



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 12, 2013  
SUBJECT: Conditional Use Permit No. 882-11  
APPLICANT: Gabriel Varela  
2729 and 2731 E. Van Buren Street  
Carson, CA 90810  
REQUEST: To approve a Conditional Use Permit for a second dwelling located within the RS (Residential, Single Family) zone district  
PROPERTY INVOLVED: 2729 and 2731 E. Van Buren Street

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### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

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

*Item No. 12-A*

I. **Introduction**

*Applicant/Property Owner*

Gabriel Varela and Enrique Orosco  
2729 and 2731 E. Van Buren Street, Carson, CA 90810

*Project Address*

2729 and 2731 E. Van Buren Street, Carson, CA 90810

*Project Description*

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

Conditional Use Permit (CUP) No. 882-11, would legalize the existing second dwelling unit developed as a duplex located at 2729 and 2731 E. Van Buren Street.

II. **Background**

*History of Property*

The existing single story duplex was built in 1947. There are no recent approved building permits for the site. However, The Los Angeles County Building Division finalized a building permit in 1964 approving a garage conversion to a den. The existing duplex therefore has only a one car garage.

*Previously Approved Discretionary Permits*

There are no previous approved discretionary permits on this site.

*Public Safety Issues*

There are no known open Code Enforcement cases on the subject property. There is an existing porch cover on the property that was built without building permits. Building Inspector Hernandez inspected the porch cover on January 31, 2013, and stated that he recommends that the owner/applicant obtain engineering calculations and submit for plan check review to determine safety compliance with the Carson Building Code. Staff will make this recommendation a condition of approval and has notified the owner/applicant of this finding.

III. **Analysis/Findings**

*Location/Site Characteristics/Existing Development*

The subject property is located at 2729 and 2731 E. Van Buren Street. The subject site is compatible with surrounding residential single family uses. According to Los Angeles County Assessor's records the second dwelling located at 2712 E. Adams was built in 1947 and permitted by the Los Angeles County Building Department, therefore, the second dwelling is considered legally permitted.

Surrounding the subject property to the north, east, south and west are single family residential uses.

The applicant is applying for a second dwelling unit Conditional Use Permit pursuant to Section No. 9172.21 and 9182.3 of the Carson Municipal Code (CMC). Second dwelling units on single family residential zoned lots provide an important housing



resource that should be preserved if findings could be made regarding the adequacy of the building condition, parking, landscaping and other features needed to meet neighborhood compatibility standards. The Conditional Use Permit application upon approval promotes the health and safety of the second dwelling's occupants via the conditions of approval.

Staff has inspected the property and reviewed all building permit records. Pursuant to CMC Section No. 9182.41, (Site Development Nonconformities) lawfully established yard areas (existing conditions) that do not conform to the Residential, Single Family (RS) zone district site development regulations such as the second dwelling's existing front yard of 17 feet, the side yard setback of three feet four inches (3'-4"), and the substandard parking for the second dwelling are allowed to continue indefinitely provided there is no intensification by adding bedrooms. No bedrooms are proposed by the applicant thus the subject dwellings meet CMC Section 9182.41 F, Site Development Nonconformities, in that parking is allowed to remain as is provided that no intensification exists or is permitted.

The site is developed with two storage sheds in the rear yard with both exceeding 120 square feet thereby requiring building permits and Building Division inspections.

*Zoning/General Plan Designation*

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

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

*Required Findings: Conditional Use Permit No. 882-11*

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

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

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

*Issues of Concern / Proposed Condition/Change: Conditional Use Permit No. 882-11*

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

- **Conditions of Approval:**

1. Any minor alterations, improvements and or repairs shall require review and approval by the Planning Division and issuance of a building permit if applicable.
2. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. There were no major deficiencies described in the property inspection report.
3. There shall be no un-authorized dwelling expansion or alteration that will intensify the number of bedrooms or other habitable area.
4. All building setback yard areas to remain clear for fire prevention safety.

**IV. Environmental Review**

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

**V. Recommendation**

That the Planning Commission:

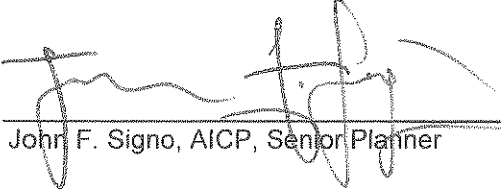
- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 882-11 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the City of Carson approving Conditional Use Permit No. 882-11 for a second dwelling unit located at 2729 and 2731 E. Van Buren Street."



VI. Exhibits

1. Resolution
2. Property Inspection Report
3. Development Plans

Prepared by:   
Zak Gonzalez II, Associate Planner

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

Approved by: \_\_\_\_\_  
Sheri Repp, Planning Manager

ZG: srCUP882-11

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 13-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 882-11 FOR A SECOND DWELLING LOCATED AT 2729  
AND 2731 E. VAN BUREN STREET**

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

**Section 1.** An application was duly filed by the applicant, Gabriel Varela, with respect to real property located at 2729 and 2731 E. Van Buren Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing 811-square-foot second dwelling unit located within the RS (Residential, Single Family) zone district.

A public hearing was duly held on February 12, 2013, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

**Section 3.** The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential single family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) The property is developed with a 1,622-square-foot duplex and a one-car garage. The site is considered nonconforming with respect to parking; however, the nonconformities are allowed to continue provided there is no intensification. The project will not generate significant adverse effects to the circulation on the adjacent public street.
- d) There are no signs intended for the proposed project site.
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.



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

**Section 4.** The Planning Commission further finds that the use permitted by the Conditional Use Permit will not have a significant effect on the environment. The proposed use will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15301 (Existing Structures or Facilities).

**Section 5.** Based on the aforementioned findings, the Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 882-11 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 12<sup>th</sup> DAY OF FEBRUARY, 2013.**

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

**ATTEST:**

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



**"Exhibit A"**

**Legal Description:**

**Tract No: 7644; Lots 1548 and 1549 Region/Cluster: 10/10405**



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 882-11**

GENERAL CONDITIONS

1. If Conditional Use Permit No. 882-11 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 882-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the



Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### SECOND DWELLING EXPANSION/ALTERATIONS/AESTHETICS

8. Any changes to the second dwelling shall be limited to minor alterations, improvements, repairs, or changes of use which do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use.
9. Any minor alterations, improvements and or repairs shall require review and approval (where applicable) by the Planning Division and issuance of a building permit.
10. All building setback areas shall remain clear for fire prevention safety.
11. The owner/applicant shall submit engineering drawings and calculations to the Carson Building and Safety Division for the existing un-permitted front patio cover and shall obtain building permit approval within 45 days of project approval. The owner/applicant shall remediate the structure if necessary within 45 days of obtaining a building permit.
12. The owner/applicant shall submit a building permit application to the Carson Building and Safety Division for two rear yard storage sheds exceeding 120-square-feet.

#### PARKING

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

#### BUILDING & SAFETY

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

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

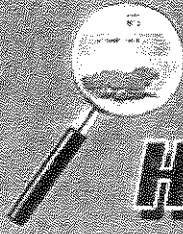
15. There shall be no storage allowed within any required building setback yard area to promote fire safety.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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



License #72406



# **NEW Beginning Home Inspections**

**WE ARE REAL ESTATE'S 'NO. 1' REAL KILLER!**

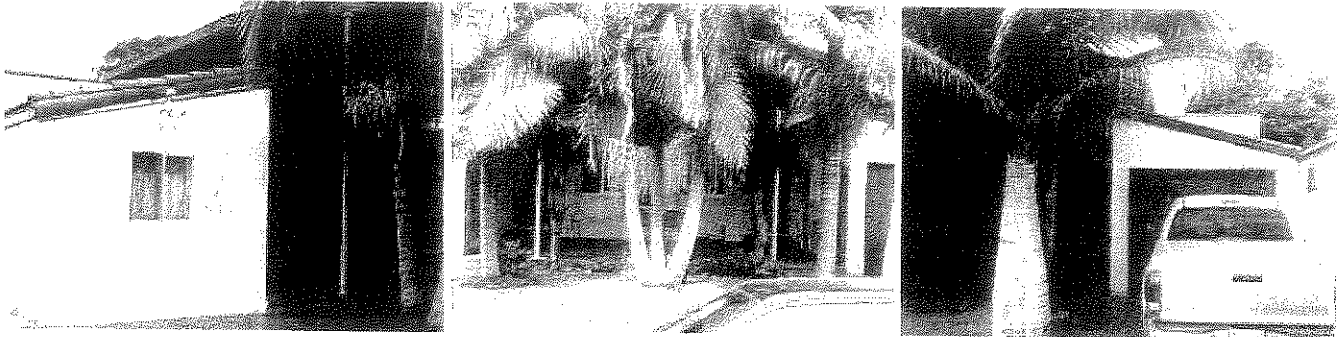
Website: <http://www.newbeginninghomeinspections.com>

Email: [newbhomeinspection@topproducer.com](mailto:newbhomeinspection@topproducer.com)

Phone: (562) 652-4431

Inspector's phone: (562) 652-4367

Inspector: Jose A Feo



**2729/2731 East Van Buren St**

**Client(s): Gabriel Varela & Enrique Orosco**

**Property address: 2729 East Van Buren St Carson CA 90810**

**Inspection date: 2/20/2012**

This report published on Tuesday, February 28, 2012 4:09:42 PM PST

Dear customer:

Thank you for choosing New Beginning Home Inspections to perform the following inspection on the property you wish to purchase.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

All findings should be made to New Beginning Home Inspections.

This report represents our professional opinion of the condition of the inspected elements of the subject property, determine during a limited time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of the home inspection industry, terms and conditions of the inspection agreement and limitations noted in the inspection agreement. Information contained herein was prepared exclusively for the named client and their authorized representatives.

We have inspected the subject property and must report to you exactly what we found. Because of the age, design and location of the home, we might find some hairline cracks on driveways or walls, may hear squeaking on raised or second story floors, see paint peeling off Walls, cracks on tiles, chipped bathtubs or some cracks over windows and doors. These are normal and cosmetic conditions.

While due care was exercised in the performance of this inspection, the company makes no representations or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report is valid only for a period of thirty (30) days from the date of the inspection. This report, including any attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

Item # 12-A

EXHIBIT NO. 2 -



This inspection report was prepared in a format specifically for the named client and such transfer does not cover all potential areas of concern a third party may have. This report is transferable only with the consent of the named client and such transfer does not imply any warranty or guarantee regarding the report by inspection firm.

If you have any questions regarding this report, please feel free to call us.

#### LIMITED WARRANTY

This inspection report is a written communication describing the condition of the property inspected. Its purpose is to indicate the existing condition of the subject property. It is not meant to be a demand for repairs by the owner of subject property and communicates a written report of the then existing conditions on the property at the time of the inspection.

During the inspection, our inspectors do not take apart equipment, structures, apply stress and/or perform destructive testing or move furniture and equipment to view areas. Any areas which are visually hidden or not readily accessible are not covered within this report.

Additionally this report does not include and is not a substitute for a Real Estate Transfer Disclosure Statement, Form TDS-14, California Civil Code Section 1102.





This report does not cover the following items:

- Evaluate as to whether there are any city, county, or state code violations on the property.
- Evaluate the slopes, grading or credibility of any retaining walls or drainage on the property.
- Perform termite inspections.
- Test security devices.
- Evaluated the presence or extent of insulation and vapor barriers in exterior walls and soffits.
- Enter crawl areas where headroom is less than three feet or where other adverse conditions exist.
- Walk on the roof where it could damage the roof materials or be unsafe for the inspector.
- Enter attic spaces that are not readily accessible or where headroom above the access panel is less than three feet.
- Inspect underground drainage pipes or internal rain gutters and downspouts.
- Operate any main branch or fixture valves that are turned off.
- Inspect any plumbing components that are not visible or readily accessible.
- Inspect water quality, water conditioning equipment and solar water heating systems.
- Evaluate the ability of the systems to comply with the current codes.
- Inspect or activate interior fire sprinkler systems.
- Activate or operate any system that has been shut down.
- Evaluate the mounting of any kitchen cabinets.
- Make repairs or give estimates. Inspect septic tanks.
- Inspect septic tanks. Inspect or test electronic thermostats.
- Turn on or off pool valves.
- Guarantee any appliances and/or pool equipment
- Determine or test for leaks in the roof.
- Any damage done in the attic or under the house, including air ducts, if a termite inspection is made to the property after the completed inspection.
- Damage caused by tenting and/or termite inspection.

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### How to Read this Report




This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

 <b>Repair/Replace</b>	Recommend repairing or replacing
 <b>Evaluate</b>	Recommend evaluation by a specialist
 <b>Serviceable</b>	Item or component is in serviceable condition
 <b>Comment</b>	For your information



## Wood Destroying Organism Concerns

Concerns relating to wood destroying organisms are shown as follows:

 <b>Infestation</b>	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
 <b>Damage</b>	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
 <b>Conducive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

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## General information

**Report number:** 040/12

**Structures inspected:** 1,622 sq ft

**Type of building:** Duplex

**Age of building:** 1930

**Time started:** 12:30

**Time finished:** 2:35 PM

**Inspection Fee:** \$350.00

**Payment method:** Cash

**Present during inspection:** Property owner(s)

**Occupied:** Yes

**Weather conditions:** Clear

**Temperature:** Warm

**Foundation type:** Crawlspace, Post and pier

**The following items are excluded from this inspection:** Private sewage disposal system, Security system, Irrigation system, Swimming pool, Hot tub, Private well, Shed, Playground equipment, Sauna, Low voltage outdoor lighting, Central vacuum system, Water filtration system, Water softener system, Built-in sound system, Intercom system, Generator system, Sport court, Sea wall, Outbuildings

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## Exterior

**Footing material:** Poured in place concrete


**Foundation material:** Poured in place concrete, Post and pier

**Apparent wall structure:** Wood frame

**Wall covering:** Stucco

**Sidewalk material:** Poured in place concrete

**Exterior door material:** Solid core wood

1)  At the time of the inspection, the exterior of the property appears to be in good and serviceable condition. There were two storages at the back of the house in serviceable condition.

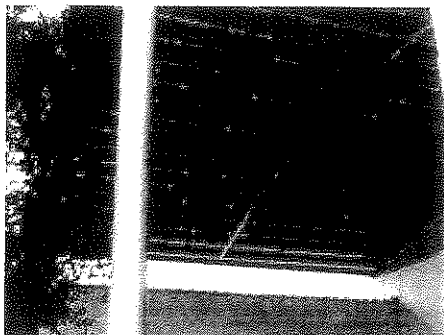


Photo 7

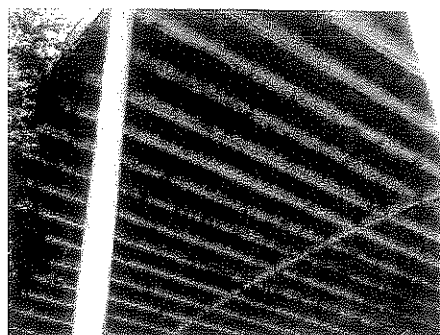


Photo 8

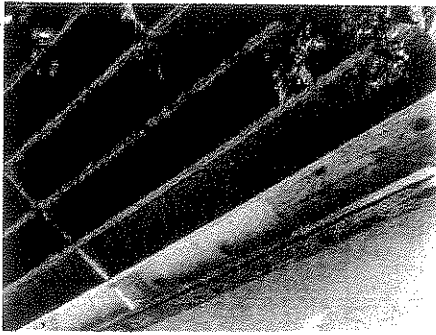


Photo 9



Photo 30  
one stores

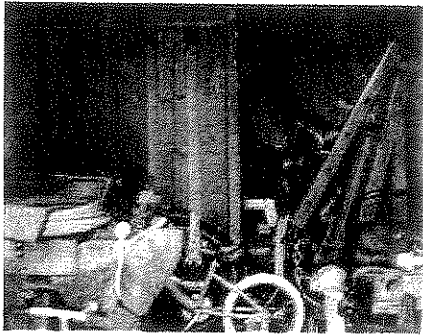


Photo 31

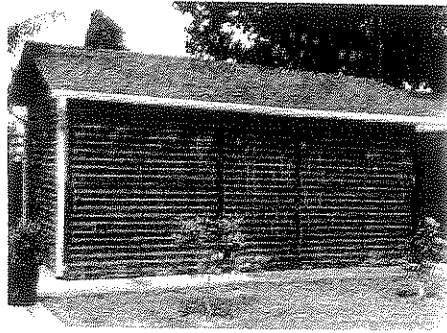


Photo 40  
one stores



Photo 41



Photo 42

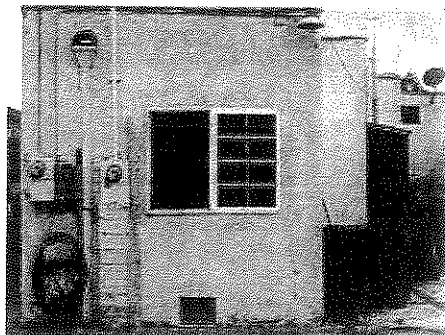


Photo 43

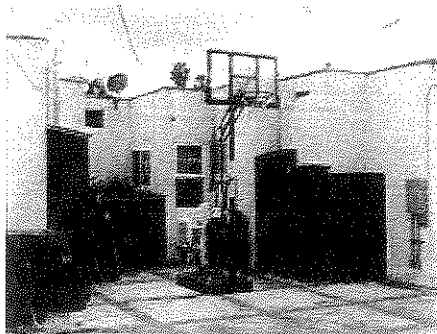


Photo 44

2) An excess flow gas shut off valve or earthquake gas shut off valve should be installed .A licensed plumbing contractor should do it



Photo 6

3) At the unit # 2729 the garage was converted into a studio and laundry area. At the unit # 2931 there is a laundry area at the garage.



Photo 1

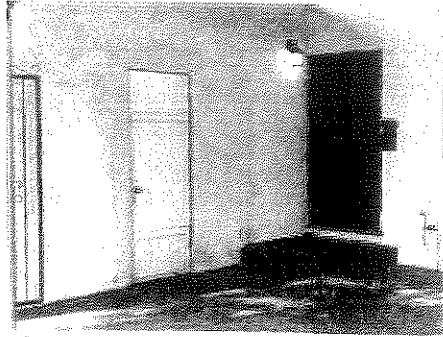


Photo 4

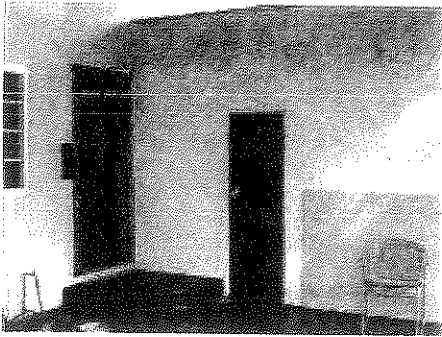


Photo 5

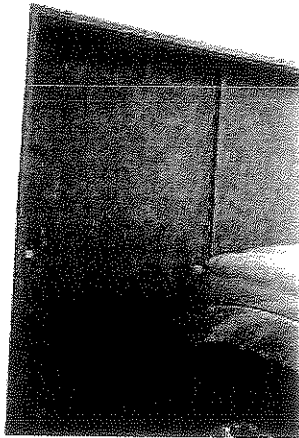


Photo 73

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## Roof

**Roof inspection method:** Traversed

**Roof type:** Flat

**Roof covering:** Asphalt or fiberglass composition shingles, Built up tar and felt, Concrete tile

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4) ✓ The roof, in general appears to be in serviceable and good condition.



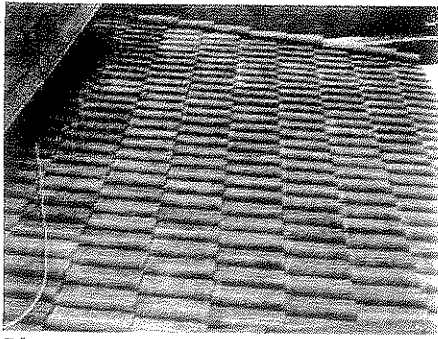


Photo 61



Photo 62



Photo 63



Photo 64

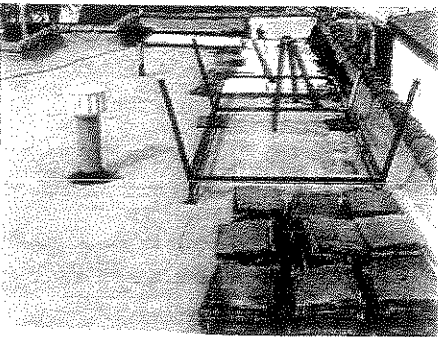


Photo 65

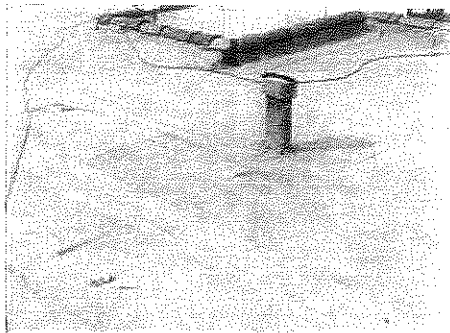


Photo 66

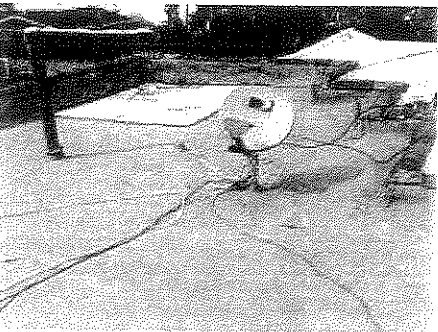


Photo 67

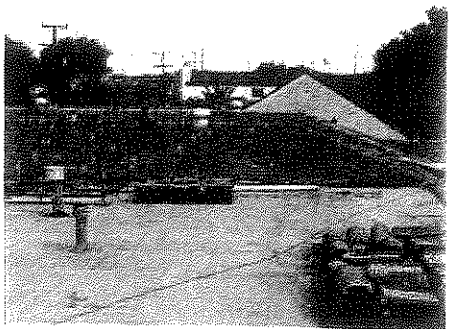


Photo 68

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## **Electric service**

**Primary service type:** Overhead

**Primary service overload protection type:** Circuit breakers

**Service voltage (volts):** 120/240

**Location of main service switch:** back of the house

**Location of main disconnect:** Breaker at top of main service panel

**Main disconnect rating (amps):** 100

**Solid strand aluminum branch circuit wiring present:** No

**Smoke detectors present:** Yes



5) At the time of the inspection, the electric system and panels are in serviceable and working condition. Lights and switches in both units are in working condition.

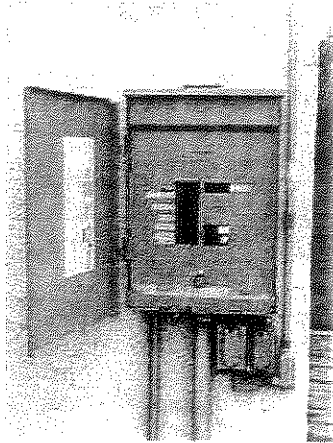


Photo 45

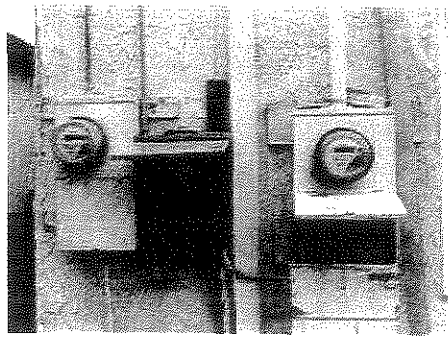


Photo 46

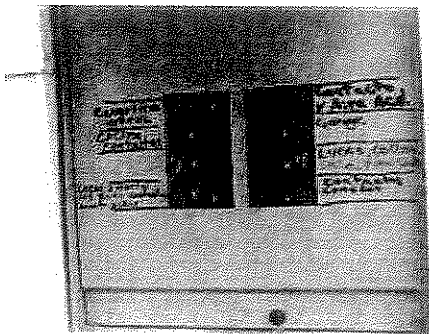


Photo 47

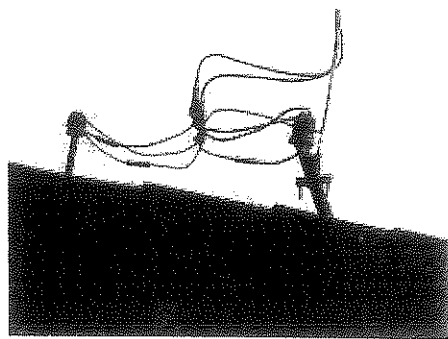


Photo 48

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## Water heater

**Estimated age:** unable to determine

**Type:** Tank


**Energy source:** Natural gas

**Capacity (in gallons):** 30, 50

**Manufacturer:** General Electric

**Model:** GG30T6XA

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6)  A permanently installed insulated jacket is installed on the water heater. It obscures the manufacturer's information label and most of the water heater. The inspector was unable to fully evaluate the water heater.

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7) Both water heater are in serviceable and working condition. There was hot water at the bathrooms and kitchen in both units.

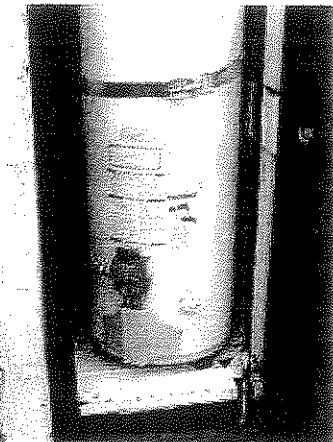


Photo 32

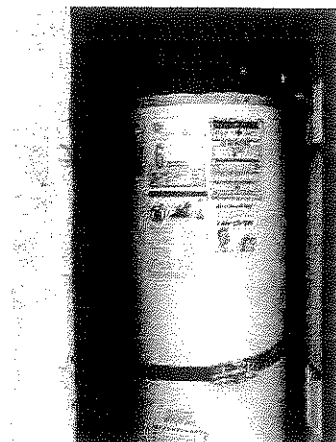


Photo 33

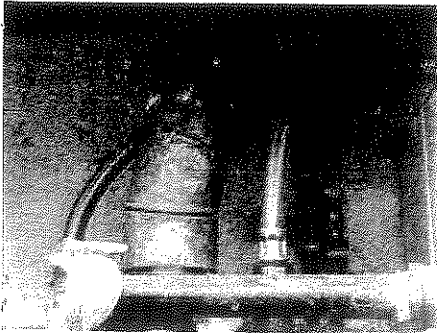


Photo 34



Photo 35

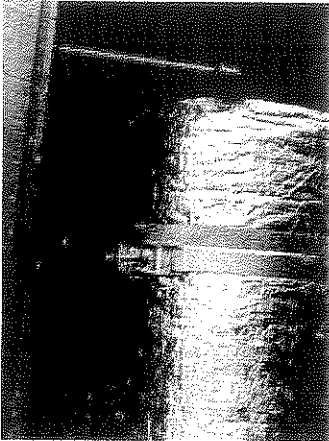


Photo 36

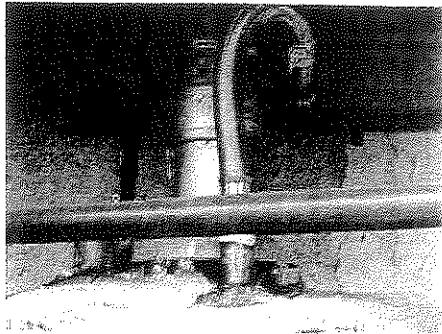


Photo 37

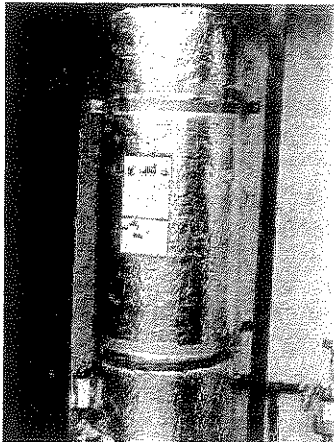


Photo 38



Photo 39

## Plumbing and laundry

**Water pressure (psi):** PSI

**Location of main water shut-off valve:** in front of the house

**Location of main water meter:** on the street

**Water service:** Public

**Service pipe material:** Copper

**Supply pipe material:** Copper

**Vent pipe material:** Plastic

**Drain pipe material:** Not visible

**Waste pipe material:** Not visible


8)  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.



Photo 14



Photo 72

9) <sup>1</sup> At the time of the inspection, the plumbing system appears to be in serviceable condition. There was only one meter for both units. we did not observe any leaks on it.

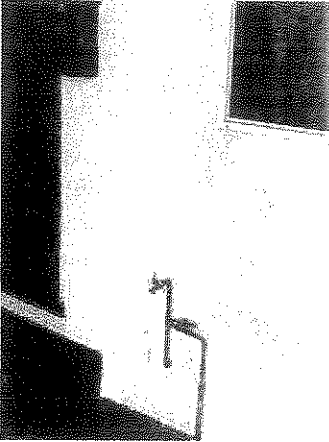


Photo 10



Photo 11

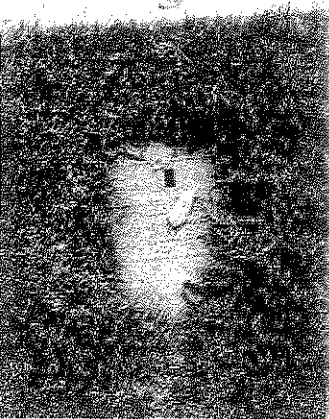


Photo 12

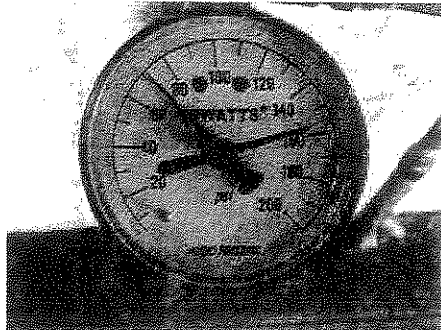


Photo 69

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## Kitchen

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10) At the unit # 2729, the kitchen appears to be in serviceable and good condition.



Photo 18

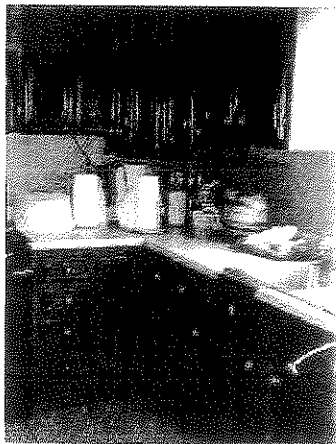


Photo 19

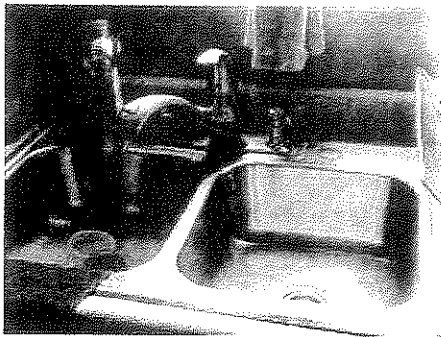


Photo 20

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11) At the unit # 2931, the kitchen appears to be in serviceable and good condition.



Photo 53

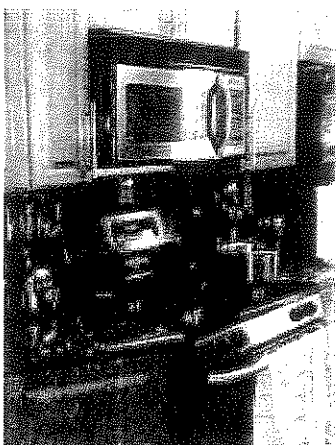


Photo 54

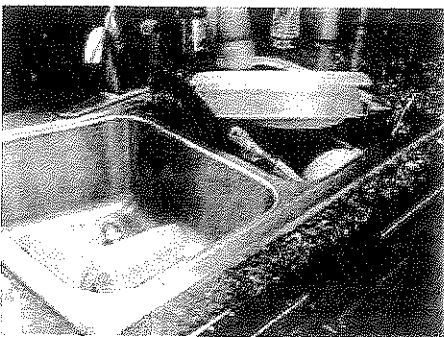


Photo 55

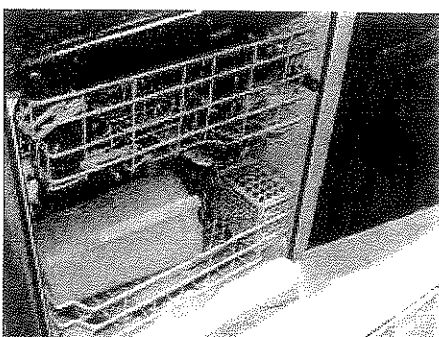


Photo 56

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## Bathrooms

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12) 🔍 The shower divert valve for one or more bathtub faucets is defective. A significant amount of water comes out of the bathtub spout when the shower is turned on. Water will be wasted as a result. A qualified plumber should evaluate and replace components or make repairs as necessary.

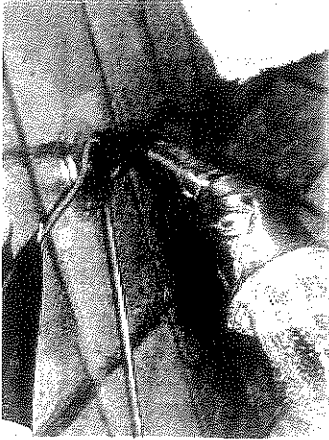


Photo 26

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13) 🔍 One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

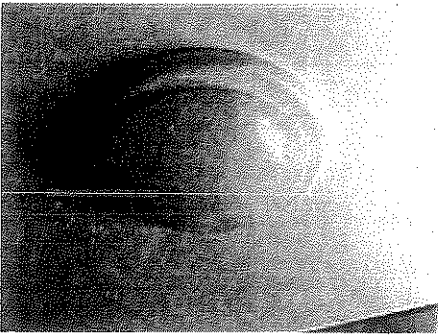


Photo 29

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14) ✓ At the unit # 2729 The bathroom appears to be in serviceable condition. Toilet, sink, shower are in good condition. Cabinets is fine.



Photo 24



Photo 25



Photo 27

15) ✓ At the time of the inspection, the bathroom at the unit # 2931 appears to be in serviceable condition. Toilet, sink, shower are in good condition. Cabinets are fine.

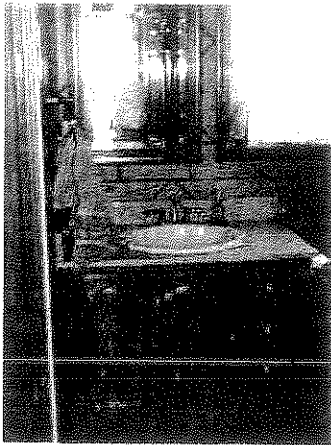


Photo 57



Photo 58

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## Interior rooms

16) ↖ Glass in one or more windows is broken. A qualified contractor should replace glass where necessary. house 2729



Photo 28

17) At the time of the inspection, the interior of both units are in good and serviceable condition. Walls are clean and painted. Floors and/or carpet are fine. Windows and doors open and close correctly.



Photo 13



Photo 15



Photo 16

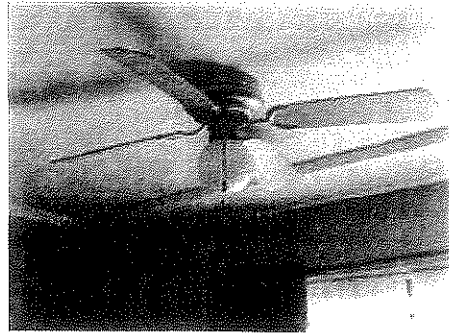


Photo 17



Photo 21

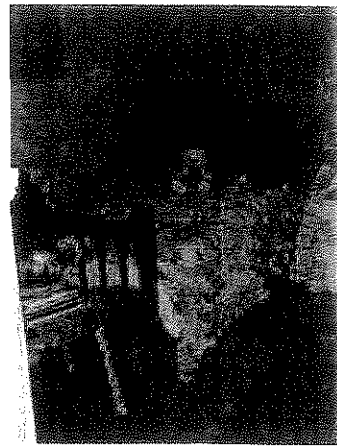


Photo 22

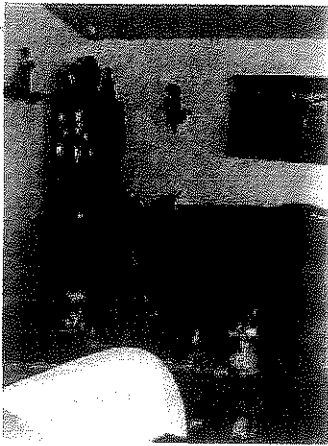


Photo 49



Photo 50

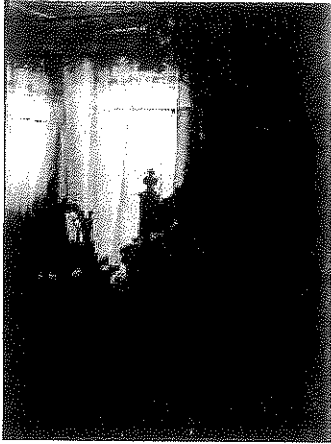


Photo 51



Photo 59

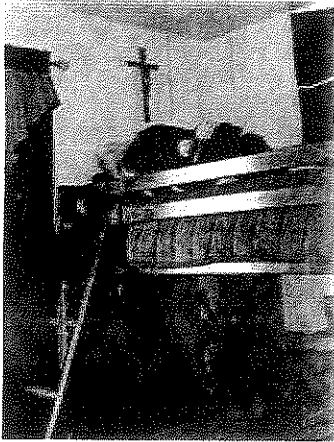


Photo 60

18) At the time of the inspection, smoke detectors are in serviceable condition.



Photo 23



Photo 52



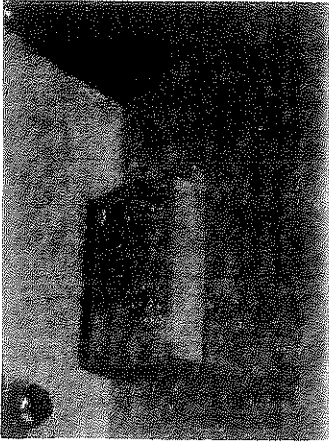


Photo 70

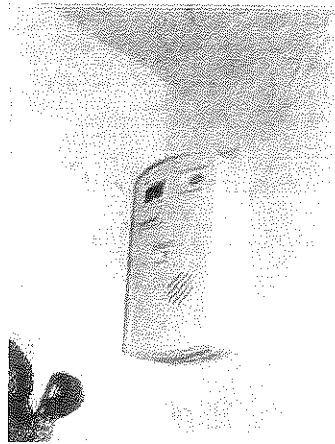
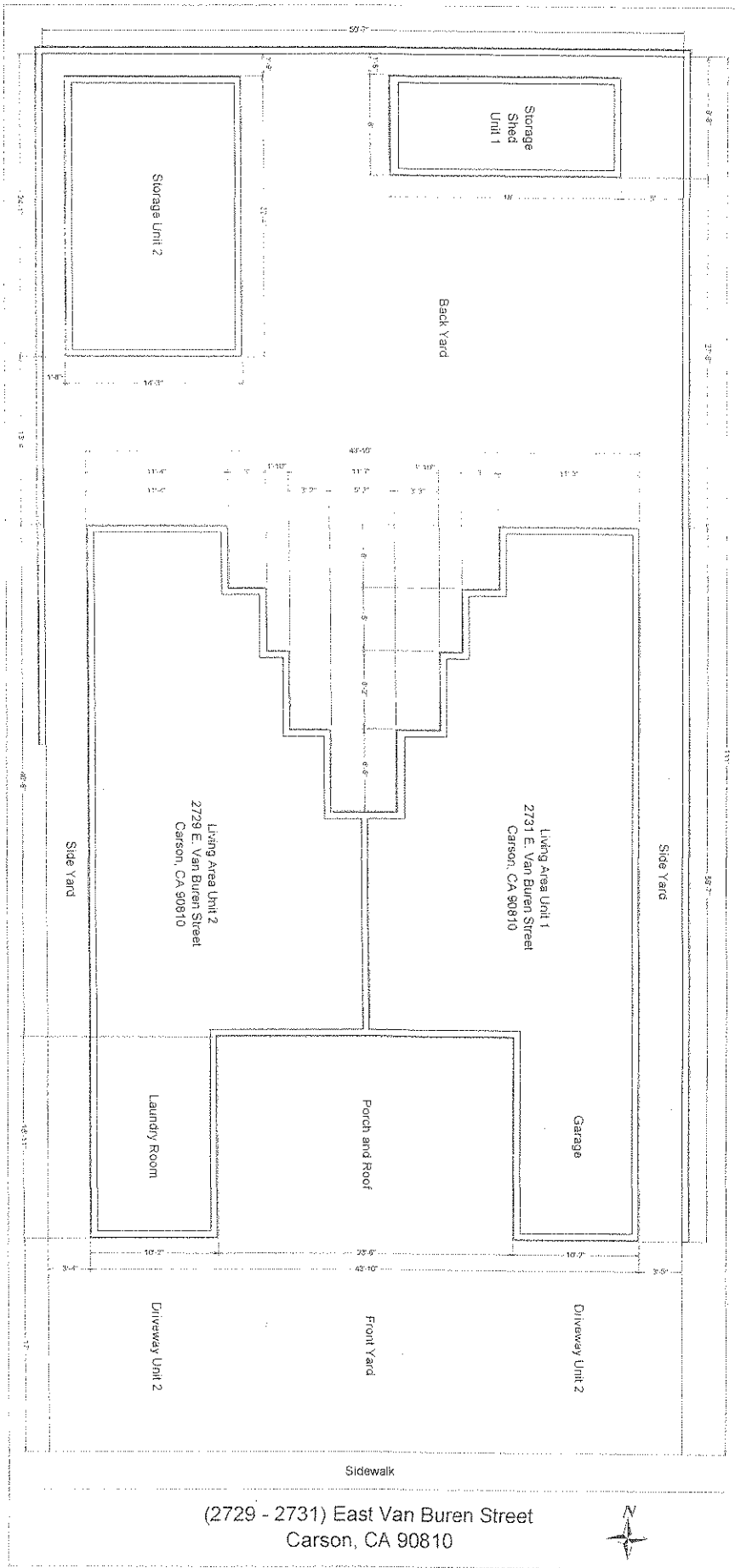


Photo 71

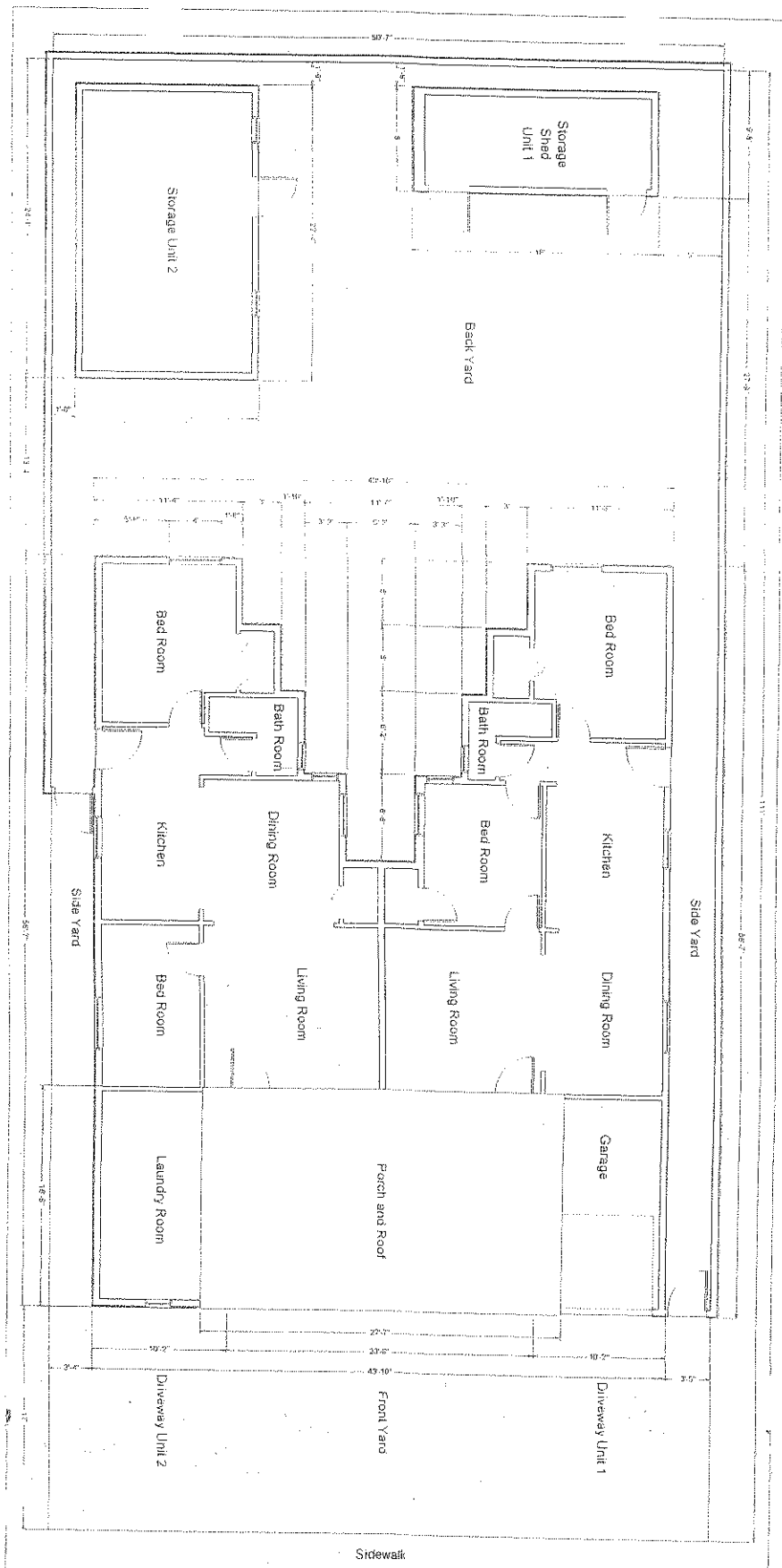
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	SCALE:							

26



(2729 - 2731) East Van Buren Street  
 Carson, CA 90810



A-5	SHEET:	DATE:	7/25/2011	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION: My2729EVanBurenStPlotPlan	SHEET TITLE: SHEET TITLE	NO.	DESCRIPTION	BY	DATE
		SCALE:								

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27