



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 9, 2013
SUBJECT: Conditional Use Permit No. 921-12
APPLICANT: Aurora S. Relatores, DDS
537 E. 213th Street
Carson, CA 90745
REQUEST: Condominium conversion of four existing detached rental units on a 0.54-acre property located in the RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zone district
PROPERTY INVOLVED: 537 E. 213th Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

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

Item No. 11A



I. Introduction

This project was originally approved by the Planning Commission on July 8, 2008 (Conditional Use Permit No. 604-05), but was allowed to expire without receiving an extension. Tentative Parcel Map (TPM) No. 62011 was also approved, but has not expired and remains active.

The applicant and property owner, Ms. Aurora S. Relatores, DDS, is proposing a subdivision of a 0.54-acre property for the purpose of converting four existing detached dwelling units into condominiums. The tentative parcel map is for the division of ownership for each unit. The subject property is located within the RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zone district.

Pursuant to Section 9172.21 of the Carson Municipal Code (CMC), a conditional use permit is required by the Planning Commission for residential condominiums. A tentative parcel map is required for division of airspace for the proposed four condominium units.

II. Background

The subject site is located on the north side of 213th Street, between Avalon Boulevard to the east and Grace Avenue to the west. The site consists of two parcels totaling 0.54 acre. In 1989, the Planning Commission approved Design Overlay Review No. 482-89 for the construction of four detached rental units on the subject site. The homes were built in 1990. The site is surrounded by multiple family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The properties to the north, east, and west are zoned RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay). Properties to the south are zoned RS (Residential, Single-family).

On July 8, 2008, the Planning Commission approved CUP No. 604-05 and TPM No. 62011 to convert four existing detached rental units into condominiums. Pursuant to Section 9172.21(H), the CUP expires unless an extension of time is granted by the Planning Commission. On June 2, 2011, Staff advised the applicant that CUP No. 604-05 had expired and that a new CUP application must be processed to proceed with the condominium conversion. However, per Senate Bill (SB) 1185 and Assembly Bills (AB) 333 and 208, TPM No. 62011 was automatically extended until July 8, 2011, July 8, 2013, and July 8, 2015, respectively.

On October 3, 2012, staff received the application for CUP No. 921-12. Since this project appeared before the Planning Commission, the applicant has achieved substantial compliance with previous conditions of approval including: installation of cable television connections to each unit; completion of a property inspection report; private maintenance of drainage services; preparation of covenants, conditions, and restrictions (CC&Rs) and reservation of easements for review by the City Attorney; Fire Department approval for access requirements only; and repair of a water pump pipe for stormwater drainage.

III. Project Description

Currently, there are four detached rental dwelling units on the subject property. Each unit consists of wood framing with light color stucco exterior, clay tile roofing, and a two-car garage. The site contains lush landscaping consisting of sod, mature trees, shrubs and vines. The units are summarized in Table 1.

TABLE 1: BUILDING AREA AND PARKING

Unit Address	Plan Type	Living Area	Parking Per Unit
537	5 Bdrms./ 2½ Bath	2323 s.f.	2 Covered + 1 Guest
539	4 Bdrms./ 2½ Bath	1769 s.f.	2 Covered + 1 Guest
541	4 Bdrms./ 2½ Bath	1769 s.f.	2 Covered + 1 Guest
543	4 Bdrms./ 2½ Bath	1769 s.f.	2 Covered + 1 Guest

There is ample private open space and private storage space as required by the CMC. There are common landscaped areas throughout the site and one guest parking space per unit.

The project meets the specialized standards for residential condominium developments including private open space (150 square feet minimum); one 30-inch box tree per unit; and private storage space (200 cubic feet). Each unit will have separation of utility meters, with the exception of water. There shall be one water meter and maintenance and billing of individual units shall be described within the CC&Rs.

IV. Analysis

CUP No. 921-12 is essentially the same application as the previously approved CUP No. 604-05, which has expired.

The property was developed in 1990 and is maintained in good condition, currently resembling an existing condominium project. The site is well kept, including landscaping, individual private patios and balconies, cleanliness and sound structure condition.

Conditional Use Permit

Pursuant to CMC Section 9121.1, a conditional use permit is required for residential condominiums. Section 9172.21 (D) of the Zoning Ordinance requires that the Planning Commission, by Resolution, render its approval based on the ability to make affirmative findings on the following criteria:



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

The proposed residential condominium conversion project is consistent with the General Plan Land Use Designation of Low Density Residential and conforms to the RM-8-D zone district. The project meets the goals and policies described in the General Plan Land Use Element. The owners of the condominium units will hold an undivided interest in the common areas and an association will be formed to pay for maintenance of common areas. The existing four units are of an attractive design consistent with the General Plan and surrounding multiple family dwelling units.

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

The site is 0.54 acre and is zoned RM-8-D with a General Plan designation of Low Density Residential. The existing units were constructed in 1990 and the site can accommodate up to four residential units under the zoning designation. The site is located in a developed, urban area. The site is therefore adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed residential condominium conversion project.

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

The site is fully developed with four detached rental units which are proposed to be converted into residential condominiums. There is adequate street and traffic capacity from 213th Street which currently serves this site. Thus, this finding can be made in the affirmative.

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

The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection. Therefore, this finding can be made in the affirmative.

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

The project site is located in an urban, developed residential community. The site is surrounded by multiple family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The proposed condominium conversion will be consistent with the character of the existing residential neighborhood. There are no alterations to the structure proposed. Therefore, this finding can be made in the affirmative.

- f. **Such other criteria as are specified for the particular use in other Sections of this Chapter.**

TPM No. 62011 for division of airspace for a condominium subdivision was approved on July 8, 2008, and remains active. All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

Issues of Concern

Front Yard Fence and Gate: In 2008, there was a fence and gate located in the front yard that exceeded the maximum 42-inch height limit. The fence and gate were used to restrict pedestrian and vehicular access to the site. Since then, the fence has been lowered to 42 inches and the vehicular gate has been moved outside of the required front yard setback (20 feet from the front property line). Approval by the Fire Department for access is still required. The following condition will still be included.

Condition: Any wall or fence located in the required front yard setback area shall have a height not to exceed 42 inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.

Lot Merger: The subject site is located on two lots which were required to be merged in 1989 under DOR 482-89. The lot merger never occurred.

Condition: The lots will be merged upon recordation of the final map. Should the applicant decide to abandon the condominium conversion, the requirement to merge the two lots will still be applicable.

Property Inspection Report: A property inspection report has been provided and the previous condition will be included to ensure corrective actions are implemented.

Condition: A qualified home inspection contractor shall be retained to determine the condition of the interior and exterior of each building. The qualified home inspection contractor shall be selected by the Planning Division and funded by the applicant. Corrective actions shall be implemented, subject to approval of the Planning Division, prior to final map approval.

V. Environmental Review

According to the guidelines to implement CEQA (California Environmental Quality Act), the proposed project has been determined to be categorically exempt under Section 15301, Existing Facilities, Class 1, item (k). This section states that the



division of multiple family residences into common-interest ownership where no physical changes occur can be considered categorically exempt.

Conclusion

It is staff's opinion that the proposed conditional use permit (CUP) is consistent with the approved TTM No. 60211 and is compatible with the General Plan Land Use and Housing elements. The proposed residential condominium conversion is compatible with the character of the surrounding predominantly multiple family residential neighborhood. The proposed project's relationship to the goals and objectives stated in the General Plan includes, but is not limited to, the protection and enhancement of property values and providing the community with homeownership opportunities.

Staff believes that adequate provision for the long-term maintenance of the building can be achieved through the creation of a homeowners association. Covenants, Conditions, and Restrictions (CC&R's) have been drafted as required by the conditions of approval.

VI. Recommendation

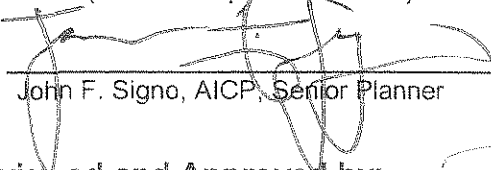
That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 921-12 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 921-12 FOR A RESIDENTIAL CONDOMINIUM CONVERSION OF FOUR (4) DETACHED UNITS LOCATED AT 537 E. 213TH STREET."

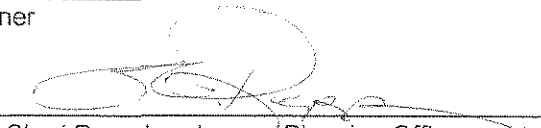
VII. Exhibits

1. Zoning Map
2. Proposed Resolution
3. Owner/Applicant's correspondences
4. Property Inspection Report
5. Project Plans (Under separate cover)

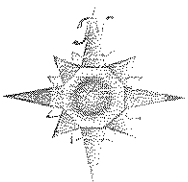
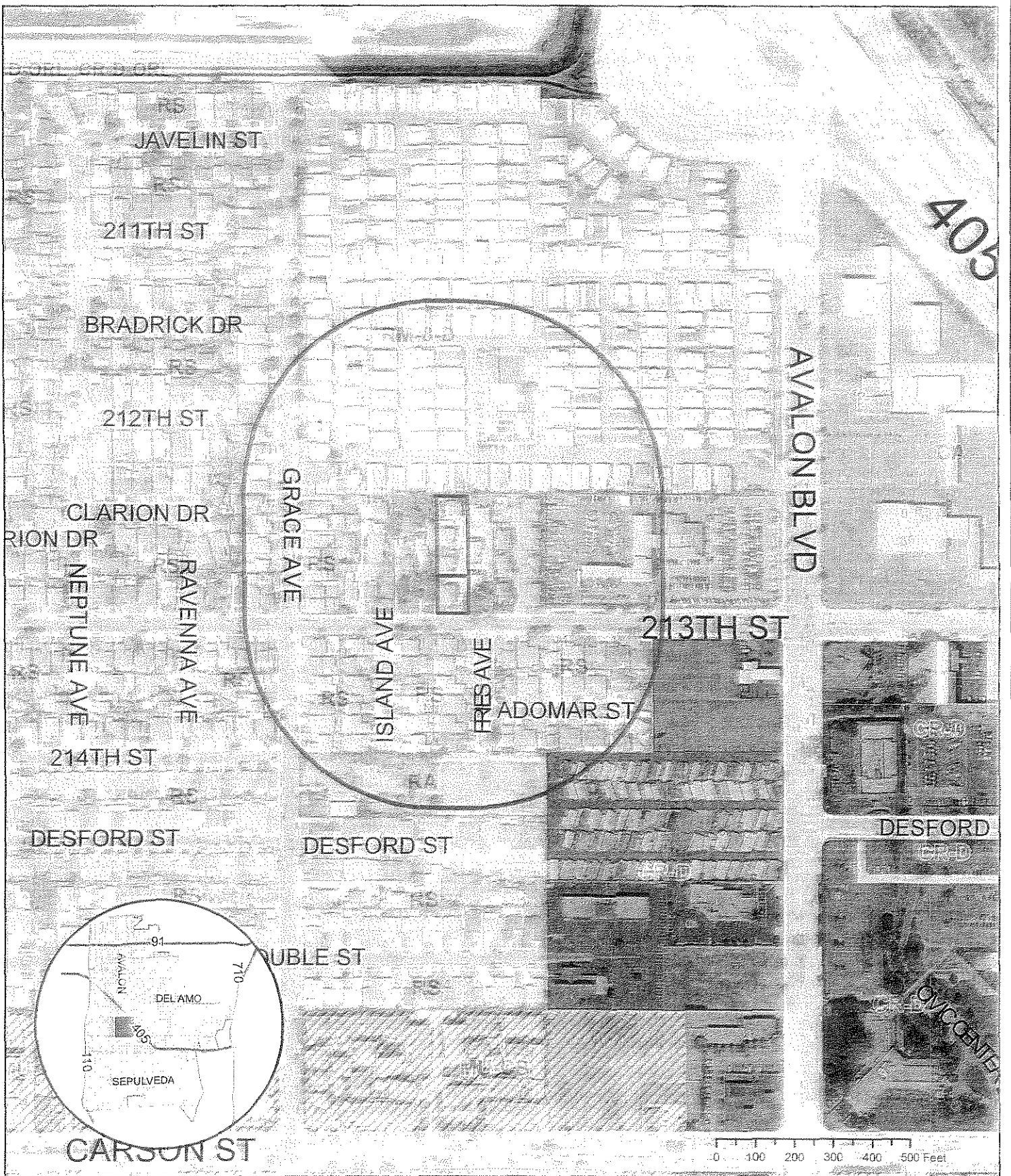
Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed and Approved by:


Sheri Repp Loadsman, Planning Officer

Planning Commission Staff Report
537 E. 213th Street
July 9, 2013
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City of Carson EXHIBIT NO. 01
 500 Foot Radius Map
 537 E 213th Street



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 921-12 FOR A RESIDENTIAL CONDOMINIUM
CONVERSION OF FOUR (4) DETACHED UNITS LOCATED
AT 537 E. 213TH STREET

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

Section 1. An application for a Conditional Use Permit (CUP) was duly filed by the property owner and applicant, Aurora S. Relatores, DDS, with respect to real property located at 537 E. 213th Street and described in Exhibit "A" attached hereto, requesting approval for a residential condominium conversion of four (4) detached condominium units located on 0.54 acre. A public hearing was duly held on July 9, 2013, at 6:30 P.M. at the Carson 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. Section 9121.1, Permitted Uses, of the Carson Municipal Code (CMC) states that the development of residential condominiums on a lot over 50 feet in width in an RM (Residential, Multi-family) zone district is subject to Section 9172.21, Conditional Use Permit. The Planning Commission finds that:

a) The proposed condominium conversion for four (4) detached units on 0.54 acre is consistent with the RM-8-D (Residential, Multiple-Family – 8 units/acre – Design Overlay) zone district. The proposed project is consistent with the General Plan land use designation for Low Density Residential (8 units per acre) and meets the goals and policies described in the General Plan Land Use Element.

b) The proposed project is designed for compatibility with other residential condominium developments in the neighborhood in that common area will be maintained by a homeowners association.

c) The proposed project meets all applicable design standards and guidelines of the Carson Municipal Code including the number of parking spaces, a common recreation area located between the two front units, and private open space areas for each unit.

d) Vehicular ingress and egress is provided on 213th Street. The private driveway meets the Fire Department's and City's requirements for driveway width. There will be four guest parking stalls provided. Each unit will have a two-car garage. Common areas, including the driveway will be maintained by the homeowners association.

f) The site is fairly flat and the size is adequate to support the proposed use and all associated support development including parking spaces, private open space, and recreational area. The shape is rectangular and does not constrain the development. Adequate buffers and setbacks are provided from all surrounding uses including 213th Street which fronts the property to the south. The location is appropriate for this proposal in that the



condominium units will be compatible with other multifamily units in the area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

g) This proposal will not generate significant amounts of traffic. Adequate street access is provided on 213th Street. Each of the four guest parking spaces is located in close proximity to a unit. The driveway width, backup distances and car maneuvering areas have been reviewed and approved by the city Traffic Engineer and are consistent with applicable zoning codes.

h) The proposed project is for a multiple-family residential project and will only have signs for addresses. There are no graphics proposed for the elevations.

i) There will be adequate water supply for fire protection. The Fire Department has reviewed the project for adequate driveway access, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection.

j) The project site is located in a suburban, developed residential community. Surrounding uses include multifamily development to the south, east and west, and a mobile home park is located to the north. The condominiums will be compatible with the surrounding area.

Section 4. The Planning Commission further finds that the proposed condominium conversion of four (4) detached units on a 0.54-acre lot will not have a significant effect on the environment. The property is located in a developed, suburban, residential area. The proposed project is compatible with the existing residential neighborhood and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15301(k), Existing Facilities.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 921-12, 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 9th DAY OF JULY, 2013.

CHAIRMAN

ATTEST:

SECRETARY

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NO. 604-05

Property Address: 537-543 E. 213th Street

The land is situated in the County of Los Angeles, State of California and is described as follows:

Parcel 1

The east 12 feet of the east 123 feet of the west 371 feet of Lot 42 of Tract 3848, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 42 Pages 68 and 69, in the office of the County Recorder of said county.

Parcel 2

The west 66 feet of the east 264 feet of Lot 42 of Tract 3848, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 42 Pages 68 and 69, in the office of the County Recorder of said county.

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONAL USE PERMIT NO. 921-12

GENERAL CONDITIONS

1. Conditional Use Permit No. 921-12 shall be declared null and void after one year of the date of approval unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Conditional Use Permit No. 921-12 is contingent upon recordation of Tract Map No. 60211 or subsequent map relating to the condominium subdivision of the property located at 537 E. 213th Street. Conditions of approval for Tract Map No. 60211 or subsequent map shall apply unless specifically superceded herein.
3. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
4. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the final map (condominiums).
5. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.
6. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.
7. 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.
8. 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.

9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
11. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions, and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by City, and recorded prior to development of any parcels. An initial deposit of \$5,000 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
14. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
15. 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, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 921-12. 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. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.

PARKING

16. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
17. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
18. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
19. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
20. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
21. Each garage shall be provided with electrical wiring and features appropriate to support alternative fuel vehicles subject to the approval of the Planning Division.

LANDSCAPING/IRRIGATION

22. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
23. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."

24. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
25. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
26. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
 - b. One specimen tree for each unit shall be provided; and
 - c. Tree height and plant materials to be approved by the project planner prior to installation.
27. The Conditions, Covenants, and Restrictions (CC&Rs) of the Homeowners Association shall indicate that installation, maintenance, and repair of all landscaping in public areas shared by homeowners shall be managed by the Homeowners Association.

GRAFFITI LANDSCAPING

28. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
29. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

UTILITIES

30. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
31. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
32. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

33. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.

AESTHETICS

34. Decorative colored concrete pattern or pavers shall be used at the private driveway entry and for all pedestrian walkways, including a walkway from the street leading to the rear of the property. All other areas of the private driveway shall be of concrete material.
35. The front yard setback area shall be landscaped or provided with decorative pavement to the satisfaction of the Planning Division, pursuant to Section 9162.3.A of the Carson Municipal Code (CMC).
36. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.
37. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director, and should drain into landscaping areas.
38. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
39. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
40. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.

FENCES/WALLS

41. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
42. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.
43. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
44. Any wall or fence located in the required front yard setback area shall have a height not to exceed 42 inches, pursuant to Section 9126.23 of the CMC. A fence and gate may be erected outside of the required front yard setback area provided approval is granted by the Planning Division and Fire Department.

LIGHTING

45. A precise lighting plan shall be submitted showing all proposed street, walkway, and recreational area lighting, subject to the approval of the Planning Division.
46. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or safety hazard to persons.

SUBDIVISION

47. The lots will be merged upon recordation of the final map. Should the applicant decide to abandon the condominium conversion, the requirement to merge the two lots will still be applicable.
48. A qualified home inspection contractor shall be retained to determine the condition of the interior and exterior of each building. The qualified home inspection contractor shall be selected by the Planning Division and funded by the applicant. Corrective actions shall be implemented, subject to approval of the Planning Division, prior to final map approval.

CONDOMINIUMS/MULTI-FAMILY

49. The condominium project shall conform to all the development standards as outlined in Section 9128.15 and 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
50. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

51. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
 - a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
 1. \$250 per unit, but not less than;
 2. \$3,000 for 10 or fewer units; and
 3. \$5,000 for 11 or greater units.
 - b. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the

Planning Division to substitute their own service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.

- c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
- d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
- e. Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
 - 1. \$2,000 per unit for the first 10 units;
 - 2. \$1,000 per unit for units above 10; and
 - 3. The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.
- f. The developer shall offer a minimum two-year unconditional normal use new home warranty to all first time buyers, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.
- j. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.

- k. The property shall be maintained in good order at all times. If said property is not maintained, the City of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.

BUILDING AND SAFETY

52. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.
53. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

TRASH

54. Trash collection shall comply with the requirements of the City's trash collection company.
55. An area measuring 7½ feet wide by 3 feet deep shall be provided for regular waste, recycling, and green waste receptacles. This area shall not occupy area designated as required parking or open space and shall be screened from the public right-of-way. The city's Waste Management Specialist may modify the dimensions described herein as necessary in order to provide for adequate space for trash receptacles.
56. If trash enclosures are required by the City's trash collection company, the trash enclosures shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. The enclosures shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
57. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
58. Trash pickup areas for the detached units shall be designated along the private driveway to the satisfaction of the Planning Division.
59. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

EASEMENTS

60. A Covenant and Agreement form for an existing easement shall be recorded with the Los Angeles County Recorder's office prior to the issuance of a building permit. Said document shall indicate all easements.

THE GAS COMPANY

61. Applicant must furnish the Gas Company with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.
62. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

63. The applicant shall meet all requirements and/or revisions of the LA County Fire Department.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

64. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

65. Any hazardous wastes/materials encountered during construction shall be remediated in accordance with local, state, and federal regulations.

SOUTHERN CALIFORNIA EDISON

66. In the event that the development requires relocation of facilities on the subject property, which facilities exist by right of easement or otherwise, the owner/developer shall be required to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

67. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of construction permits.
68. The Developer shall submit a copy of **approved** plans on mylars (i.e. Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.

69. On-site base, paving, curb and gutters are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
70. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
71. A construction permit is required for any work to be done in the public right-of-way.
72. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
73. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
74. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
75. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the recordation of Parcel Map 062011. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (*annexation procedure is approximately 12-month*)
76. Prior to tentative map approval, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
77. Prior to Final Map approval Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
78. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

79. A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the Final Map:
- a. The City Council hereby determines that division and development of the property in the manner set forth on the map of Parcel Map No. 062011 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the Parcel Map.*
80. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
81. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
82. An electronic file (.dwg or .dxf) of the Final Map shall be submitted in a CD media, upon request of the City.
83. At the time of approval of Final Map and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

84. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
85. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
86. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
87. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

88. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements along 213th Street
 - b. Sewer Main Improvements along 213th Street (if any)
 - c. Storm Drain Improvements along 213th Street (if any)
89. Construction bond as required for all work to be done within the public right of way.
90. Proof of Worker's Compensation and Liability Insurance.
91. Final Map shall be recorded.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

92. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
93. Repair any broken or raised sidewalk, curb and gutter along 213th Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
94. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
95. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
96. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
97. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.

98. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
99. Install streetlights on concrete poles with underground wiring along 213th Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
100. All new utility lines, along 213th Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
101. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
102. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
103. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
104. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS).
105. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

TRF 629.1

RB Construction

Lic. # 897334

(562) 572-7697

December 2012

Aurora Realatore
537 E 218th
Carson, CA. 90745

3

In regards to the property 537 E 218th Carson, CA. 90745
Water pump pipe has been fixed and it is in working Condition.
If you have any further questions please contact me at
562-572-7697

Thank You,



Roberto Barillas

PLANNING DEPARTMENT
(310) 952-1761

JAN 23 2013

CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90742

Aurora S. Relatores, DDS

625 E. Carson St., Carson, CA 90745
Tel. (310) 830-4661 Fax (310) 830-3348
E-Mail: *asrelatores@yahoo.com*

October 1, 2012

To: The Department of Public Works, Los Angeles County, California
The City Planning Office, Carson City, California

Re: Cable Television Installation in Proposed Condominium Conversion
Parcel Map No.: 062011, Carson, California

Greetings:

In compliance with your requirements concerning installation of cable television access to the referenced property as one of the pre-requisites to the approval of my application for condominium conversion, please be informed that full and complete installations of cable TV connections have been made and currently exist in all the residential units of the property.

In support hereof, I have enclosed herewith copies of Time Warner Cable Company bills for units 537, 539, 541, and 543, all of E. 213th St., Carson, CA 90745.

Please do not hesitate to give me a call if you have any questions.

Thank you.

Sincerely,



AURORA S. RELATORES

Aurora S. Relatores, DDS

625 E. Carson St., Carson, CA 90745
Tel. (310) 830-4661 Fax (310) 830-3348
E-Mail: *asrelatores@yahoo.com*

October 1, 2012

To: The Department of Public Works, Los Angeles County, California
The City Planning Office, Carson City, California

Re: Private Maintenance of Drainage Services Agreement
Proposed Condominium Conversion, Parcel Map No.: 062011
537 E. 213th St., Carson, California 90745

Greetings:

In compliance with your requirements concerning maintenance of drainage services in the above referenced property as one of the pre-requisites to the approval of my application for condominium conversion, please be informed that the undersigned owner hereby expressly agree to privately maintain the drainage services to the condominium property under the Proposed Condominium Conversion.

Please do not hesitate to give me a call if you have any questions.

Thank you.

Sincerely,



AURORA S. RELATORES

Property Inspection Report

537, 39, 41 & 43 E. 213th Street, Carson, CA 90745

Prepared exclusively for:

Dr. Aurora Relatores

Gillett Home Inspection Service
(310) 370-0550

EXHIBIT NO. 04



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The STANDARDS OF PRACTICE of the California Real Estate
Inspection Association (CREIA) are available upon request or at www.creia.org



INTRODUCTION

This is the Inspector's written inspection report and is to be used in conjunction with the Standards of Practice of the California Real Estate Inspection Association (CREIA). We strongly recommend reading this report in its entirety upon receipt. All conversations between Inspector and Client are superseded by this written inspection report and only this written inspection report is to be relied upon by Client. Please call our office immediately if you do not understand the contents of the written inspection report or if you have a question concerning the Inspector's inspection of the property.

Our visual inspection is general in scope and designed to identify readily observable material defects that significantly affect the value, desirability, habitability or safety of the building. It is not designed to identify every defect with a system or component, or where every instance of a reported condition occurs. Further evaluation by an appropriate person could reveal additional instances, conditions or material defects.

As a courtesy we include maintenance items and other information meant to help you better understand the building's general condition and the limitations of our inspection. We recommend further evaluation by an appropriately qualified licensed person for a second opinion of all items classified as maintenance, monitor, safety, defective or deferred prior to the close of this transaction. Determination of corrective action and cost should be left to the qualified person retained for further evaluation. We suggest obtaining competitive estimates.

General condition of the inspected items:

SERVICEABLE: A system or component that appeared reasonably maintained and to be functioning as intended.

MAINTENANCE: A system or component that appeared to be functioning as intended, but would benefit from repair or maintenance at this time.

MONITOR: A condition, system or component that appeared to be functioning as intended and capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored. We recommend further evaluation by the appropriately licensed professional for a second opinion.

SAFETY: A condition we feel may pose a significant health or safety risk. Many of these items can be reduced or eliminated with repair or upgrade.

DEFECTIVE: A system or component that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. This finding and all associated components should be further evaluated by an appropriately licensed contractor.

DEFERRED: An area, system or component that was not inspected for the reason stated or a specific condition that was not fully evaluated. We recommend further evaluation by appropriately licensed professionals for all deferred area or conditions prior to the close of this transaction. Also see "Glossary of Terms" in the CREIA Standards of Practice

The **STANDARDS OF PRACTICE** of the California Real Estate
Inspection Association (CREIA) are available upon request or at www.creia.org



GENERAL INFORMATION

This confidential report is exclusively for our Client's own information and is subject to the terms and conditions of our agreement. This report is nontransferable and may not be relied upon by any other person without express written permission from Gillett Home Inspection Service.

SITE

Topography

Gentle slope.

INSPECTED BUILDINGS

Description

4 single family houses.

ADDITIONAL INFORMATION

Date and time of inspection

Monday May 21, 2012 @ 10:00 AM.

Orientation

537, 539 & 541 is considered to be facing east and 543 faces south for reporting purposes.

GROUNDINGS

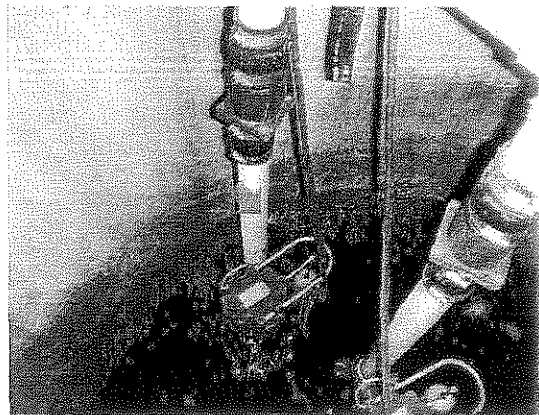
Our inspection of the grounds is limited to the surface grade, drainage and hardscaping within six-feet of the inspected building and its associated primary parking structure. We do not render opinions regarding soil quality or stability, or determine property lines or ownership of fences.

SURFACE GRADE AT THE STRUCTURES

Surface grade at the structure(s)

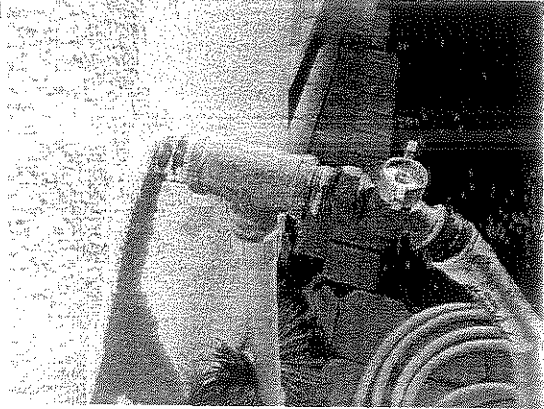
DEFERRED: Sump pumps installed at the northwest corner are part of a specially designed system and should automatically start when needed to pump water to an uphill location to prevent flooding. Sump pumps require periodic maintenance, which should be done annually and prior to the rainy season.

MAINTENANCE: Leakage visible in the discharge pipe. We recommend repairs as needed for pump efficiency.



Landscape sprinklers

MAINTENANCE: Galvanized iron pipe fittings are connected to copper hose faucet pipes. We recommend using brass or copper fittings as needed to prevent galvanic corrosion.



HARDSCAPING

Pavement

Concrete, SERVICEABLE.

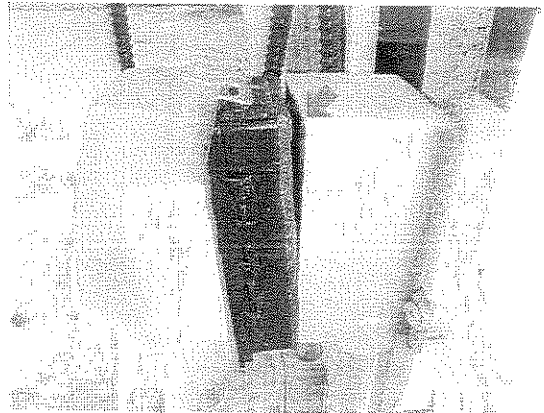
GATES AND FENCES

Gates and fences

SERVICEABLE. Small or hairline cracks visible on the block walls in various locations.

Automatic operator

MAINTENANCE: Electrical outlet at the automatic driveway gate operator is not properly fastened. We recommend fastening as needed to prevent water intrusion.



EXTERIOR COMPONENTS

Our inspection of the exterior components include the readily visible wall cladding, veneers, flashings, trim, eaves and attached decks, porches, balconies, columns, stairs, guardrails and handrails. Special attention should be given where evidence of moisture intrusion, moisture damage, poor ventilation, or inadequate clearance between wood and soil is present, as concealed damage or environmental issues are specifically excluded. We recommend further evaluation of those areas by a licensed structural pest control operator. If you have concerns about possible environmental issues you should consult with a qualified industrial hygienist.

EXTERIOR SURFACE / TRIM / EAVES

Wall cladding

Stucco

SERVICEABLE. Small cracks viewed appear to be typical of settlement/shrinkage or seismic racking and are usually patched when painting.

Trim / Eaves

DEFERRED: Possible moisture damaged wood viewed at the window trim and eaves.



Ground Fault Circuit Interrupters (GFCI)

SERVICEABLE. Responded to test button operation.

WINDOWS AND DOORS

Exterior windows observations

SERVICEABLE.

Exterior doors

SERVICEABLE.

Sliding glass doors

SERVICEABLE.

PARKING STRUCTURE

VEHICLE DOOR

Door

537 & 543 Sectional. SERVICEABLE.
539 & 543 Wood tilt-up. SERVICEABLE.

Automatic operator

SERVICEABLE.

INTERIOR

Observations

Interior surfaces. SERVICEABLE.

Fire Separation, SERVICEABLE.

Floor,
MONITOR: Small or hairline cracks observed. These appear to be typical settlement/shrinkage cracks and generally do not have structural significance.

Vents, SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

SERVICEABLE. Responded to test button operation.

Fire door to interior

DEFECTIVE: No automatic closing hardware is installed as required for fire protection.

ROOF COMPONENTS

Our evaluation of the roof is based on our observation of the surface materials, penetrations, and drainage. It is not a certification or warranty as to whether the roof is, or will remain free of leaks; no water testing is performed. We do not predict life expectancy nor verify that materials are installed according to the various manufactures' specifications; if you want a roof certification you need to consult with a licensed roofing contractor. We suggest asking the current owner for documents if any roofing company warranty is in effect and transferable. We recommend further evaluation by a licensed structural pest control operator of all areas or items where moisture, moisture stains or evidence of insects are reported; hidden damage may be present. **Tenting a structure for fumigation may cause roof damage.** If the structure is tented, we recommend a follow-up inspection of the roof after tenting has been removed and before the close of this transaction. We suggest deferring any needed roof repairs until after tenting has been removed.



ROOF FRAMING / ATTIC

Access location

Upper halls.

Attic

General observations, SERVICEABLE.

Insulation,
Type: Fiberglass batts. Approximate thickness: 6-8 inches.

Ventilation, SERVICEABLE.

Roof framing

Conventional framing, solid sheathing, SERVICEABLE.

ROOF COVERING

Method of inspection

We viewed the visible portions from the ground and from a ladder at the roof edge.

Sloped surfaces

Hard surface: Concrete tiles. SERVICEABLE.

Flashings / Vents

SERVICEABLE, where visible.

FOUNDATION / FLOOR FRAMING / BASEMENT

Foundations and footings are part of the building's structural components. Many of these components are buried below grade, inaccessible, or otherwise hidden from view. We report signs of movement and the general condition of the readily viewable portions. We can make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. We report the presence or absence of foundation bolting, but do not evaluate the adequacy of foundation bolting, bracing components or reinforcement systems. The older a building is the more likely it could benefit from seismic reinforcement or "retrofitting" and we recommend further evaluation to determine if seismic upgrades are practical on pre WWII structures. We recommend further evaluation by a licensed structural pest control operator when moisture, moisture stains, evidence of insects or rot, insufficient clearance or contact between soil and wood are reported; hidden damage or wood destroying insects or fungus may be present.



SLAB FOUNDATION ON GRADE

Location

Lower levels.

Foundation perimeter

SERVICEABLE. Visible portions appear serviceable.

Anchor bolting

DEFERRED: We were unable to see/verify if anchor bolts were present due to finished wall surfaces.

Observations

SERVICEABLE. The slabs were not visible due to floor coverings; however, no signs of significant defects were observed.

ELECTRICAL SYSTEM

Our inspection of the electrical system includes the visually accessible components, service conductors, equipment panels, overcurrent protection and grounding system. We look for unsafe wiring conditions and operate a representative sampling of the readily accessible switches, receptacles and lights. Landscape lights, lights on timers or sensors, alarm systems, intercoms, telephone wiring, cable TV and other low voltage systems and components are not evaluated.

LIGHTS AND OUTLETS

Lights and switches

MAINTENANCE: Cracked or broken light panels at 541 kitchen fluorescent light.

Electrical outlets

SERVICEABLE.

WIRING

Primary type

Copper wires, grounded system.

Attic wiring observations



SAFETY: Open splices visible in 543 attic. Covered junction boxes are required anywhere wires are spliced to contain sparks in the event of arcing at the connection. We recommend further evaluation and repairs as needed by a qualified licensed electrical contractor.



ELECTRICAL SERVICE

Location

537 North side
539 North side
541 North side
543 East side.

Service equipment ground

Present:

Service disconnect

100 Amp. main breakers.

SUB PANEL

Location

537 Southwest bedroom.
539 Southwest bedroom.
541 Southwest bedroom.
543 Southwest bedroom.

Branch circuit protection

Circuit breakers.

Panel observations, exterior

SERVICEABLE.

Panel observations, interior

SERVICEABLE.

PLUMBING SYSTEM

Our inspection of the plumbing system includes piping and connections of gas, water supply lines, waste and vent piping. We operate all plumbing fixtures using normal user controls and observe their performance for functional flow and drainage. The main water shutoff valve and shutoff valves to the fixtures are not operated, as they are prone to leakage if they have not been turned regularly. The interior of the sewer line can be observed for breaks and root intrusion by means of a video scan service provided by others, if desired. Whether the building drain is connected to a private disposal system or the public sewer cannot be determined visually; we recommend reviewing public records for that information.

GAS FUEL SYSTEM

Gas meter location

537 North side
539 North side
541 North side
543 East side.

Gas shutoff

Located at each meter.

Gas lines

SERVICEABLE, where visible.

WATER SUPPLY

Shutoff valve location

537 East side
539 North side
541 North side
543 East side.

Main shutoff valve

Present at each location.

Building supply line

1 inch copper. Supply line material and size was based on the visible portion at the main shutoff valves.

Water lines

Copper, where visible.

Hose faucets

SERVICEABLE: Sampling operated was serviceable.

Water pressure

Water pressure at the time of our inspection. 70 p.s.i.

Functional flow

SERVICEABLE.

DRAIN, WASTE AND VENT SYSTEM

Type(s) material viewed

ABS (plastic)

Observations

SERVICEABLE. Plumbing fixtures drained well at the time of our inspection.

WATER HEATER

Our inspection of the water heater includes ventilation, energy source connections, seismic bracing and safety valves. The seller is required by the California Health and Safety Code to strap, anchor or brace the water heater to resist toppling or horizontal displacement during seismic motion in a manner approved by the Division of the State Architect (DSA). Water in the heater is potable and can be used if the municipal water supply is interrupted. Our comments regarding seismic bracing are based on DSA recommendations.

WATER HEATER

Location

Garages.

Year of manufacture

537 We were not able to determine the age of the water heater because the label was covered by insulation.

539 2011

541 2004

543 We were not able to determine the age of the water heater because the label was covered by insulation.

Capacity

40 gallons each.

Fuel

Natural gas.

Seismic bracing

SERVICEABLE.

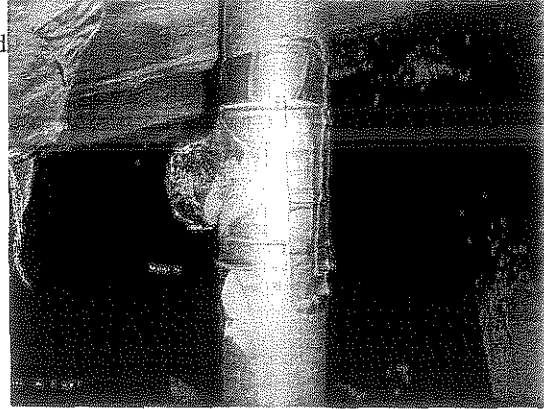
Safety relief valve

Present, not tested.



Flue system

SAFETY: Water heater vent flue in 543 attic has been improperly modified with a single wall "T" fitting and fastened with duct tape. We recommend replacing this section of vent flue with a type "B" vent flue as required for fire safety.



Water connections

SERVICEABLE.

HEATING & COOLING SYSTEMS

We inspect and operate the heating and central air conditioning systems using normal user controls, including a representative sampling of ducting, ducting insulation and outlets. Adequacy, efficiency, or the even distribution of air throughout a building is not a part of our inspection and is not evaluated. Thermostats are not checked for calibration or timed functions. Heat exchangers are mostly not visible and are not inspected. We recommend complete evaluation of heat exchangers on all furnaces that are beyond their design life, which is generally 10-20 years depending on the make and model. Window mounted or through wall non-central units are not inspected or operated.

HEATING / AIR DISTRIBUTION

Location

Each attic.

Type

Forced air furnaces.

Fuel

Natural gas.

Controls/Thermostat

SERVICEABLE. Heater responded to thermostat control.

Filter

Located in the return air grills. SERVICEABLE.

FIREPLACE

Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. We recommend a National Fire Protection Association-Level II inspection by a qualified fireplace professional prior to the close of this transaction. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to thoroughly evaluate the fireplace system. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

FIREPLACE

Location

537 Living room.

Chimney/Exterior observations

Type: Metal chimney in a wood framed chase.

Firebox/Interior observations

SERVICEABLE. No defects were viewed; appears to be operational.

INTERIOR COMPONENTS

We look at the general condition of walls and floors and operate random sampling of doors and windows and report any material defects. We do not operate or evaluate window treatments. Cosmetic conditions including soil, stains, small cracks and normal wear and tear may not be reported. Furniture, area rugs and other personal items may hide wall, floor, or floor covering stains or damage. We recommend that you look at the floor and wall condition, especially inside closets and cabinets after personal items have been removed, and check all doors and windows for security and operation prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectional odors are present, particularly if pets were kept on the premises.

WALLS AND CEILINGS

Interior walls/ceiling

Primary material: Drywall.

MONITOR: Some cracks in the walls and ceilings viewed at various locations likely indicate moderate settlement/movement or seismic racking.

DOORS & WINDOWS

Interior doors

SERVICEABLE.

Interior window observations

SERVICEABLE.



FLOORING

Carpeting

SERVICEABLE.

Wood or wood-like flooring

MAINTENANCE: Loose or damaged laminate flooring in 543 entry.

Tile Floor

MAINTENANCE: Hairline cracks in the tiles or grout at various locations.

SMOKE ALARMS

Present

Combination carbon monoxide and smoke alarm installed in the hallway or room adjoining the bedrooms and a smoke alarm is installed inside each bedroom.

Safety recommendations

SAFETY: The test button on smoke alarms only verifies that there is an active power source and that the sounding component works. It does not verify that the alarm will detect smoke particles in the air. The best method for testing smoke alarms is to perform a smoke test using real smoke or an aerosol spray specifically designed for this purpose. We recommend smoke testing all smoke alarms annually. (Note: When smoke tested alarms may sound for several minutes before resetting).

CLOSETS AND MISCELLANEOUS CABINETS

Closets

SERVICEABLE.

Cabinets

SERVICEABLE.

STAIRS

Stairs and rails

SERVICEABLE.



KITCHEN / LAUNDRY / WET BAR

We look at the general state of repair of the permanently installed cabinets and countertop surfaces as well as the accessible plumbing and electrical fixtures. Specific built-in cooking appliances as identified in the report were operated for basic function using normal user controls, and only as conditions permitted. We do not inspect small appliances such as toasters, ice makers, coffee-makers, can openers, bread warmers, blenders, instant hot water dispensers, water filters or water conditioning systems.

KITCHEN

Sink and faucet

SERVICEABLE.

Garbage disposal

SERVICEABLE.

Counter tops

Tile. SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

SERVICEABLE. Responded to test button operation.

Dishwasher

DEFERRED: Not tested.

Range vent

SERVICEABLE.

Free standing range

DEFERRED: Not tested.

LAUNDRY

Location

Garages.

Utilities Present

120 volt receptacle. Natural gas. Two water valves observed (hot and cold we assume; however, valves were not operated). Stand pipe drain and dryer vent.

Observations

SERVICEABLE.



BATHROOMS

We inspect and operate the accessible plumbing fixtures at the sinks, bathtubs, showers and toilets and report any material defects viewed. Hairline cracks in tiles that are cosmetic may not be reported. We do not inspect saunas, steam-shower equipment, water filtering systems, or small ancillary appliances. We look for ventilation and at the general state of repair of the permanently installed cabinets and countertop surfaces.

BATHROOM

Location

537 Lower level, upper hall and master bedroom.

Ventilation

SERVICEABLE.

Sink and faucet

SERVICEABLE.

Toilet

SERVICEABLE.

Bathtub

SERVICEABLE.

Hydrotherapy tub

MAINTENANCE: Moisture stains visible inside the pump access panel. We recommend caulking or sealing as needed.

BATHROOM

Location

539 Lower level, upper hall and master bedroom.

Ventilation

SERVICEABLE.

Sink and faucet

SERVICEABLE.

Toilet

SERVICEABLE.

Bathtub

SERVICEABLE.



BATHROOM

Location

541.Lower level, upper hall and master bedroom.

Ventilation

SERVICEABLE.

Sink and faucet

SERVICEABLE.

Toilet

SERVICEABLE.

Bathtub

SERVICEABLE.

BATHROOM

Location

543.Lower level, upper hall and master bedroom.

Ventilation

SERVICEABLE.

Sink and faucet

SERVICEABLE.

Toilet

SERVICEABLE.

Bathtub

SERVICEABLE.

