



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 22, 2012  
SUBJECT: Conditional Use Permit No. 898-12  
APPLICANT: Lloyd Anastasi  
2712 and 2714 E. Adams Street  
Carson, CA 90810  
REQUEST: To approve a Conditional Use Permit for a second dwelling located within the RS (Residential, Single Family) zone district  
PROPERTY INVOLVED: 2712 and 2714 E. Adams Street

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#### 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
		Díaz			Williams
		Goolsby			

***Item No. 11-A***

## **I. Introduction**

### *Date Application Received*

January 25, 2012: Conditional Use Permit No. 898-12

### *Applicant/Property Owner*

Lloyd Anastasi  
1250 8<sup>th</sup> Street  
Manhattan Beach, CA 90266

### *Project Address*

2712 E. Adams Street, Carson, CA 90810

### *Project Description*

The proposal is to consider a conditional use permit (CUP) for an existing second dwelling within the RS (Residential, Single Family) zone district.

The project site is located on an 8,182-square-foot parcel with two dwelling units totaling approximately 2,337 square feet (front dwelling being 2714 E. Adams Street with 1,498 square feet & second rear dwelling being 2712 E. Adams Street with 839 square feet). Each dwelling is developed with two bedrooms.

## **II. Background**

### *History of Property*

The existing single story dwelling units were built in 1928 and 1930. The main single family dwelling (2714 E. Adams Street) was relocated to the site via a building relocation permit in 1963. The rear second dwelling unit had been the main dwelling unit until the front unit was relocated.

### *Previously Approved Discretionary Permits*

There are no previous approved discretionary permits on this site.

### *Public Safety Issues*

There are no known open Code Enforcement cases on the subject property. However, there is an existing illegal "accessory living quarters" unit that is attached to the two car garage behind the main front dwelling at 2714 E. Adams Street. The property owner and the city's code enforcement division have been notified that this use is in violation of CMC Section 9125.6.A.3. The attached "accessory living quarter" must be converted back to a storage use or be demolished.

On August 14, 1989, the city of Carson Planning Division processed a "miscellaneous application" with Building and Safety Division for a storage room that the applicant/property owner identified as guest quarters for the proposed use of buildings. However, the Planning Division planner clearly marked the permit application for "storage room only" being that permitting guest quarters attached to the garage would intensify the non-conforming use by adding an illegal bedroom in violation of CMC Sections 9182.21 and 9182.41 (attached).



Furthermore, the permit expired and was never finalized by Building and Safety Division of the city of Carson.

### III. Analysis/Findings

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

- The subject property is located at 2712 and 2714 E. Adams Street. The subject site is compatible with surrounding residential single family uses. According to Los Angeles County Assessor's records the second dwelling located at 2712 E. Adams was built in 1930 before the adoption of the Los Angeles County Building Code in 1933. Therefore, the second dwelling is considered legally permitted.
- Surrounding the subject property to the north, east, south and west are single family residential uses.
- The applicant is applying for a second dwelling unit Conditional Use Permit 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.
- Staff has inspected the property and reviewed all building permit records. Pursuant to CMC Section No. 9182.41, (Site Development Nonconformities) lawfully established yard areas (existing conditions) that do not conform to the Residential, Single Family (RS) zone district site development regulations such as the second dwellings existing rear yard of 8' (eight feet); the existing setback from the primary residence of 6'-5"; and the undersized carport providing parking for the second dwelling are allowed to continue indefinitely provided there is no intensification by adding bedrooms. The RS zone district rear yard requirement is 15 feet, but does provide for encroachments provided that at least half of the rear yard remains as open space.
- The front dwelling along Adams Street is developed with a two car undersized carport 12 feet in depth by 18 feet in width which is being used by the rear 839 square-foot second dwelling. The front main dwelling is also developed with a detached 2 car garage. Thus, the subject dwellings meet the CMC Section 9182.41 F. Site Development Nonconformities parking requirements provided that no intensification of bedroom units exist or is permitted.
- In accordance with CMC Section No. 9207.28 Merger of Parcels Requested by the Sub-divider, the applicant owner filed for a merger of the existing three lots via Lot Merger No. 225-12 which is being processed by the city's engineering division.

#### *Zoning/General Plan Designation*

- The subject property is zoned RS (Residential, Single-Family) with the adjacent properties to the north, south, east and west sharing the same the zoning designation.

- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Low Density, Residential.

*Required Findings: Conditional Use Permit No. 898-12*

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision", can be made in the affirmative, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

*Issues of Concern / Proposed Condition/Change: Conditional Use Permit No. 898-12*

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

- **Conditions of Approval:**

1. Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit if applicable.
2. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.



3. There shall be no un-authorized dwelling expansion or alteration that will intensify the number of bedrooms or other habitable area.
4. All building setback yard areas to remain clear for fire prevention safety.
5. The applicant/property owner has filed Lot Merger No. 225-12 for processing and approval by the city's engineering division. The approval of the lot merger will be a condition of approval.

#### IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Structures or Facilities, the City's approval of a Conditional Use Permit (CUP) for the proposed project is "Categorically Exempt".

#### V. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 898-12 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. 898-12 for a second dwelling unit located at 2712 and 2714 E. Adams Street."

#### VI. Exhibits

1. Resolution
2. Property Inspection Report
3. Lot Merger No. 225-12 map
4. Development Plans
5. CMC Sections 9182.21 and 9182.41
6. Copy of Permit Application dated 8-14-89

Prepared by: \_\_\_\_\_

Zak Gonzalez II, Planner

Reviewed by: \_\_\_\_\_

John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

Sheri Repp, Planning Manager

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 12-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 898-12 FOR A SECOND DWELLING LOCATED AT 2712  
AND 2714 E. ADAMS STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,  
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Lloyd Anastasi, with respect to real property located at 2712 and 2714 E. Adams Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing 839-square-foot second dwelling unit located within the RS (Residential, Single Family) zone district.

A public hearing was duly held on May 22, 2012, 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 General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) The property's front dwelling is developed with a detached two car garage and an attached two car carport used by the rear dwelling unit. The site is considered nonconforming with respect to parking; however, the nonconformities are allowed to continue provided there is no intensification. The project is not anticipated to generate significant adverse effects to the circulation on the adjacent public street.
- d) There are no signs intended for the proposed project site.
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.



- f) The existing second dwelling meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the use permitted by the 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 Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 898-12 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 22<sup>nd</sup> DAY OF MAY, 2012.**

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

**ATTEST:**

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



# EXHIBIT "A"

## LEGAL DESCRIPTION

### EXISTING PARCELS

#### PARCEL 'A'

LOT 607, TRACT NUMBER 6720, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 71, PAGES 79 AND 80, OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

#### PARCEL 'B'

LOT 608, TRACT NUMBER 6720, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 71, PAGES 79 AND 80, OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

#### PARCEL 'C'

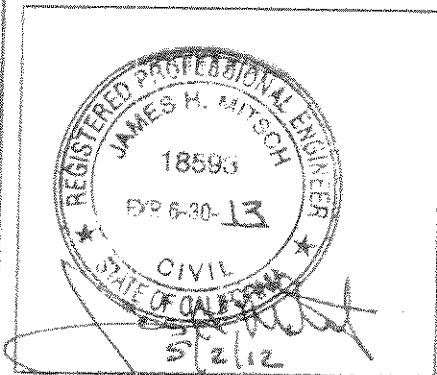
LOT 609, TRACT NUMBER 6720, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 71, PAGES 79 AND 80, OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

ASSESSOR PARCEL NUMBER: 7316-005-020

### PROPOSED PARCEL

#### PARCEL "A"

LOTS 607, 608 AND 609, INCLUSIVE, TRACT NUMBER 6720, IN THE CITY OF CARSON COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 71, PAGES 79 AND 80, OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.



BAY CITIES ENGINEERING		OWNER INFORMATION		EXHIBIT "A"	
CONTACT NAME: JAMES HENRY MITSCH, RCE		NAME: LLOYD R AND LAURENE T ANASTASI		SITE ADDRESS:	
ADDRESS: 101 AVENIDA VERACRUZ		ADDRESS: 1250 8TH STREET		2712 AND 2714 E. ADAMS STREET CARSON, CA 90810	
CITY STATE ZIP: ANAHEIM, CA 92808-1090	PHONE: (310) 950-7940	CITY STATE ZIP: MANHATTAN BCH, CA 90266	PHONE: (310) 717-8911	SCALE: 1" = 20.0'	1 OF 3



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 898-12**

GENERAL CONDITIONS

1. If Conditional Use Permit No. 898-12 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 898-12. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding.



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

## SECOND DWELLING EXPANSION/ALTERATIONS/AESTHETICS

8. Any changes to the second dwelling shall be limited to minor alterations, improvements, repairs, or changes of use which do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use.
9. Any minor alterations, improvements and or repairs shall require review and approval (where applicable) by the Planning Division and issuance of a building permit.
10. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the property inspection report shall be eliminated or mitigated within 90 days. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
11. The existing "accessory living quarters" attached to the garage of the main dwelling unit located at 2714 E. Adams Street violates CMC Section 9125.6 A. 3. and must be converted back to a storage use or demolished within 90 days.
12. A building use restriction covenant shall be recorded with the Los Angeles County Recorder's Office that restricts the use of the existing 12' x 18', 216 square-foot area next to the garage behind the main dwelling located at 2714 E. Adams to storage use only.
13. All building setback areas shall remain clear for fire prevention safety.

## PARKING

14. The existing garage and carport shall be used for parking of vehicles and not for storage only or for habitable space. There shall be no parking of in-operable automobiles on any garage, carport or driveway. Further, there shall be no unauthorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient off-street parking.

## BUILDING & SAFETY

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



## ENGINEERING

16. In accordance with CMC Section No. 9207.28 Merger of Parcels Requested by Subdivider, (a) the applicant is processing Lot Merger No. 225-12 with the Engineering Division. Approval of this conditional use permit contained herein is contingent upon said lot merger approval.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

17. There shall be no storage allowed within any required building setback yard area to promote fire safety.

## BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

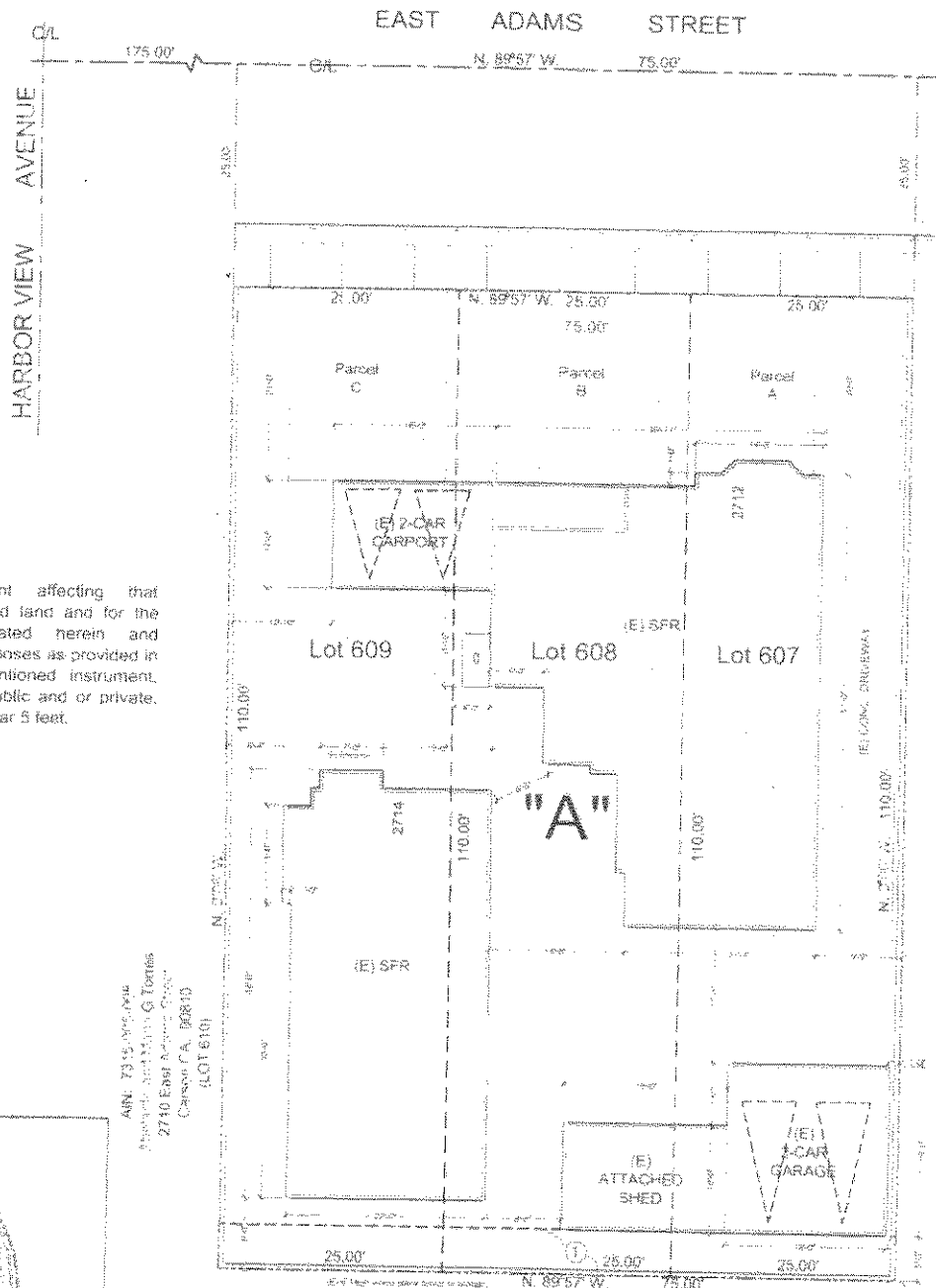
18. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



# LOT MERGER NO 225-12



SCALE 1" = 20'

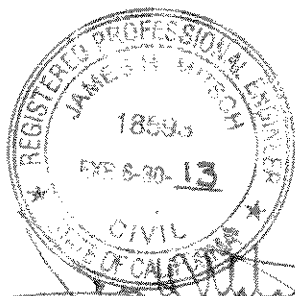


## EASEMENT

① An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the abovementioned instrument, for utilities public and or private. Affects the Rear 5 feet.

AIN: 73-15-005-014  
Richard C. and Ruth E. Harshaw  
2711 East Washington Street  
Carson, CA 90810  
(LOT 784 AND 785)

AIN: 73-16-005-015  
Tatsuo and Kaori Takasawa  
2718 East Washington Street  
Carson, CA 90810  
(LOTS 782 AND 787)



5/2/12

<b>PREPARED BY:</b> <b>BAY CITIES ENGINEERING</b>		<b>OWNER INFORMATION</b>		<b>EXHIBIT "B" CONTINUED</b>	
<b>CONTACT NAME:</b> JAMES HENRY MITSCH, RCE		<b>NAME:</b> LLOYD R AND LAURENE T ANASTASI		<b>SITE ADDRESS:</b> 2712 AND 2714 E. ADAMS STREET CARSON, CA 90810	
<b>ADDRESS:</b> 101 AVENIDA VERZCruz ANAHEIM CA 92808-1020		<b>ADDRESS:</b> 1250 8TH STREET MANHATTAN BCH, CA 90286		<b>SCALE:</b> 1" = 20.0' 3 OF 3	
<b>CITY STATE ZIP:</b> ANAHEIM CA 92808-1020		<b>PHONE:</b> (310) 650-7948		<b>CITY STATE ZIP:</b> MANHATTAN BCH, CA 90286	
		<b>PHONE:</b> (310) 717-6911			

EXHIBIT NO. 3 -

REV.	DATE	DESCRIPTION

PROPERTY OWNER:  
**LLOYD ANASTASI**  
 1250 8TH STREET  
 MANHATTAN BEACH, CA 90266  
 310 717-6911  
 E-MAIL: LLOYDANASTASI@VERIZON.NET

**JIM MARQUEZ**  
**PLANNING & DESIGN**  
 310 749-9776 PHONE  
 310 749-9776 FAX  
 310 749-9776 CELL  
 E-MAIL: JIMMARQUEZ@ATT.NET

SITE NAME:  
 ADAMS SECOND DWELLING PERMIT

SITE ADDRESS:  
 2712 - 2714 E. ADAMS STREET  
 LONG BEACH, CA

SHEET TITLE:  
 Site Plan, Data and Sheet Index

DRAWING INFO:  
 SCALE: DRAWN BY: DATE:

SHEET NUMBER:  
 A1.0

### Project Data:

Address: 2712 and 2714 E. Adams Street  
 City: Long Beach, CA  
 Assessor's Map No.: 7115-006-070  
 Property Owner: Lloyd Anastasi  
 Legal: Lots 607, 608, 609, Tract No. 6720, M.B.  
 Lot Area: 11,159 s.f., 18.9 acres  
 (0.73 acre) (65)  
 Required Parking: Two covered spaces per unit.  
 Provided: One two garage and one two car carport, see below.

### Project Description:

- To merge lots 607, 608 and 609, Tract Number 6720, M.B. 79.80 into one.
- To allow the continued use and placement of two (2) single family dwellings.
- To allow the continued use of:
  - A two-car carport having a width of 18-feet and a depth that is 6-feet less than the required site depth of 18 feet per CMC 9125.21A(1) and CMC 9125.21 for second dwellings.
  - A 18' accessory room structure located approximately 10-feet into the 5-foot rear yard and approximately 4 feet into the 5-foot side yard per CMC 9125.6.E. The distance between the main and second dwelling of 6.5 feet less than 10 feet, CMC 9125.6.E.1.
  - Planning Commission approval is precedent to the building Department legalize the permitted but never "billed" building permit for the shed addition built onto the 2-car garage.

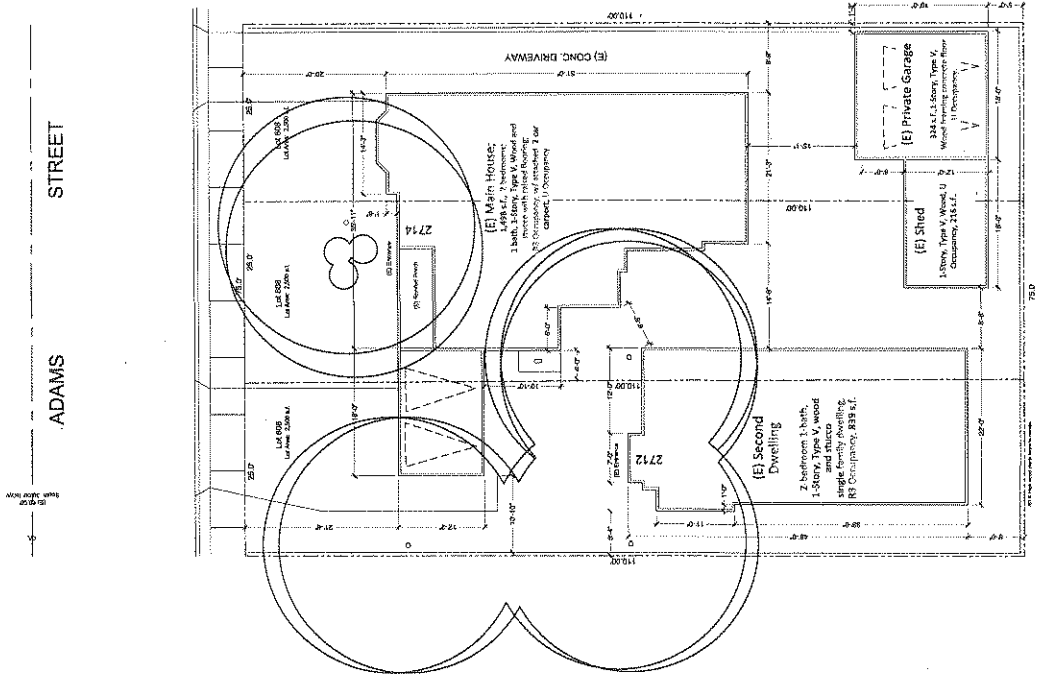
### Sheet Index:

Page	Description
A1.0	Site Plan, Data, Sheet Index
A2.0	Floor Plan 2712 and 2714 East Adams Street
A3.0	Elevations
A4.0	Elevations

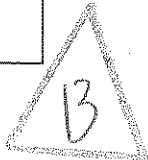


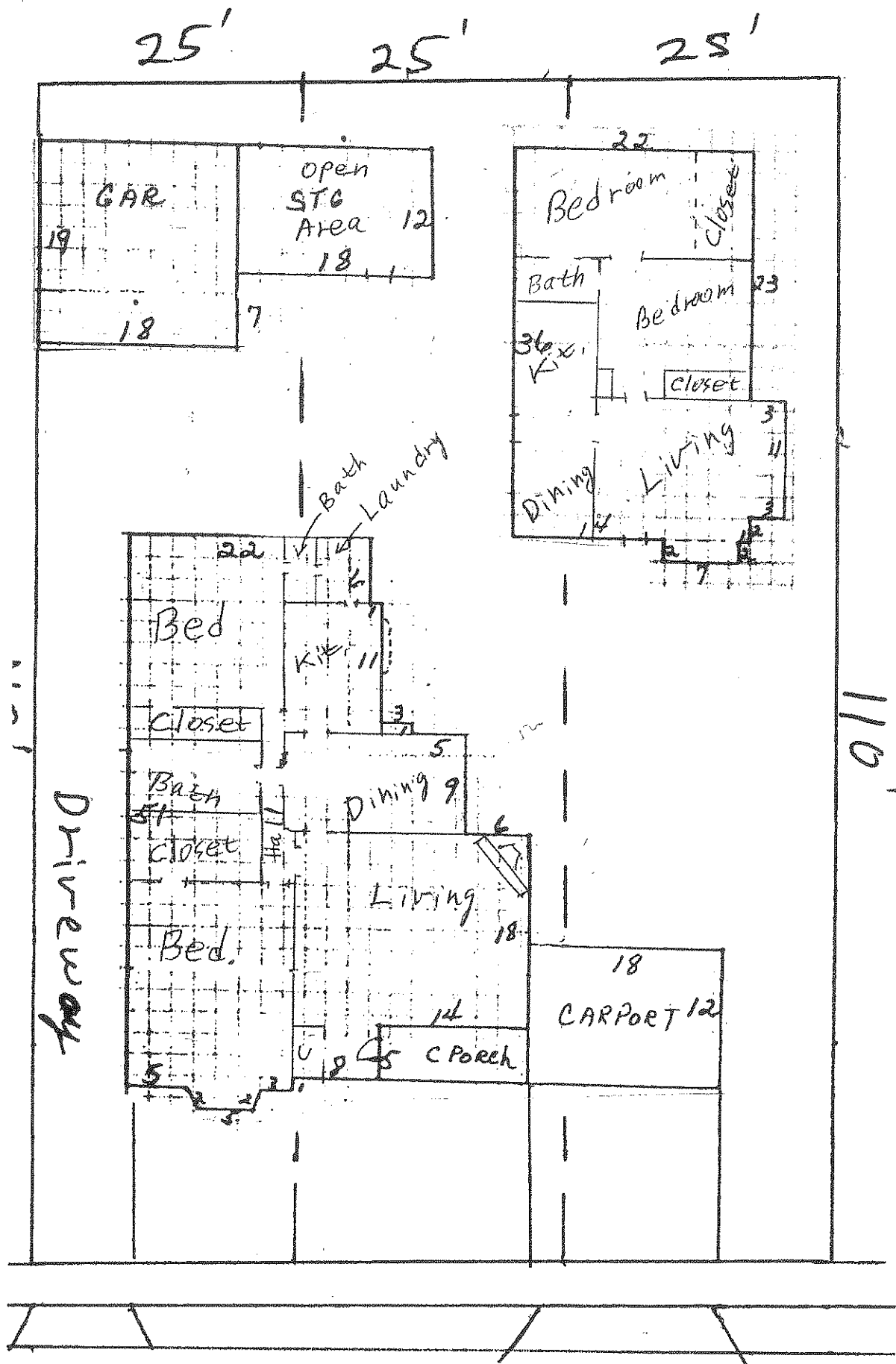
## Site Plan

Scale: 1/4" = 1'-0"



EXT. 2712





2714 Adams 2712

**§ 9182.09 Conversion of Residential Structures to Commercial Uses.**

A. Mandatory Standards. The following standards shall be mandatory in connection with the conversion of residential structures to commercial uses in commercial zones:

1. All conversions are subject to site plan and design review pursuant to CMC 9172.23.
2. All conversions are required to comply with applicable Site Development Standards (Division 6 of Part 3 of this Chapter) and General Development Standards (Part 6 of this Chapter), including, but not limited to front yard setbacks (CMC 9136.23), side yard setbacks (CMC 9136.24), rear yard setbacks (CMC 9136.25), space between buildings (CMC 9136.27), encroachments (CMC 9136.29), fences, walls and hedges (CMC 9136.3), trash and recycling areas (CMC 9136.4), paving and drainage of vehicular areas (CMC 9162.0), required parking spaces (CMC 9162.21), and required landscaping (CMC 9162.52).
3. All conversions are subject to regulations established in the City Building Code.
4. All units on the subject property shall be converted to commercial uses.
5. Structures which do not conform in all respects to Zoning Ordinance and Building Code requirements are subject to CMC 9182.22 (Termination of Existing Nonconforming Use) of this Division.

B. Design Standards. The following design standards shall, to the extent feasible, apply to conversion of residential structures to commercial uses in commercial zones:

1. Architectural features and general improvements shall be compatible with those of newer commercial structures in the general vicinity.
2. The facade shall be repainted or restuccoed. Colors and facade treatments shall be compatible with those of newer commercial structures in the general vicinity.
3. Roof material shall be replaced with a material compatible with that of newer commercial structures in the general vicinity. A clay tile or concrete material is recommended.
4. Window and door treatments shall be compatible with design characteristics of newer commercial structures in the general vicinity.
5. Canvas awnings are recommended for all first floor storefront windows. Colors of awnings

shall be compatible with the facade color of the structure and of newer commercial structures in the general vicinity.

6. Business signs shall be integrated with the building design as well as compatible with the design of newer commercial structures in the general vicinity. Pole signs are discouraged.

7. All existing and proposed landscaping shall be properly maintained, or replaced with landscaping of equal or greater prominence. Drought-tolerant landscaping and irrigation practices are recommended.

8. All ground floor level street facades shall include elements of pedestrian scale. (Added by Ord. 93-1021, § 3)

**Site Nonconformities****§ 9182.1 Site Nonconformity.**

Any lawfully created lot which becomes nonconforming as to lot area, lot width, street frontage, or vehicular access requirements may continue indefinitely with such nonconformity and may be developed and used as if it were a conforming lot, except that a new or additional use shall not be developed on a lot which is nonconforming as to vehicular access. This Section shall not be construed as authorizing the establishment of a use for which special site requirements exist differing from the basic requirements of the zone unless the site meets such special requirements at the time such use is established. (Ord. 79-460, § 5)

**§ 9182.21 Nonconforming Use Eligible for Conditional Use Permit or Other Approval.**

Any use lawfully established as an automatically permitted use which subsequently is designated as a use requiring a conditional use permit or other special approval shall be considered to be a nonconforming use until such time as a conditional use permit or other such special approval is granted.

In granting a conditional use permit or special approval for such use, conditions may be included which provide for either the continuation or termination of each nonconformity existing on the site. Such conditional use permit or other approval shall not authorize the creation of additional or expanded uses or facilities which are not in conformance with current regulations. Any extension

of a nonconformity beyond the time limit otherwise required shall be subject to the criteria of CMC 9172.25(D).

This Section shall not apply to:

A. Those uses lawfully established on property prior to the designation of said property as ORL (Organic Refuse Landfill) and which would not be subject to the requirement of a conditional use permit except for such designation.

B. Mobile home, and trailer parks lawfully established on property in the residential and commercial zones prior to enactment of the conditional use permit requirement. (Ord. 78-449; Ord. 81-585, § 3)

C. Existing alcoholic beverage sales and service businesses lawfully established on property in the commercial and industrial zones prior to January 21, 1983. Notwithstanding the preceding, the provisions of this Section shall apply to each business that ceases to operate continuously without substantial change in mode or character of operation. Additionally, the provisions of this Section shall apply to each such business that does any of the following:

1. Knowingly allows, during three (3) or more months within any twenty-four (24) month period, a nuisance activity to occur within the premises or in close proximity to the premises. For purposes of this provision, "nuisance activity" refers exclusively to the following: disturbance of the peace, illegal drug activity, public drunkenness, public alcohol consumption, public urination, and excessive loud noise.

2. Allows the business license for such business to lapse for more than thirty (30) days after written notification of the lapse. The written notification shall be provided by either (a) hand delivery, receipt of which shall be acknowledged in writing, to the store operator at the business address; (b) certified mail, return receipt requested to both the business address and the address listed on the business license; or (c) other method offering equivalent proof of actual notice.

Any existing alcoholic beverage sales and service business that does any of the above shall, upon determination of the Planning Commission after a public hearing, be considered a nonconforming use until such time as a conditional use permit is granted. The Planning Commission shall make such determination by resolution, and shall

specify in its resolution the grounds resulting in the nonconforming use designation. The Planning Commission's determination may be appealed to the City Council in accordance with CMC 9173.4. Alcoholic beverage sales at each such business shall terminate no later than sixty (60) days from the date of the nonconforming use designation by the Planning Commission, or the date of the City Council's decision on appeal if an appeal was timely filed and the nonconforming use designation was upheld, unless an application for a conditional use permit has been filed for the business. Each such business shall thereafter be operated in accordance with the terms of the approved conditional use permit or shall cease alcoholic beverage sales if the conditional use permit application is denied. (Ord. 78-449; Ord. 81-585, § 3; Ord. 82-621, § 5; Ord. 01-1231, § 3)

D. *Reserved.*

E. Existing multiple dwelling and planned unit developments lawfully established on property within multiple dwelling residential zones prior to September 20, 1984.

F. Existing, lawfully established residential uses located within a Mixed-Use (MU) District prior to the enactment of the conditional use permit requirement, except as provided in CMC 9182.1.

G. Lawfully established restaurants and service stations which received discretionary approval within the last five (5) years from the date of a zone change to the CA (Commercial, Automotive) Zone District.

H. Existing, lawfully established truck terminals prior to the enactment of the Conditional Use Permit requirement, as described in CMC 9182.27. (Added by Ord. 84-700, § 6; Ord. 94-1039, § 16; Ord. 03-1279, § 25; Ord. 04-1308, § 7; Ord. 06-1363, § 9)

#### **§ 9182.22 Termination of Existing Nonconforming Use.**

A lawfully established use which becomes a nonconforming use, including any buildings, structures or facilities designed or intended only for uses which are nonconforming, shall be terminated and such buildings, structures or facilities shall be removed or made conforming in all respects within the time period specified in subsection A or B of this Section, whichever is applicable and results in the later termination date.





becomes nonconforming as a result of two (2) or more sex offenders, not legally related by blood, marriage or adoption, residing in the residential dwelling unit shall be made conforming within six (6) months from the effective date of the ordinance which results in the nonconformity. (Ord. 08-1413U, § 4; Ord. 08-1414U, § 3; Ord. 08-1413, § 4)

### Site Development Nonconformities

#### § 9182.41 Nonconformity Requiring Capital Expenditure to Conform.

Lawfully established site development, improvements, buildings and/or structures which become nonconforming with respect to site development regulations, and which cannot be made conforming without incurring a capital expenditure or loss, either shall be made conforming or allowed to continue as indicated in the following table, unless otherwise provided in this Chapter. Any site development which is not listed herein, or for which there is no specified time period for conformance, shall conform within six (6) months from the effective date of the regulation or ordinance which results in the nonconformity (i.e., date of nonconformance).

Nonconformity	Requirement
A. Building height, yard area, open space and/or encroachment therein. Wall, fence or hedge of excess height. Storage space.	Existing conditions allowed to continue indefinitely.
B. Wall, fence (other than of excess height), screen enclosure or building enclosure.	Shall be provided in a conforming manner within 3 years from date of nonconformance, except:
	1. If Director finds an existing enclosure is available for transportable material or equipment, it shall conform within 60 days.

Nonconformity	Requirement
	2. When a wall is required along a zoning boundary, said wall shall be provided by a property owner if such property owner, or his predecessor in interest, was the applicant for the zone change which created the nonconformity, or, in other cases, by the abutting property owner who first makes other improvements on his property requiring a building permit with a valuation as determined by the Building Official of more than \$5,000.
C. Lot improvements of areas used for parking, loading, maneuvering, and/or storage of vehicles (includes paving, drainage, perimeter guards and lighting; excludes striping).	Shall conform within 6 months of the date of nonconformance.
D. Lot layout, number and size of parking spaces, and landscaping of parking area (except parking for a dwelling).	Allowed to continue indefinitely, except that any expansion or intensification of use which requires additional parking space shall be required to provide only the parking space needed to serve the expansion or intensification of use.
E. Nonconformity with respect to truck vehicle space specifications and/or maneuvering area standards (does not apply to lot improvements set forth in subsection C of this Section).	Allowed to continue indefinitely, except that any expansion of use shall require that all truck loading and maneuvering areas be made conforming to the extent feasible in the opinion of the Director.

Nonconformity	Requirement
F. Parking for a dwelling, including number of spaces and type of enclosure.	Allowed to continue indefinitely, except that an addition to a dwelling may be made without making the parking conforming provided the number of dwelling units is not increased and the addition does not occupy the only available space on the lot which could be used to meet the parking requirement.
G. Striping or marking of vehicular parking spaces or stalls.	Allowed to continue indefinitely except that any resurfacing or alteration of an existing parking area which removes existing striping, shall be made conforming.
H. Trash areas.	Shall conform within 1 year from the date of nonconformance.
I. "A" frame signs, "sandwich" signs, portable signs, streamers, banners, pennants, etc.	Shall be removed within 60 days from the date of nonconformance.
J. Temporary signs announcing termination or conversion of a use.	Shall be removed within 30 days from the date of nonconformance.
K. Flashing, scintillating and revolving signs.	Shall be removed or converted to a conforming sign within 180 days from the date of nonconformance.
L. Other signs.	Shall be removed or made conforming within 5 years from the date of nonconformance.
M. Utilities.	Allowed to continue indefinitely, except that any replacement of an existing line shall be made in a conforming manner to the extent feasible in the opinion of the Director.

(Ord. 87-821, § 22; Ord. 92-967, § 1; Ord. 93-1012, § 1)

## § 9182.42 Nonconformity Involving Only Noncapital Expenditure or Loss to Conform.

Unless otherwise specified, lawfully established facilities, operations or other circumstances which become nonconforming, but which can be made conforming without a capital expenditure or capital loss, shall be made conforming within one (1) year from the date of nonconformance.

### Division 3. Relationship of Zoning Regulations to Other Laws and Regulations

#### § 9183.1 Continuity of Zoning Regulations.

The provisions of this Chapter, insofar as they are substantially the same as previous provisions of the Carson Municipal Code or any other ordinance repealed, amended or superseded upon the enactment of the provisions of this Chapter, shall be construed as restatements and continuations of said previous provisions, and not as new enactments.

#### § 9183.2 Pending Proceedings.

Proceedings initiated under provisions repealed, amended or modified by the provisions of this Chapter, and any vested right, shall not be affected by the enactment of the provisions of this Chapter, except that subsequent proceedings shall conform to the provisions of this Chapter insofar as possible.

#### § 9183.3 Rights Under Previous Approvals.

An Exception, Variance, Special Use Permit or other approval previously granted by the City and which would be eligible for consideration as a Variance, Conditional Use Permit or other approval under this Chapter shall be deemed to be approved under this Chapter, subject to the terms of such approval, with respect to existing uses and facilities. Any change in use or major expansion of facilities shall be subject to the provisions of this Chapter.

An Exception, Special Use Permit or other approval granted prior to the incorporation of the City and which would be eligible for consideration as a Variance, Conditional Use Permit or other approval under this Chapter shall be deemed to be approved under this Chapter, subject to the terms of such approval, upon the receipt by the Director of a written request therefor from the property owner or his authorized representative, with

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. \_\_\_\_\_ Company \_\_\_\_\_

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the county building inspection department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS'  
COMPENSATION INSURANCE**

(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_

Contractor \_\_\_\_\_ Date \_\_\_\_\_

☐ I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☒ I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Address.....

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of Permittee *Contra* Date *8/14/09*

Signature of Permittee

Die

76M444  
CE-875 (11-84)

(84)  
MISCELLANEOUS APPLICATION  
COUNTY OF LOS ANGELES 605742  
BUILDING AND SAFETY DIVISION

FOR APPLICANT TO FILL IN

FOR APPLICATION TO FILL IN		BUILDING ADDRESS		2714 E. ADAMS	
LOCALITY		LOCALITY		DORR	
NEAREST CROSS ST.		NEAREST CROSS ST.		2714 E. ADAMS	
LEGAL DESCRIPTION		LOT NO.		BLOCK	
TRACT 6720		20			
SIZE OF LOT 13765		NO. OF BLDGS. NOW ON LOT		3	
OWNER EMMA CONTRERAS		USE OF EXISTING BLDG.			
MAIL ADDRESS 2714 ADAMS ST.		CITY LONG BEACH		TEL. NO. 549-9723	
APPLICATION FOR		TRAILER USE <input type="checkbox"/>		GEOLOGY INSPECTION <input type="checkbox"/>	
OCCUPANCY INSPECTION <input checked="" type="checkbox"/>		SAFETY PERMIT <input type="checkbox"/>		(LIST ITEMS BELOW)	
Storage Room					
SIZE OF EXISTING BLDG.		NO. OF STORIES			
PRESENT USE OF BUILDING		FINAL APPROVAL		INSPECTOR'S SIGNATURE	

2080

PROPOSED MAX. QCC. 2	
PERMIT FEE	1400.00
ISSUANCE FEE	2400.00
APPROVED-PER PLANNING DIVISION ONLY	
REVIEW FEE REVERT FOR PERMANENT LANGUAGE	
REQUIREMENTS	
8-14-82	ASSISTANT PLANNER

~~SEE REPERTORY FOR EXPLANATORY LANGUAGE~~

10/1/89

ASSISTANT PLANNER

Die

EXHIBIT NO. 6 -