



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 26, 2016  
SUBJECT: Conditional Use Permit No. 993-15  
APPLICANT: Mr. Steve Szeto  
1679 Hampshire Dr.  
San Bernardino, CA 92404  
REQUEST: To approve a Conditional Use Permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district.  
PROPERTY INVOLVED: 21803 Neptune Avenue

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#### COMMISSION ACTION

☐ Concurred with staff  
☐ Did not concur with staff  
☐ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

***Item No. 9-A***



## I. Introduction

*Applicant / Property Owner*  
Mr. Steve Szeto  
1679 Hampshire Dr.  
San Bernardino, CA 92404

*Project Address*  
21803 Neptune Avenue

### *Project Description*

The applicant requests approval of Conditional Use Permit (CUP) No. 993-15 for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district pursuant to Carson Municipal Code (CMC) Section 9172.21, "Conditional Use Permit" and 9182.3, "Nonconforming Residential Density".

### *Current Improvements*

There are two single-family dwellings on-site.

### *Previously Approved Discretionary Projects:*

There were no approved discretionary permits found on record.

### *Public Safety Issues:*

There are no open code enforcement cases for the subject property.

## II. Project Site and Surrounding Land Uses

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Low Density Residential
Zone District	RS (Residential, Single-family)
Site Size	6,692 Square Feet
Present Use and Development	2 Single-Family Dwellings
Surrounding Uses/Zoning	North, South and East: Single-Family Dwellings (Zoned RS (Residential, Single-family) West: Auto-repair business (Zoned MU-CS (Mixed-Use; Carson Street)
Access	Ingress/Egress: Neptune Avenue

### III. Analysis

#### *Site Plan*

The subject site consists of the following:

- 2 bedroom, 1 bathroom main dwelling unit (approximately 685 square feet);
- 1 bedroom, 1 bathroom second dwelling unit (560 square feet); and a
- 3-car open space parking (8' x 19' each)

The main dwelling unit and second dwelling unit were built in 1951. The main dwelling unit is located in the rear (21801) and second dwelling unit (21803) and parking spaces are located in the front of the property.

#### *Architecture and Landscaping*

The structures are architecturally similar in terms of features, materials and colors. There is adequate front and rear landscaping located throughout the site.

#### *Parking*

There are 3 uncovered parking spaces for both the main dwelling unit and second dwelling unit located outside of the front yard setback.

#### *Property Inspection Report*

The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector, per the requirements of the conditional use permit. Both dwellings are in good physical condition. The applicant will address the items identified in the property inspection report within 90 days to the satisfaction of the Planning Division. Condition No. 13 has been added to mitigate the identified items in the property inspection report.

#### *Nonconformities - Lot Size and Parking*

The structures were permitted and constructed prior to the incorporation of the City and in compliance with the zoning and building standards at that time. Adequate fire and safety access is provided on-site. However, pursuant to CMC Section 9125.6, the minimum lot size for a second dwelling unit within the RS zone is 7,500 square feet; and the parking requirements for the second dwelling unit and main dwelling unit are a 1-car garage / carport and a 2-car garage respectively. The existing property lot size and the required off-street parking do not meet the minimum required standards: the property lot size is 6,692 square feet and on-site parking consists of 3 on-site open parking spaces (Exhibit No. 2).

Although the site does not meet all of the development standards within CMC Section 9125.6, the Planning Commission has discretion to determine if the existing nonconformities of off-street parking and the minimum lot size are appropriate and can continue pursuant to CMC Section 9182.3. Staff

recommends the nonconformities be allowed to continue with the approval of a conditional use permit since the second dwelling unit was lawfully constructed in 1951 prior to the codification of the Zoning Ordinance; and the applicant agrees to the conditions of approval addressing the nonconformities and recommendations stated in the inspection report.

In order to prevent further intensifications of nonconformities, staff has included Condition Nos. 14, 17, 20, and 22 requiring a deed restriction with the County Recorder's Office, ensuring all required setbacks are to remain clear for safe access, and restricting any additions to the property.

#### **IV. Environmental Review**

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

#### **V. Recommendation**

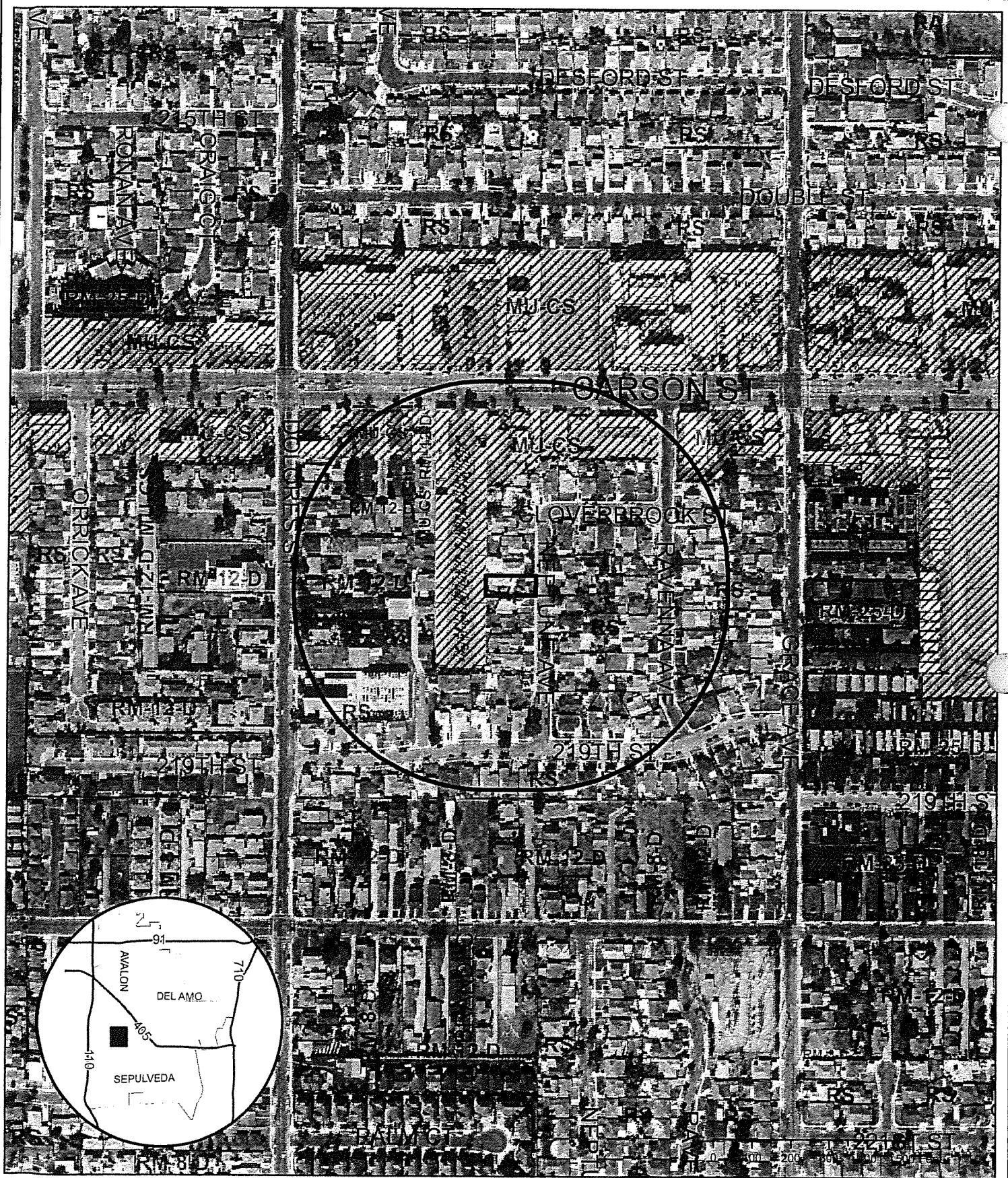
That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 993-15 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. 993-15 FOR AN EXISTING SECOND DWELLING UNIT LOCATED AT 21803 NEPTUNE AVENUE."

#### **VI. Exhibits**

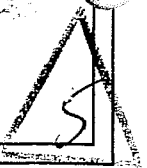
1. Zoning Map
2. Second Dwelling Unit Checklist
3. Property Inspection Report
4. Proposed Resolution
5. Proposed Development Plans (submitted under separate cover)

Prepared by: Max Castillo, Assistant Planner



City of Carson  
500 Foot Radius Map  
21801 Neptune Ave

EXHIBIT NO. 01



Second Dwelling Unit Checklist for Planning Commission

Property Address: 21803 Neptune Avenue

Application #: CUP No. 993-15

Date 1<sup>st</sup> Dwelling Unit Built: 1951

Date 2<sup>nd</sup> Dwelling Unit Built: 1951

**Applicable Development Standards per Section 9125.6**

**MINIMUM LOT SIZE**

Meets Code: No

7,500 square feet for RS zone

**Comments:**

Lot size = 6,692 square feet

**UNIT SIZE**

Meets Code: Yes

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

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

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

than 40% of main d.u.

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

**Comments:**

Second unit size = 1 bedroom, 1 bathroom and kitchen (560 square feet)

**SETBACK REQUIREMENTS**

Meets Code: Yes

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

**Comments:**

The setback of the second dwelling unit from the primary residence is 27 feet 2 inches. The side yard setback is 6 feet 3 inches. A condition of approval requiring all building setback yard areas to remain clear for fire prevention safety has been included.

**OFF-STREET PARKING**

Meets Code: No

Studio: 1 uncov. sp. outside of FYSB

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

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

Main dwelling unit parking provided

**Comments:**

The primary dwelling unit is required to provide 2 spaces within a garage and the second dwelling unit is required to provide 1 space within a garage or carport. The existing three open parking spaces currently provides parking for both units and therefore both the units are legal, nonconforming with respect to parking requirements. A condition of approval requiring that there be no dwelling expansion or alterations that will intensify the second and/or the primary dwelling unit, unless parking requirements are met has been included.



**OWNER OCCUPIED**

Meets Code: No

**Comments:**

The owner will lease both units.

**Per Section 9122.8, the Commission may require additional improvements to the property, or any buildings or structure thereon, which may include but are not limited to the following:**

**1. Condition of landscaping**

Staff's evaluation: Fair

**Comments:**

Existing landscaping shall be maintained.

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

Wall Paint: Fair

Doors: Good

Building Material: Good

Windows: Good

Building Trim: Good

Porch: Unacceptable

Roof: Fair

Accessory structure: Not applicable

Eaves: Unacceptable

Other: Not applicable

**Comments:**

The applicant shall mitigate any deficiencies identified in the property inspection report. In addition, conditions of approval have been added requiring the applicant to improve existing fences, use compatible materials/colors for both the primary and secondary unit, and provide building and window trim for the second unit.

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

Staff's evaluation: Good

**Comments:**

Staff recommends maintenance of the existing concrete driveway for the property

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

Staff's evaluation: Existing is Acceptable



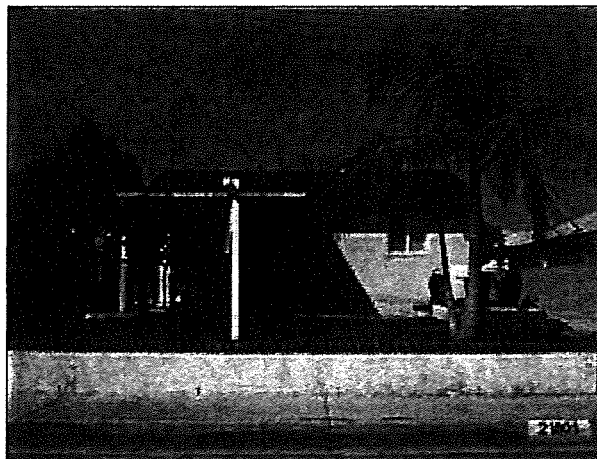




## Inspection Report

**STEVE SZETO**

Property Address:  
21801 neptune Ave  
Carson CA 90745



### ACCURATE INSPECTIONS

Victor Fuentes  
16849 Foothill Blvd. #4  
Fontana, Ca. 92335  
(909)823-5886

EXHIBIT NO. 03



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<b>Date:</b> 9/23/2015	<b>Time:</b>	<b>Report ID:</b> 126215
<b>Property:</b> 21801 neptune Ave Carson CA 90745	<b>Customer:</b> STEVE SZETO	<b>Real Estate Professional:</b> DANIELLE NEWSON SOTHEBY'S INTERNATIONAL REALTY

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this building or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**  
Customer and their agent

**Type of building:**  
Duplex Residential

**Temperature:**  
Over 65 (F) = 18 (C)

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Dry

11

# 1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

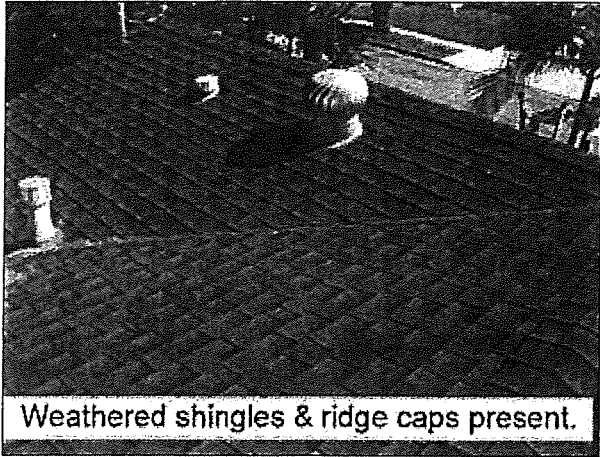
		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	.				Viewed roof covering from: Walked roof
1.1	ROOF VENTILATION	.				Roof-Type: Gable
1.2	ROOF STRUCTURE AND ATTIC (report leak signs or condensation)	.				Roof Covering: Compositon Shingles
1.3	ATTIC INSULATION	.				Roof Ventilation: Gable vents
1.4	VISIBLE ELECTRIC WIRING IN ATTIC				.	Method used to observe attic: Limited access Attic Insulation: Fiberglass

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

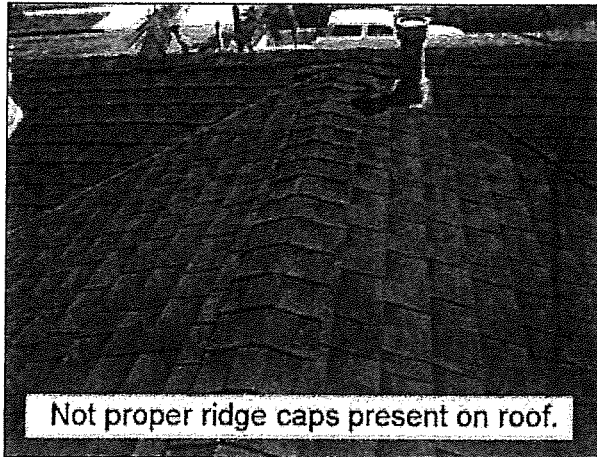
Comments:

1.0 Front House- Weathered shingles & ridge caps present. Not proper ridge caps present on roof. Recommend a roofer inspect pitch to patio / roof.

Back House- Weathered shingles & ridge caps present. Water pooling on roof. Shingles present on patio roof. Evidence of repairs present on roof. Recommend a roofer inspect area.



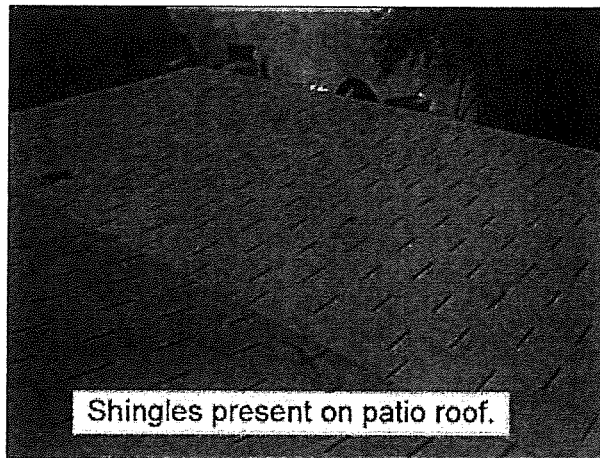
1.0 Picture 1



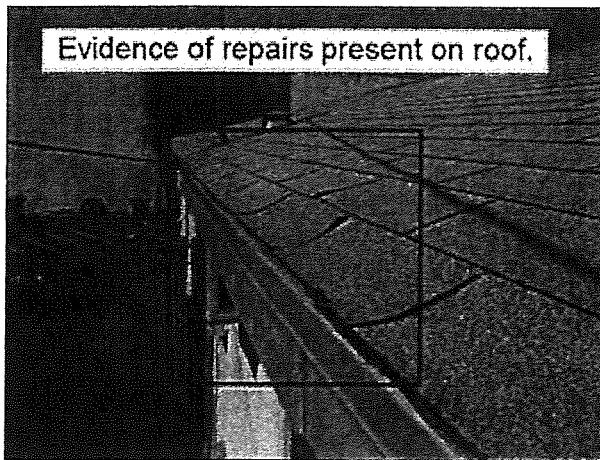
1.0 Picture 2



1.0 Picture 3



1.0 Picture 4

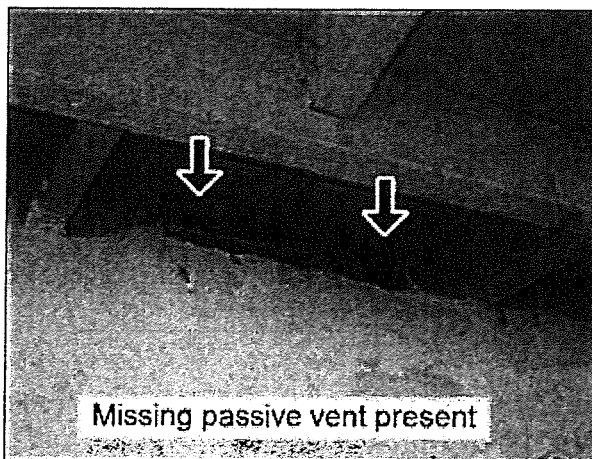


1.0 Picture 5

1.1 Recommend reseal all vents & vent pipes on roof. Damaged rain cap on roof. Missing passive vent present



1.1 Picture 1



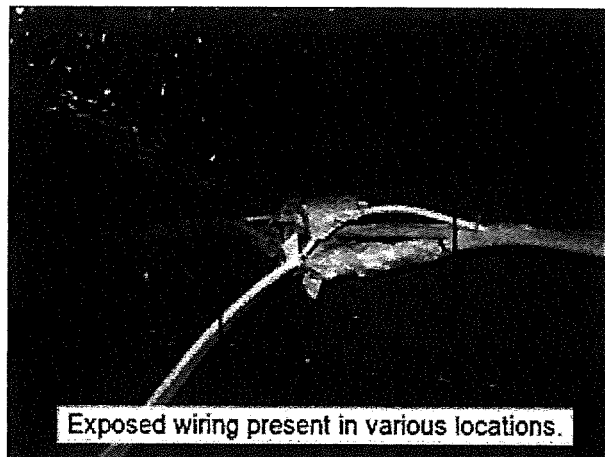
1.1 Picture 2

1.2 Limited access in attic & water staining present in attic

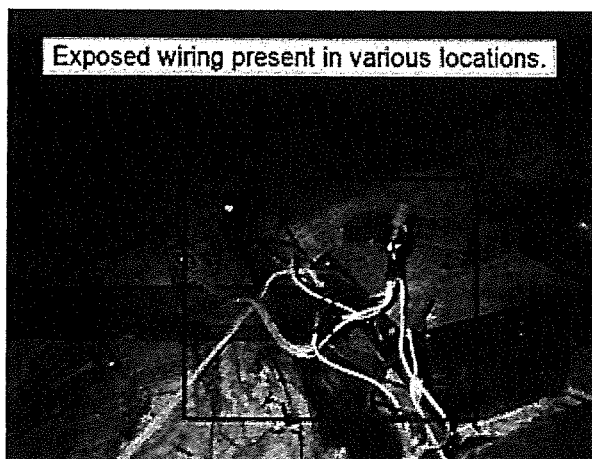


1.2 Picture 1

1.4 Exposed wiring present in various locations. Recommend a electrician inspect area.



1.4 Picture 1



1.4 Picture 2

## 2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### IN NI NP RR Styles & Materials

2.0	WALL CLADDING FLASHING AND TRIM	•				
2.1	DOORS (Exterior)	•				
2.2	WINDOWS	•				
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				
2.4	EAVES, SOFFITS AND FASCIAS					•
2.5	PLUMBING WATER FAUCETS (hose bibs)	•				
2.6	POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE					•
2.7	LIGHTS & LIGHTS SWITCHES	•				
2.8	DRIVEWAYS	•				
2.9	WALKWAYS	•				
2.10	FENCES	•				
2.11	SPRINKLERS		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### Siding Material:

Stucco

#### Exterior Entry Doors:

Wood

#### Driveway:

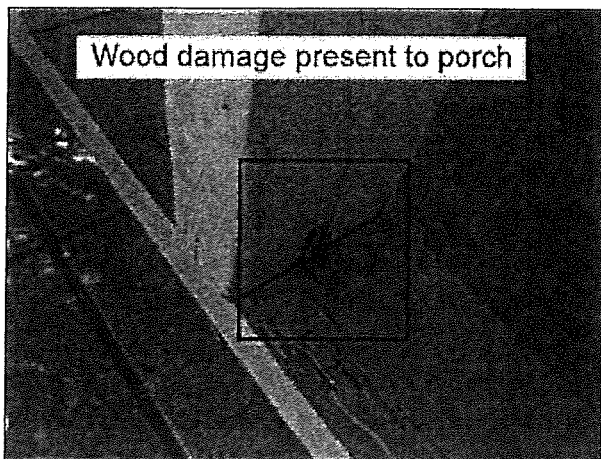
Concrete

Comments:



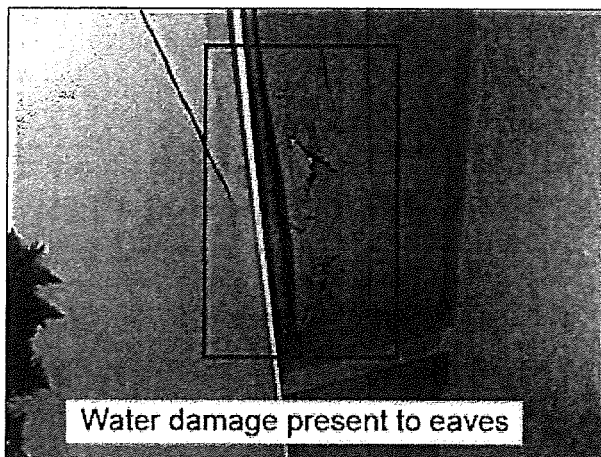
2.3 Front House-Wood damage present to porch

Back House- Possible mildew spotting present to patio.



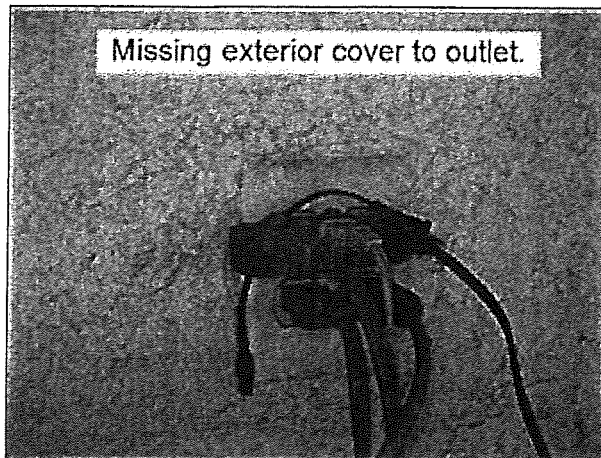
2.3 Picture 1

2.4 Water damage present to eaves



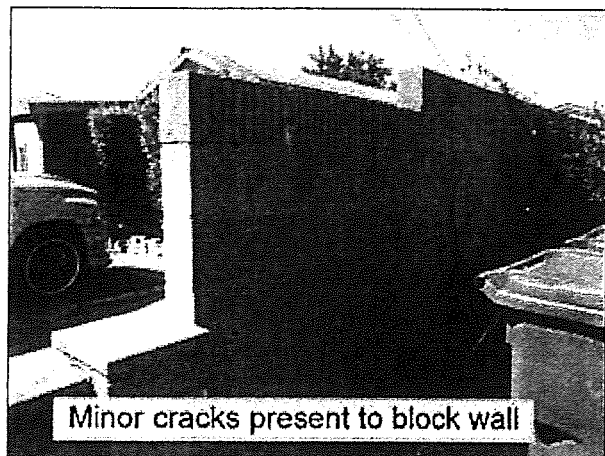
2.4 Picture 1

2.6 Missing exterior cover to outlet.



2.6 Picture 1

2.10 Minor cracks present to block wall & loose blocks present.



2.10 Picture 1

2.11 Recommend a irrigation company inspect system

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The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Structural Components

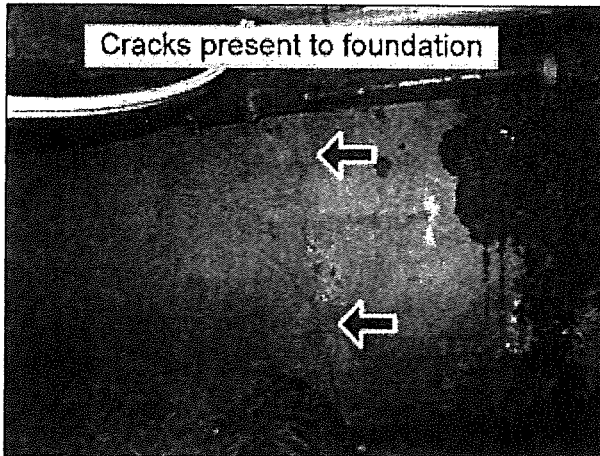
The building inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Method used to observe
3.1	WALLS (Structural)	•				Crawlspace: Crawled
3.2	COLUMNS OR PIERS	•				Floor Structure: Wood joists
3.3	FLOORS (Structural)	•				Wall Structure: Wood
3.4	CEILINGS (structural)	•				Columns or Piers: Wood piers
		IN	NI	NP	RR	

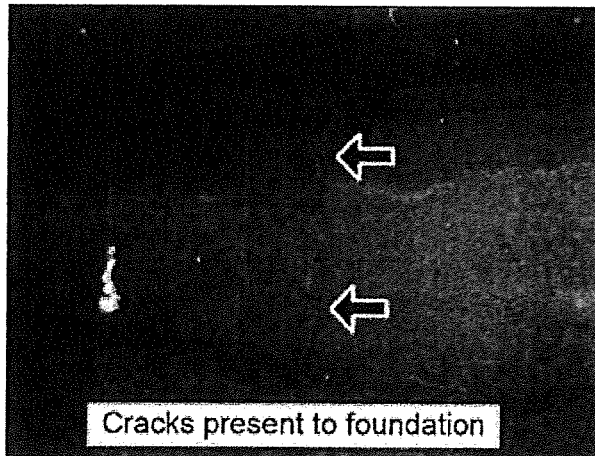
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

#### Comments:

3.0 Cracks present to foundation, recommend a contractor inspect area.



3.0 Picture 1



3.0 Picture 2

3.3 Staining & minor damage present.

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### IN NI NP RR Styles & Materials

4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
4.2	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
4.3	MAIN FUEL SHUT OFF (Describe Location)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### IN NI NP RR

**Water Source:**  
Public

**Plumbing Water Supply**

**(into building):**  
Copper

**Plumbing Water Distribution**  
**(inside building):**  
Copper

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
ABS

**Water Heater Power Source:**  
Gas (quick recovery)

### Comments:

4.2 Located in front of home

4.3 Located on back side of home

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(A) . Front House

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### IN NI NP RR Styles & Materials

5.0.A	Home	.					<b>Ceiling Materials:</b> Drywall
5.1.A	CEILINGS	.					<b>Wall Material:</b> Drywall
5.2.A	WALLS	.					<b>Floor Covering(s):</b> Tile
5.3.A	FLOORS	.					<b>Window Types:</b> Thermal/Insulated
5.4.A	DOORS (REPRESENTATIVE NUMBER)	.					<b>Heat Type:</b> Forced Air
5.5.A	WINDOWS (REPRESENTATIVE NUMBER)	.					<b>Energy Source:</b> Gas
5.6.A	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	.					<b>Ductwork:</b> Insulated
5.7.A	PLUMBING SUPPLY, FIXTURES IN THIS UNIT					.	<b>Cooling Equipment Energy Source:</b> Electricity
5.8.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	.					<b>Number of AC Only Units:</b> One
5.9.A	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	.					<b>Bath Exhaust Fans:</b> Fan with light
5.10.A	OUTLETS AND WALL SWITCHES					.	<b>Disposer Brand:</b> IN SINK ERATOR
5.11.A	RANGES/OVENS/COOKTOPS	.					<b>Exhaust/Range hood:</b> NUTONE
5.12.A	RANGE HOOD	.					<b>Electrical Service</b>
5.13.A	FOOD WASTE DISPOSER	.					<b>Conductors:</b> Overhead service
5.14.A	Water Heater	.					<b>Panel capacity:</b> 100 AMP
5.15.A	HEATING EQUIPMENT	.					<b>Panel Type:</b> Circuit breakers
5.16.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	.					<b>Branch wire 15 and 20 AMP:</b> Copper
5.17.A	AUTOMATIC SAFETY CONTROLS	.					
5.18.A	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	.					
5.19.A	SERVICE ENTRANCE CONDUCTORS	.					
5.20.A	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	.					
5.21.A	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	.					
5.22.A	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	.					
5.23.A	LOCATION OF MAIN AND DISTRIBUTION PANELS	.					

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

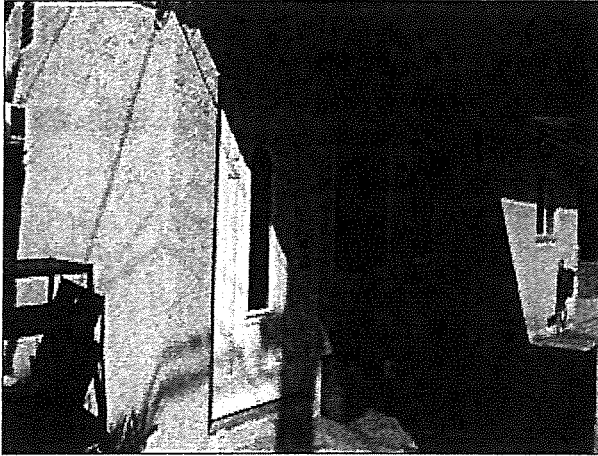
		IN	NI	NP	RR
5.24.A	SMOKE DETECTORS	•			
5.25.A	CARBON MONOXIDE DETECTORS	•			
5.26.A	Living Room	•			
5.27.A	Bedroom 1	•			
5.28.A	Hall Bathroom				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### Comments:

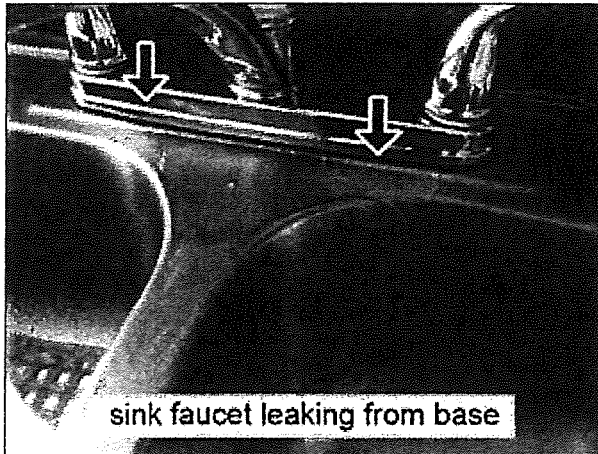
#### 5.0.A Inspected



5.0.A Picture 1

#### 5.1.A Cracks and evidence of repairs present.

5.7.A Recommend reseal around sink faucet & sink faucet leaking from base, Recommend a plumber inspect and repair as needed.



5.7.A Picture 1

**5.10.A** Outlet not grounded in kitchen, Recommend an electrician inspect and repair as needed.



5.10.A Picture 1

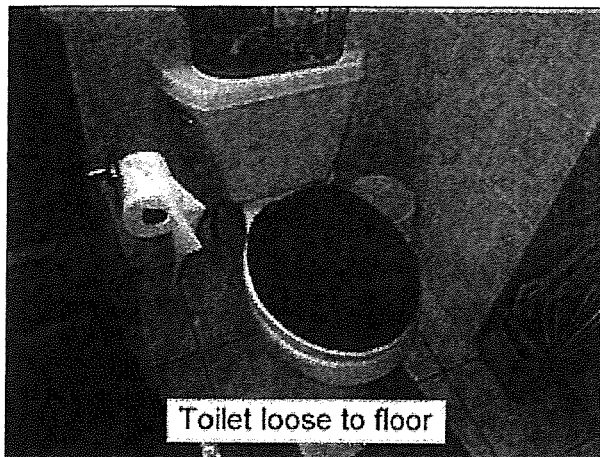
**5.11.A** Oven not inspected due to personal belongings.

**5.23.A** Located on north side of home

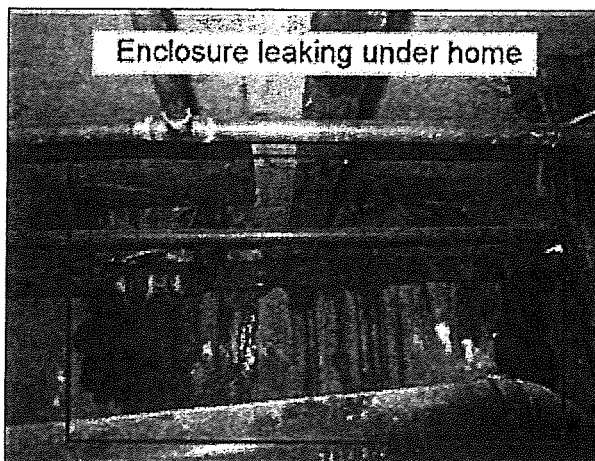
**5.26.A** Cracks present to wall, Evidence of repairs present to walls and ceiling.

**5.27.A** Evidence of repairs present to walls, Limited view due to belongings.

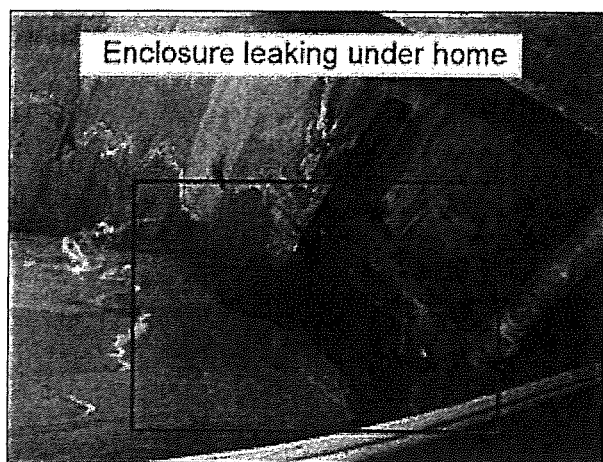
5.28.A Toilet loose to floor. Enclosure leaking under home in various locations. Recommend a plumber inspect area.



5.28.A Picture 1



5.28.A Picture 2



5.28.A Picture 3

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5(B) . Back House

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
5.0.B	Home	•				<b>Ceiling Materials:</b> Plaster
5.1.B	CEILINGS	•				<b>Wall Material:</b> Plaster
5.2.B	WALLS	•				<b>Floor Covering(s):</b> Tile
5.3.B	FLOORS	•				<b>Interior Doors:</b> Hollow core
5.4.B	DOORS (REPRESENTATIVE NUMBER)	•				<b>Window Types:</b> Thermal/Insulated
5.5.B	WINDOWS (REPRESENTATIVE NUMBER)	•				<b>Energy Source:</b> Gas
5.6.B	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				<b>Cooling Equipment Energy Source:</b> Electricity
5.7.B	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	•				<b>Number of AC Only Units:</b> One
5.8.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	•				<b>Bath Exhaust Fans:</b> Fan only
5.9.B	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	•				<b>Disposer Brand:</b> IN SINK ERATOR JENN AIR TAPPAN
5.10.B	OUTLETS AND WALL SWITCHES	•				<b>Exhaust/Range hood:</b> NUTONE
5.11.B	RANGES/OVENS/COOKTOPS	•				<b>Electrical Service</b>
5.12.B	RANGE HOOD	•				<b>Conductors:</b> Overhead service
5.13.B	FOOD WASTE DISPOSER	•				<b>Panel capacity:</b> 100 AMP
5.14.B	Water Heater				•	<b>Branch wire 15 and 20 AMP:</b> Copper
5.15.B	HEATING EQUIPMENT			•		<b>Wiring Methods:</b> Romex
5.16.B	SERVICE ENTRANCE CONDUCTORS	•				
5.17.B	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				
5.18.B	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
5.19.B	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
5.20.B	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
5.21.B	Electrical Panel	•				
5.22.B	Living Room	•				
5.23.B	Dinning Room	•				

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IN NI NP RR

IN NI NP RR

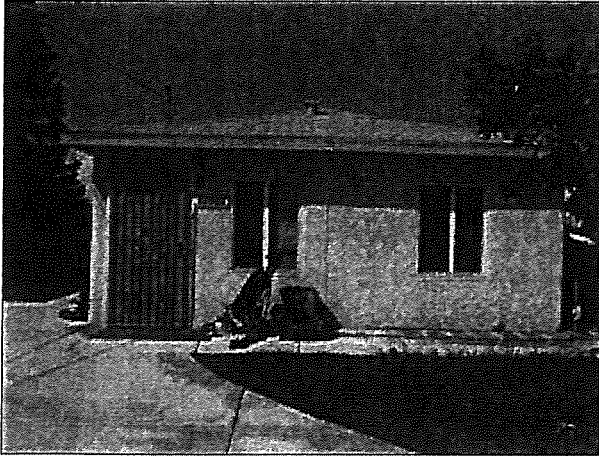
5.24.B	Bedroom 1	•			
5.25.B	Bedroom # 2	•			
5.26.B	Hall Bathroom	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**5.0.B Inspected**



5.0.B Picture 1

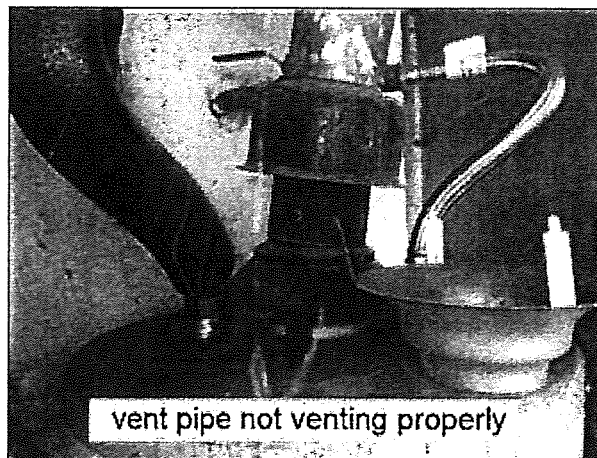
**5.2.B** Water staining present to wall under kitchen sink, Evidence of repairs present.

**5.4.B** Screen door rubbing floor.

**5.14.B** Water heater not properly strapped & vent pipe not venting properly. Recommend a plumber inspect area.



5.14.B Picture 1



5.14.B Picture 2

**5.15.B** No heating unit present to home.

**5.20.B** Located on southern side of home

**5.21.B** Tapped wiring present in panel. Recommend a electrician inspect area.

5.22.B Cracks present to wall, Limited access due to belongings.

5.23.B Evidence of repairs present to walls and ceiling.

5.24.B Evidence of repairs present to walls and ceiling. Limited access due to belongings.

5.25.B Evidence of repairs present to walls and ceiling. Limited access due to belongings.

5.26.B Shower door not operating properly.

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The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## INVOICE

### ACCURATE INSPECTIONS

16849 Foothill Blvd. #4  
Fontana, Ca. 92335  
(909)823-5886  
Inspected By: Victor Fuentez

Inspection Date: 9/23/2015  
Report ID: 126215

Customer Info:	Inspection Property:
STEVE SZETO  Customer's Real Estate Professional: DANIELLE NEWSON SOTHEBY'S INTERNATIONAL REALTY	21801 neptune Ave Carson CA 90745

### Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: Check  
Payment Status: Paid  
Note:

# ACCURATE INSPECTIONS

## AGREEMENTS AND LIMITATIONS

SPECIAL NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION: 1. WATER OR AIR QUALITY. 2. THE PRESENCE OF TOXIC OR CARCINOGENIC MATTER EMITTED FROM GROUND, BUILDING MATERIALS, IN WATER OR AIR SUPPLY OR FROM THE OPERATION ON ANY EQUIPMENT.

3. ITEMS THAT ARE OBSTRUCTED, INACCESSIBLE OR NOT IN PLAIN VIEW. The client is hereby informed that structural and mechanical insurance is available for a normal fee from insurance companies. Your real estate agent may be able to help you with obtaining structural or mechanical insurance coverage. The client understands that the Comments and Notations made on this report are subjective opinion of the inspector based on observations at the time of inspection. Therefore, the INSPECTOR desires it be clearly understood he offers NO WARRANTY concerning future operation or condition of any item inspected-OR- that all defects of such items were observed at the time of inspection and noted on the report. THEREFORE, the INSPECTOR does not imply that he warrants or guarantees any item regardless whether they were inspected or reported

### 1. WHAT WE DO:

a. The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection.

b. We shall observe, render an opinion and report which of the parts, components and systems are not functioning at the time of the inspection or are in need of repair and report on visible existing or recognized hazards.

c. If you have questions, we will explain what we saw about the item.

### 2. WHAT WE DO NOT DO:

a. We do not make guarantees, warranties, representations, or insure the future performance or condition of any item. If you want a warranty guarantee, or insurance policy, you must obtain it from a warranty or Insurance company. Please remember that almost every item in any pre-owned home is in used condition

And has ordinary wear and tear, and all houses will change and deteriorate in the future. WE DISCLAIM ALL OTHER WARRANTIES.

b. We do not inspect any item we cannot see in a normal inspection. For example, we do not move furniture, rugs, carpet, paintings, appliances or any other furnishings in performing an inspection. We do not uncover buried pipes or other items. We cannot see items covered by wallpaper, flooring or plants. Repairs or remodeling may hide evidence of prior damage or defects. We do suggest that you ask the seller about repairs that are covered up or any previous problems because WE DO NOT report on past conditions that appear

corrected. We do not inspect for latent defects, therefore you should obtain a copy of the seller's disclosure statement.

c. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, floor plain location pollution, habitability, environmental hazards such as asbestos, UFFI, EMF, lead based in paint, etc. Please remember older homes do not meet the same standards as newer homes, even though items in both may perform the function for which they are intended.

d. We do not allow the inspector to change or add to these printed provisions in any way.

e. We do not hold ourselves to be specialists for any particular item or engineers. We are a general real estate improvement inspection company. If we report an item is not performing its intended function, needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the home. We do not and cannot give cost estimates to repair any item.

### 3. WHAT YOU MUST DO.

a. If you have any complaints about our inspection, you must notify us in writing within seven days after you have discovered any problem, and allow us a re-inspection before changing the condition on the item, except in a emergency.

b. If we report an item in need of immediate repair, or is not performing its intended function or shows past damage and you intend to purchase the property anyway, you should first have the item re-inspected by a specialist in that field( I.e. Foundations- Structural Engineering/ Plumbing or Plumber/ Electrical or Electrician/ Heating or AC - HVAC company/ Roofing - Roofer )

c. You agree that, to the extent allowed by law, any damages resulting from any breach of this contract or inaccuracy/ errors on the report are limited to the amount of this inspection fee only.

d. If you sue on this inspection and do not prevail you agree to pay all attorney's fees.

e. You represent to us that (1) the inspector has not made any oral representations that are Different from, or in addition to, what is written in this report, and (2) you agree to each provisions of this report by relying on it in any way, whether or not you sign it.

f. You shall not allow anyone else to use this report without prior written consent.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEM AFTER THE DATE AND TIME OF THE INSPECTION. ALL WARRANTIES, EXPRESSED OR IMPLIED ARE DISCLAIMED.

NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 993-15 FOR AN EXISTING SECOND DWELLING UNIT FOR  
A PROPERTY LOCATED AT 21803 NEPTUNE AVENUE**

**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, Steve Szeto, with respect to real property located at 21803 Neptune Avenue, and described in Exhibit "A" attached hereto, requesting approval of the following:

- Conditional Use Permit No. 993-15 for an existing legal non-conforming second dwelling unit within the RS (Residential, Single-Family) zoning district.

A public hearing was duly held on January 26, 2016, at 6:30 P.M. at City Hall, Helen Kawagoe 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.** In regards to Section 9172.21(D), Conditional Use Permit; and Section 9143 – Conditional Use Criteria the Planning Commission finds that:

- a) The main unit is 685 square feet with two-bedrooms and is located in the rear of the property (21801). The 560-square-foot second dwelling unit (21803) and 3 open parking spaces are located in the front of the property. The existing second dwelling unit was legally permitted in 1951 prior to the adoption of Ordinance No. 03-1290 which requires a conditional use permit for legal nonconforming second dwelling units that do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).
- b) The existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. The subject property is designated for Low Density Residential and zoned RS (Residential, Single Family). The adjacent properties to the north, south and east share the same zoning designation. To the west is an auto repair facility zoned MU-CS (Mixed-Use, Carson Street). The surrounding properties are primarily developed with residential single-family dwellings and the proposed project is compatible with the neighborhood.
- c) The site is adequate in size, shape, topography, location, and utilities to accommodate the second dwelling unit. The property is legal nonconforming with respect to lot size and off-street parking, but is allowed to continue since

the nonconformities were legally developed prior to the City's incorporation and do not pose a health, safety or welfare concern.

- d) The 16-foot-7-inch-wide driveway located adjacent to Neptune Avenue provides adequate access and will not affect or impact the safe circulation of either pedestrian or vehicular traffic.
- e) The neighborhood is developed and adequate water supply and other utilities are provided. The permitted second dwelling unit and primary structure were constructed with appropriate permits so adequate water supply for fire protection already exists.
- f) The second dwelling unit is consistent with the architectural style of the main dwelling unit and is compatible with existing development in the neighborhood. The property will not change the intended character of the area as a single-family neighborhood.
- g) The property will not generate or intensify nonconformities with the implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution restrict future expansions and/or additions to the site unless site development standards are met.
- h) The second dwelling unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.6, "Second Dwelling Unit Development Standards" of the Carson Municipal Code.
- i) CMC Section 9182.3 (B) states, "In the RS or RA Zone, a lawfully established residential use of a type or with a density of dwelling units no longer permitted in the RS or RA Zone shall be considered to be a nonconforming use subject to the provisions of CMC Section 9182.21 through 9282.23." Therefore per CMC Section 9182.21, "conditions may be included which provide for either the continuation or termination of each nonconformity existing on the site" when granting a conditional use permit. Also, CMC 9122.8(C) indicates if standards in CMC 9125.6 are not met then a conditional use permit is required for the existing lawfully established unit.
- j) 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 proposed project is subject to the requirements in CMC Section 9182.3, "Nonconforming Residential Density" and Section 9125.6, "Second Dwelling Unit Development Standard." The specific requirements of these sections have been discussed above under Section III.

**Section 5.** The Planning Commission further finds that the second dwelling unit will not have a significant effect on the environment. The second dwelling unit will not alter the predominantly residential single-family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Structures or Facilities).



**Section 6.** Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 993-15 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 8.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 26<sup>th</sup> DAY OF JANUARY, 2016.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**

MC/C99315\_21801-21803Neptune\_p

## EXHIBIT "A"

### Legal Description

THE NORTHERLY 50 FEET OF THE SOUTHERLY 250 FEET OF THE  
EASTERLY 135 FEET OF LOT 48, OF TRACT NO. 2982, IN THE CITY  
OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS  
PER MAP RECORDED IN BOOK 35 PAGES 31 OF MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 993-15**

**GENERAL CONDITIONS**

1. If a building permit for Conditional Use Permit No. 993-15 is not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission, if applicable.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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 of the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. The Indemnification. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 993-15. The applicant shall provide a deposit in the amount of 100 percent 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 the 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 the City shall have no liability to the applicant.
13. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the inspection report shall be eliminated or mitigated within 90 days of this approval to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.

14. Per Carson Municipal Code Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction stating that:
  - a. The second dwelling unit shall not be sold separately;
  - b. The second dwelling unit is restricted to the maximum size allowed per the conditional use permit;
  - c. Any expansion/addition of the secondary unit or primary unit is restricted unless site development requirements can be satisfied;
  - d. The garage cannot be used as a dwelling unit; and
  - e. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
15. The deed restriction shall be reviewed and approved by the Planning Division and shall be recorded at the County Recorder's Office within 90 days after this approval. Proof of recordation shall be furnished to the Planning Division.
16. The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the city in order to determine compliance with these conditions and applicable Carson Municipal Code requirements.
17. All required setbacks are to remain clear for safe access.
18. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.
19. All exterior walls and exterior improvements must be consistent in using the same finishing materials and colors.
20. There shall be no un-authorized dwelling expansion or alteration that will intensify potential hazards associated with not having sufficient off-street parking.

#### **SECOND DWELLING UNIT EXPANSION/ALTERATIONS/AESTHETICS**

21. Any changes to the second dwelling unit 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.
22. Any expansions and/or alterations of the secondary unit will constitute as an intensification of use and the nonconforming parking privilege will no longer be continued.
23. Any minor alterations, improvements and or repairs shall require review and approval (where applicable) by the Planning Division and issuance of a building permit.

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### **BUILDING & SAFETY**

24. All building improvements shall comply with City of Carson Building and Safety Division requirements.
25. The applicant shall provide a separate water, gas, and electrical meter per Building Code requirements for the second dwelling unit within 60 days of Planning Commission approval, if applicable.

### **FIRE DEPARTMENT - COUNTY OF LOS ANGELES**

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

### **ENGINEERING SERVICES**

28. Any City-owned improvement damaged during the construction of a proposed project shall be removed and reconstructed per City Standard Plan and to the satisfaction of the City Engineer prior to the issuance of a building permit.

### **BUSINESS LICENSE DEPARTMENT - CITY OF CARSON**

29. All parties involved in the subject project located at 21803 Neptune Avenue including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

