the 12 month period. A public hearing need not be required unless requested by the applicant, Director, Commission or Council. Applicable fees shall apply.
20. If a request for review of the CUP is not submitted to the planning division within twelve (12) months from the date of Planning Commission approval, the CUP pursuant to this resolution may become null and void and any auto repair use on site must be vacated within 30 days from the date the CUP is deemed invalid.
21. Upon activation, the conditional use permit pursuant to this resolution shall become null and void if the applicant fails to satisfy the performance standards within the allotted time. If the CUP is deemed null and void, all auto repair activities must be vacated within 30 days from the date the CUP is deemed invalid.
22. Within 30 days from the date of CUP approval, the owner/applicant shall obtain a demolition permit to remove all unpermitted structures including, the canopies and outdoor car lift. All unpermitted structures must be demolished within 30 days from issuance of permits.
23. Within 30 days from the date of CUP approval, the applicant shall submit a site plan for Planning approval and building permits for a canopy work area.
24. Within 30 days from the date of CUP approval, the applicant shall remove all unpermitted signage on-site.
25. Within three (3) months from the date of CUP approval, the applicant shall provide landscaping plans that include landscaping improvements along the rear property line. Within 30 days of landscape plan approval, the applicant shall



install landscaping according to the approved plan. All landscaping shall be maintained by an automatic drip irrigation system.

26. Within six (6) months from the date of CUP approval, all broken or damaged asphalt on-site shall be repaired or restored to the satisfaction of the Planning Division.
27. Within seven (7) months from the date of CUP approval, the owner/applicant shall stripe parking spaces for the appropriate number of parking spaces and bumper stops per the approved site plan and as required in the Carson Municipal Code.
28. Within ten (10) months from the date of CUP approval, the applicant must obtain building permits for an enclosed structure.
29. The applicant may conduct auto repair activities under a permitted canopy for no longer than twelve (12) months from the date of CUP approval.
30. Within twelve (12) months from the date of CUP approval, the applicant shall provide an enclosed structure for all auto repair activities that meets planning and building code requirements. All temporary areas shall be removed.
31. The owner/applicant shall apply for a separate sign and/or banner permits, if applicable. Approval of said permit shall be subject to Planning Division's review and approval for proper size, height, type, material, and design standards to be applied consistently with the ML-D (Industrial, Light – Design Overlay) zoning district.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

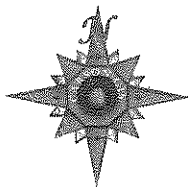
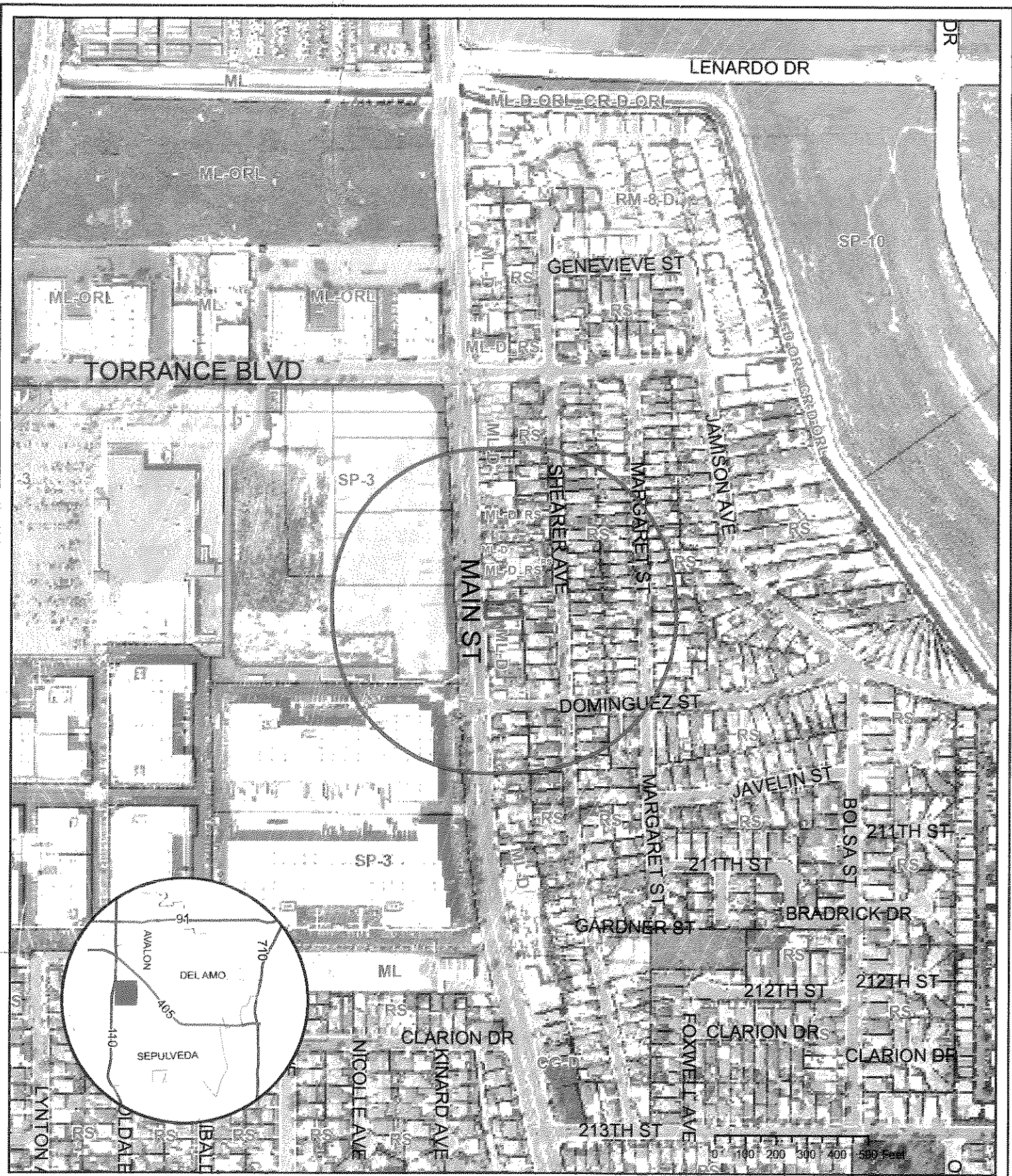
32. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



Performance Schedule

| Deadline (From the date of CUP approval, unless otherwise noted) | Performance Standards |
|---|---|
| 30 days | Obtain a demolition permit for all unpermitted structures. (Condition No. 22) |
| 30 days from the issuance of the demolition permit | All unpermitted structures on-site must be demolished and removed. (Condition No. 22) |
| 30 days | Submit a site plan for the canopy work area. (Condition No. 23) |
| 30 days | Remove all unpermitted signage. (Condition No. 24) |
| 3 months | Submit landscape plan. (Condition No. 25) |
| 120 days | Satisfy deficiencies identified in the property inspection report. (Condition No. 17) |
| 6 months | Repair/reslurry parking lot. (Condition No. 26) |
| 7 months | Re-stripe parking. (Condition No. 27) |
| 30 days from the date of landscape plan approval | Install landscape. (Condition No. 27) |
| 10 months | Obtain building permits for the enclosed building (Condition No. 28) |
| 12 months | Construct an enclosed building for auto repair activities. (Condition No. 30) |
| 12 months | Meet all requirements and submit an application for consideration by the Planning Commission to extend the approval for auto repair. (Condition Nos. 19 and 20) |





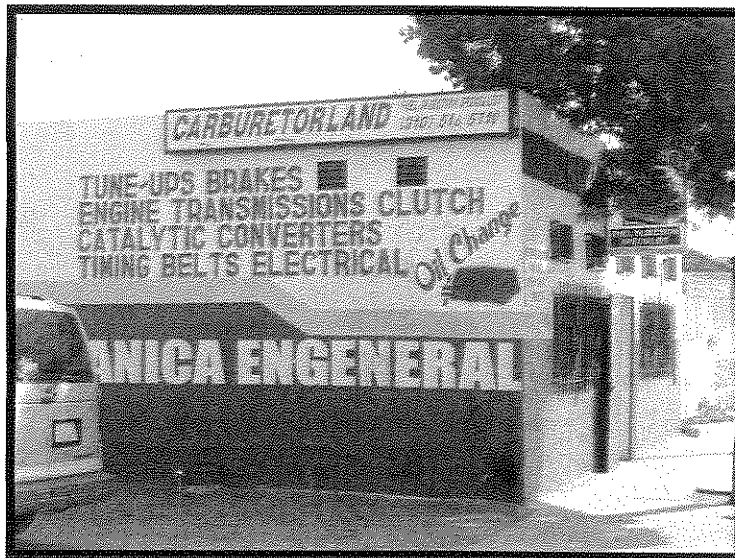
City of Carson
 500 Foot Radius Map
 20922 Main St

EXHIBIT NO. 2 -





Property Inspection Report



**20922 S. Main St
Carson, CA
October 19, 2011**

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

EXHIBIT NO. 3 -



Equity Building Inspection
(310)540-0200

Re: 20922 S. Main St
Carson, CA

Dear Jackie Adame

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 10-9-11. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

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

Thank you for your business!

Sincerely,

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



Inspection Action Items Report

20922 S. Main St
Carson, CA

Read The Inspection Report

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

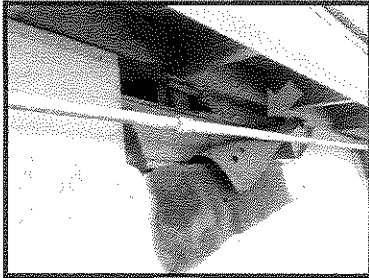
[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIORS

EXTERIOR CONDITIONS:

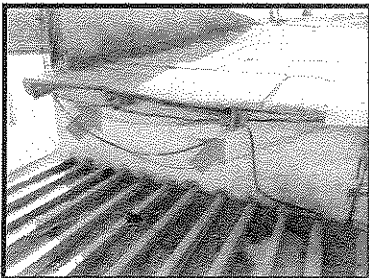
STUCCO SIDING:

1. [CR] The stucco siding was damaged/deteriorated at the right and rear sides of the building. There is also visible framing damage. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. right side.



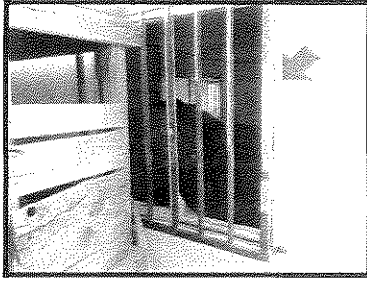
EXT TRIM:

2. [CR] The trim was weathered beyond normal wear. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. [FE] There were damaged/deteriorated trim surfaces noted at the fascia boards, eave boards, and, rafter tails, We recommend further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow.



WINDOWS:

3. [CR] Broken glass was noted at the window(s). We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.(right side)



PLUMBING SYSTEM

PLUMBING CONDITIONS:

WATER SHUTOFF:

4. [FE] The main water shutoff valve was buried in the dirt. We recommend correcting the condition(s) noted.

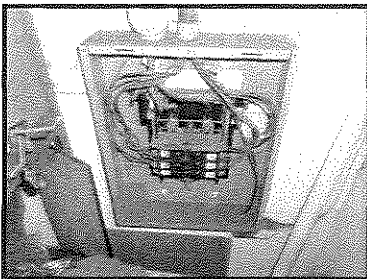


ELECTRICAL SYSTEMS

ELECTRICAL SUBPANEL:

ELECTRIC PANEL:

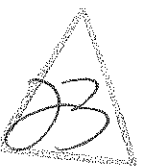
5. [SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted. [CR] The subpanel is not wired correctly. We recommend contacting a licensed electrical contractor for a full evaluation and repair.



KITCHEN

SINK/PLUMBING:

6. [CR] The faucet was dripping. We recommend correcting the condition(s) noted. [CR] The faucet(s) were difficult to operate. We recommend correcting the condition(s) noted.



BATHROOMS

BATHROOM.

WALLS/CEILING:

7. [CR] Moisture stains and damage were noted on the wall(s)/ceiling. The area tested dry during the inspection. We recommend locating and correcting the source and any damaged materials.(ceiling)

RECEPTACLES:

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

INTERIOR

BACK OFFICES.

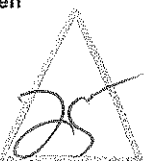
LIGHTS/FIXTURES:

9. [CR] There is a missing fixture(s) . We recommend correcting the condition(s) noted. (numerous)



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INSPECTION CONDITIONS

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

CLIENT & SITE INFORMATION:

DATE OF INSPECTION

October 19, 2011

CLIENT NAME:

Jackie Adame

ADDRESS:

20922 S. Main St

CITY, STATE, ZIP

Carson, CA

CLIMATIC CHARACTERISTICS:

WEATHER/SOIL:

Weather conditions during the inspection: clear, 70-80 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY:

Faces: East.

STRUCTURE:

ommercial Auto Body Shop.

TYPE OF STRUCTURE

One Story House. Stucco.

FOUNDATION:

Foundation types: concrete slab on grade.

UTILITY SERVICES:

ELECTRICITY:

Municipal.

GAS:

Municipal.



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WATER/SEWER:

Municipal.

UTILITIES:

Municipal:

OTHER INFORMATION:

ATTENDING:

People present: owner(s)

OCCUPIED:

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

COMMENTS:

Keep in mind that there is no way for the inspector to know the exact origin of any water intrusion unless he actually sees the water coming into the building such as during a rain. There is no way to ensure that a particular area is free from leakage until the next time there is rainfall sufficient to test the area. All the inspector can determine is that there is a discoloration of a particular area and further investigation may be needed to determine its source and if the area is a result of an active leak. The purpose of a building inspection is to evaluate the building for function, operability and condition of systems and components, and not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the building inspector, as the inspector's tastes and values will always be different from those of the client. There may be a number of areas noted in and around the structure to have condition(s) in need of corrective measures. The areas of concern are preceded by codes i.e. [SC], [FE], [CR] and [RU] each code is defined in the "DEFINITIONS" section below. We recommend the condition(s) be corrected by specialists in the appropriate trades.

INTRODUCTORY NOTES:

IMPORTANT INFORMATION:

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

Also, this was not an inspection for compliance with the Americans with Disabilities Act. The inspection did not include examination of the property for the presence of toxic materials or environmental hazards, or review of public records and environmental databases for relevant environmental information.

ENVIRONMENTAL CONCERNS:

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



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DEFINITIONS:

SAFETY CONCERNS:

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

FURTHER EVALUATION:

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

CORRECTIONS

RECOMMENDED:

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

RECOMMENDED

UPGRADE:

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

SERVICEABLE:

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

FUNCTIONED:

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

FAILED:

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

SPECIALIST:

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



FOUNDATION/UNDER-FLOOR AREAS

FOUNDATION:

TYPE:

Type of foundation: Concrete slab on grade.

BOLTS/BRACING:

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

SLAB ON GRADE:

EXT CONDITION:

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

INT CONDITION:

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

EXTERIORS

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

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

EXTERIOR INFORMATION:

SIDING TYPE:

Materials: Materials: stucco.

EXT TRIM TYPE:

Materials: stucco.

EXT DOOR TYPE:

Materials: wood, and, metal.

WINDOW TYPE:

Type: horizontal sliding.

WINDOW MATRLS:

Materials: metal.

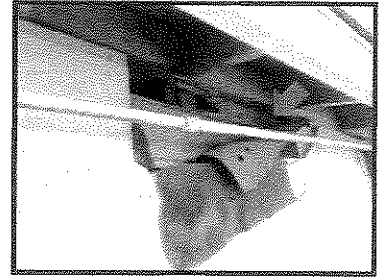
EXTERIOR CONDITIONS:



Equity Building Inspection

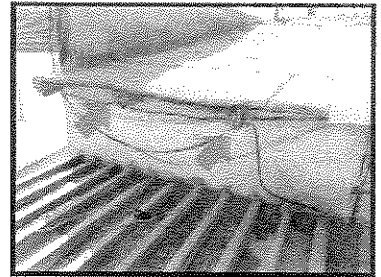
STUCCO SIDING:

[CR] The stucco siding was damaged/deteriorated at the right and rear sides of the building. There is also visible framing damage. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow. right side.



EXT TRIM:

[CR] The trim was weathered beyond normal wear. We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.
[FE] There were damaged/deteriorated trim surfaces noted at the fascia boards, eave boards, and, rafter tails, We recommend further evaluation and corrections by a specialist in the appropriate trade prior to the close of escrow.



EXT DOORS:

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

WINDOWS:

[CR] Broken glass was noted at the window(s). We recommend correcting the condition(s) noted by using a specialist in the appropriate trade prior to the close of escrow.(right side)



GROUNDS

GROUNDS INFORMATION:

DRIVEWAY:

Materials: asphalt.

GROUNDS CONDITION:

DRIVEWAY:

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

WALKWAYS:

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

FENCING & GATES:

The yard fencing appeared serviceable, with common signs of aging and wear present. Periodic maintenance is recommended to minimize damage and extend the service life.

GRADING/DRAINAGE/LANDSCAPING INFORMATION:

SITE GRADING:

Flat site.

SITE DRAINAGE:

Surface drainage.

LOW VOLT LIGHTS:

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

GRADING/DRAINAGE/LANDSCAPING CONDITION:

SITE GRADING:

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

SITE DRAINAGE:

The exposed areas of the surface drainage system appeared serviceable.



ROOF COVERINGS

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

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

ROOF INFORMATION:

INSPECT METHOD:

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

ROOF COVERING:

Materials: fiberglass/asphalt composition shingles, and built-up with a cap sheet surface.

ROOF LAYERS:

undetermined number of layers.

ROOF DRAINAGE:

there were no rain gutters installed.

ROOF CONDITION:

COMP SHINGLE:

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



BUILT UP ROOF:

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

FLASHINGS:

The visible flashings appeared serviceable.

PLUMBING SYSTEM

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

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

PLUMBING INFORMATION:

MAIN WATER LINE:

Materials: copper piping.

WATER SHUTOFF:

The main water shutoff valve was located at the right side of the building.

WATER PRESSRE:

50-60 PSI.

WATER PIPING:

copper piping where visible.

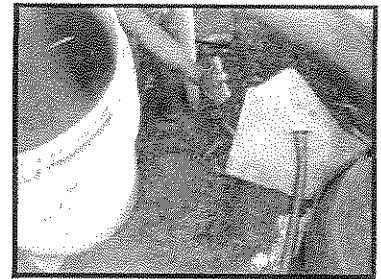
WASTE LINES:

Materials: ABS black plastic piping where visible.

PLUMBING CONDITIONS:

WATER SHUTOFF:

[FE] The main water shutoff valve was buried in the dirt. We recommend correcting the condition(s) noted.



WATER PRESSRE:

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

WATER PIPING:

The visible water supply piping appeared serviceable.

WATER FLOW:

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

Equity Building Inspection

HOSE FAUCETS:

The accessible hose faucets were serviceable.

WASTE PIPING:

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

WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable.

VENT PIPING

The visible areas of the vent pipes appeared serviceable.

GAS PIPING:

The visible areas of the gas piping appeared serviceable.

COMMENTS:

NOTE: There is no gas on the property.

WATER HEATERS

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

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

WATER HEATER CONDITIONS:

COMMENTS:

NOTE: This building does not have a hot water system or tank.



ELECTRICAL SYSTEMS

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

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

ELECTRICAL SERVICE INFORMATION:

SERVICE TYPE:

Overhead.

MAIN PANEL:

Located at the front of the building.

SERVICE RATING:

[SC] The access cover to the main panel was locked and not accessible to inspect. We recommend the panel remain unlocked for maintenance/emergency needs.

SERVICE WIRING:

Material: copper.

BRANCH WIRING:

Material observed: copper.

DISCANNCT TYPE:

Circuit breakers.

GROUNDING:

Water piping.

ELECTRICAL SERVICE CONDITIONS:

SERVICE WIRING:

The overhead service wires and weatherhead appeared to be serviceable.

GROUNDING:

The visible ground connections appeared serviceable.

MAIN PANEL:

The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

ELECTRICAL OVERALL

OVERALL COMMENTS:

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



HOUSEHOLD COMPONENT CONDITIONS:

SWITCHES:

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

FIXTURES:

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

RECEPTACLES:

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

GFCI DEVICES:

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

ELECTRICAL SUBPANEL:

LOCATION:

Work area.

PANEL RATING:

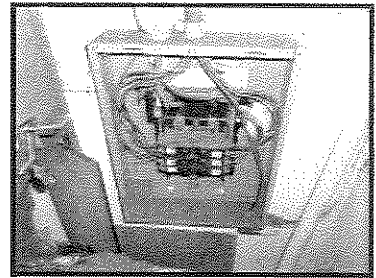
Unknown, no main breaker or identification.

DISCONNCT TYPE:

Circuit breakers.

ELECTRIC PANEL:

[SC] The protective "dead front" cover was missing from the panel. We recommend correcting the condition(s) noted. [CR] The subpanel is not wired correctly. We recommend contacting a licensed electrical contractor for a full evaluation and repair.



HEATING SYSTEMS

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

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

HEATING SYSTEM CONDITIONS:

COMMENTS:

[RU] There is no heat source to this building. We recommend upgrading.

KITCHEN

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

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

KITCHEN OVERALL

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

SINK/PLUMBING:

[CR] The faucet was dripping. We recommend correcting the condition(s) noted. [CR] The faucet(s) were difficult to operate. We recommend correcting the condition(s) noted.

KITCHEN APPLIANCES

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



BATHROOMS

BATHROOM.

ALL OK

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

WALLS/CEILING:

[CR] Moisture stains and damage were noted on the wall(s)/ceiling. The area tested dry during the inspection. We recommend locating and correcting the source and any damaged materials.(ceiling)

RECEPTACLES:

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

VENTILATION:

The ventilation was provided by a window which appeared adequate.

SINK/PLUMBING:

The faucet(s), sink(s) and piping were serviceable, no leakage observed.

INTERIOR

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

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

INTERIOR ROOMS INFORMATION:

WALLS/CEILINGS:

Materials: sheetrock, and, block.

FLOORS:

Materials: vinyl, and, stone.

WORK AREAS.

ROOM OVERALL

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



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WALLS/CEILING:

We recommend sealing any and all cracks to help prevent moisture penetration.

FLOORS OVERALL

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

INT DOORS:

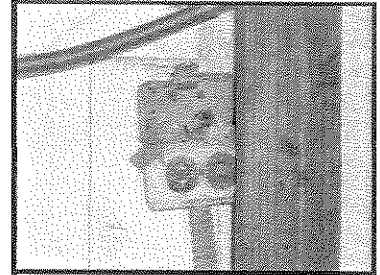
The door(s) were serviceable with exceptions noted within.

EXT DOORS:

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

LIGHTS/FIXTURES:

[CR] Some of the lights failed to function. [CR] There is an open junction box located in the rear office. We recommend correcting the condition(s) noted.(numerous)



BACK OFFICES.

LIGHTS/FIXTURES:

[CR] There is a missing fixture(s) . We recommend correcting the condition(s) noted. (numerous)



20922 South Main Street
CUP NO. 823-10

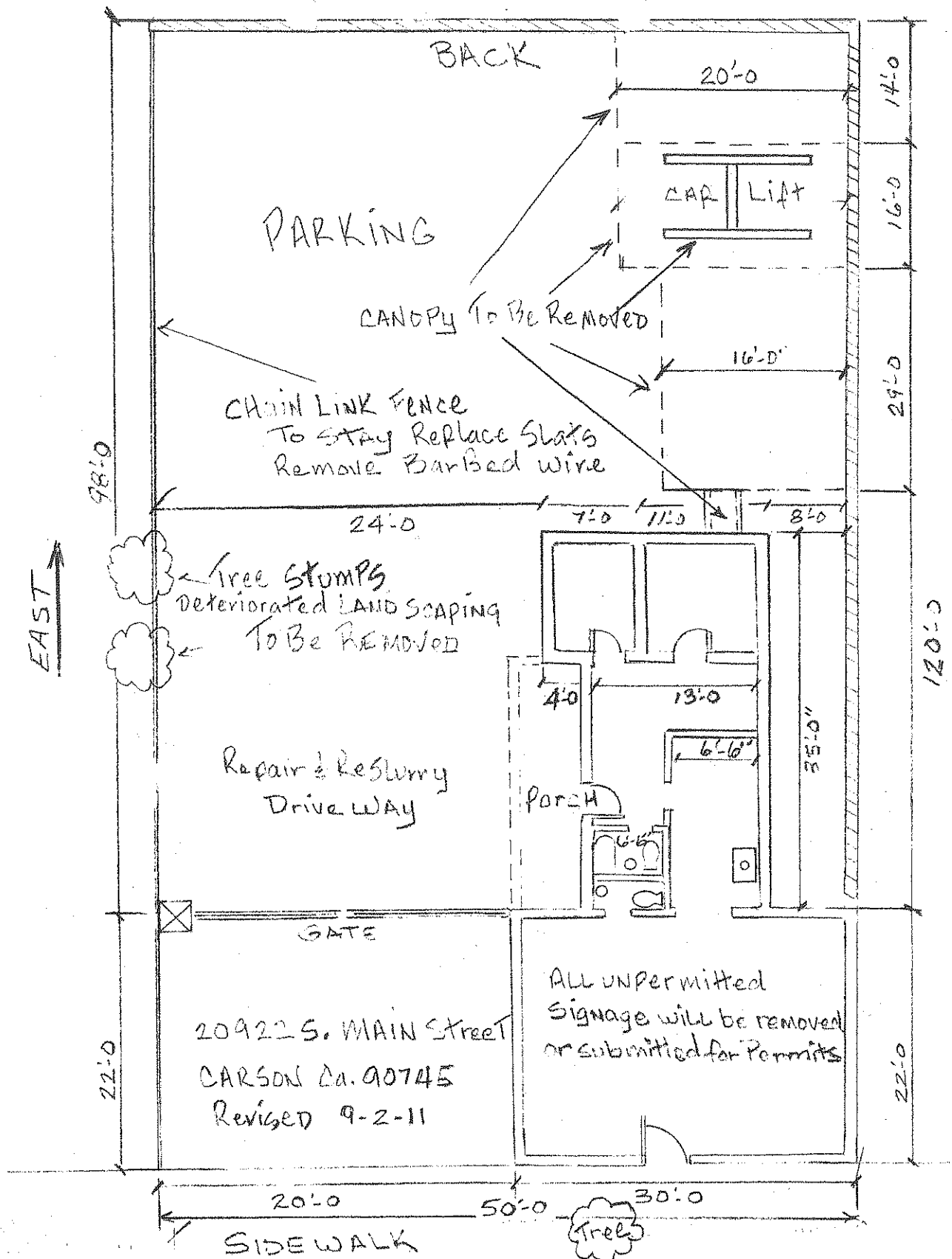


EXHIBIT NO. 4

