



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 28, 2013

SUBJECT: Conditional Use Permit No. 751-09

APPLICANT: Andrea J. Cukrov
1447 Auburn Court
Longmont, CO 80503

REQUEST: To consider a Conditional Use Permit to legalize an existing second dwelling unit

PROPERTY INVOLVED: 2603-2605 E. Jackson Street (APN 7308 011 026)

COMMISSION ACTION

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

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 11A

I. Introduction

The proposal is to consider a Conditional Use Permit (CUP) to legalize the existing second dwelling unit on the property. Planning and Code Enforcement staff have been working with the applicant to identify and correct code deficiencies. The applicant has been cooperative in this process.

II. Background

The subject property is 4,191 square feet. The improvements on the property include a 696 square foot main dwelling, an identical 696 square foot second unit, and a 16' x16' (256 square foot) garage that has been used as living space and laundry room.

III. Analysis

The applicant has applied for a second dwelling unit conditional use permit pursuant to Section 9122.8 of the Carson Municipal Code (CMC). This section states that all second units need to meet the following location criteria:

- One second dwelling unit may be located on any residentially zoned lot that principally allows single-family dwellings and contains only a legal, single-family detached dwelling.
- Second dwelling units shall not be allowed where roadways, public utilities and services are inadequate.
- Second dwelling units are not required to meet the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.

The proposed second unit meets all three criteria. In addition, Section 9122.8 of CMC states that if all the requirements of Section 9125.6 of CMC cannot be met a CUP is required for the second unit. The following table provides a summary of compliance of the proposed project with Section 9125.6 of CMC:

Requirements for the Second Unit	Meets Requirement	Notes
Property must contain one single-family residence	Yes	--
No more than one second dwelling unit shall be Located on a single lot	Yes	--
Subject lot shall not contain an accessory living quarters or other structure used for living purposes	Yes	--
Minimum lot size shall be 7,500 square feet within the RS Zone	No	Lot size 4,191
Maximum unit size shall be 650 square feet and shall not exceed 40% of existing dwelling unit's living area	No	Both the main unit and the 2 nd unit are 696 square feet each (2 nd unit exceeds 40% of the main unit)
Maximum building height shall be thirty (30) feet/two stories	Yes	--
2 parking spaces within a garage shall be provided (Main unit 2 spaces within a garage)	No	A 16' x 16' garage is provided, no room for additional spaces
The second unit shall have substantially similar architectural features, building materials and colors as the main dwelling unit	Yes	--
The second unit shall be on permanent foundation	Yes	--
Either the main residence or second dwelling unit shall be occupied by owner of the property	No	Both units are rented
Deed restriction shall include: the second dwelling unit shall not be sold separately; the second dwelling unit is restricted to the maximum size allowed per the development standards; the second unit shall be considered legal only so long as either the primary residence or the second dwelling unit is occupied by the owner of record of the property; 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	No	A deed restriction will be recorded that sets the maximum size to 696 square feet, the 2 nd unit cannot be sold separately, no restriction has been placed for owner occupancy as both units are currently rented

As the above table demonstrates, the second unit does not meet all the required criteria to be approved administratively. Therefore, a CUP is required pursuant to CMC 9172.21 and be subject to the provisions of CMC 9182.3.

Carson Municipal Code Section 9172.21

This section requires the Planning Commission to make the following findings:

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

The proposed project is consistent with the General Plan of the City of Carson in that the subject property is designated for Low Density Residential and is zoned RS. The adjacent properties share the same zoning designation.

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

With the recommendations stated in the conditions of approval, the site and building is adequate in size, shape, topography, location and utilities to accommodate the proposed use.

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

Adequate driveway widths are provided on-site. Appropriate access is available for circulation and to ensure safety for pedestrians and motorists. The project will not affect or impact the safe circulation of either pedestrian or vehicular traffic.

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

The second dwelling unit and primary structure are existing, therefore, adequate water supply for fire protection already exists.

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

The main dwelling, the 2nd unit, and the garage were all built at the same time in the 1920's and have continuously been used as residential units. The property will remain as residential, therefore, no change is proposed to the intended character of the area. The existing use is compatible with the intended character of the area.

- f. Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).

The proposed project is subject to the requirements in CMC Section 9182.3, "Nonconforming Residential Density" and Section 9125.6, "Second Dwelling Unit Development Standard." The specific requirements of these sections are discussed in this staff report.

Carson Municipal Code Section 9182.3

This section authorizes the Commission, at its discretion, to require additional improvements to the property or any buildings or structures thereon, which may include, but not limited to, the following:

1. New or rehabilitated landscaping;
2. Exterior changes to promote compatibility of buildings and structures with surrounding development;
3. General repairs to vehicular maneuvering or parking areas;
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for second dwelling units.

The general appearance of the structures are acceptable and consistent with the surrounding residential structures in the vicinity. Staff has determined that additional improvements or modifications are not necessary with the exception of the following:

1. The living quarters and the laundry facilities will be required to be removed from the 16' x 16' garage. Functional garage doors will be required to be installed.
2. The 2nd unit and the garage will be required to be painted.
3. Remove the E-Z up structure in the driveway.
4. Remove the shed structure at the end of the driveway.

In addition, this section authorizes the Commission to require a property inspection report to be submitted by the applicant to provide and include plans to eliminate or mitigate any building, plumbing, electrical, and fire code deficiencies. The applicant has submitted an inspection report and has agreed to make all necessary improvements including electrical, plumbing, and other miscellaneous improvements.

Issues of Concern and Conditions of Approval

The property includes a 16' x 16' garage which is smaller than the standard 20' x 20' garage. CMC requires the main unit to two garage spaces and the two bedroom second dwelling unit to have two garage spaces. However, the site does not have additional space to provide additional parking spaces. Therefore, this site will not have adequate parking as defined by the code.

IV. Environmental Review

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

V. Recommendation

That the Planning Commission:

- **APPROVE** Conditional use Permit No. 751-09, 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 751-09 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 2603-2605 E. JACKSON STREET (APN 7308 011 026)."

Exhibits

1. Draft Resolution
2. Site Map
3. Site Plan and Floor Plan
4. Property Inspection Report and Plan to Eliminate or Mitigate Deficiencies Prepared by Moore's Home Inspection Service dated 12-19-2012

Prepared by:


Saied Naaseh, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer

PC Staff Report – May 28, 2013

CUP 751-09

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 751-09 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 2603-2605 JACKSON STREET (APN 7308 011 026)

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, Andrea J. Cukrov, with respect to real property located at 2603 – 2605 E. Jackson Street and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 751-09 to legalize an existing second dwelling unit, located at 2603-05 E. Jackson Street (APN 7308 011 026).

A public hearing was duly held on May 28, 2013 at 6:30 pm at City Hall, Council Chambers, 701 East Carson St., 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 approving the Conditional Use Permit, the Planning Commission finds that:

- a) One second dwelling unit may be located on any residentially zoned lot that principally allows single-family dwellings and contains only a legal, single-family detached dwelling.
- b) Second dwelling units shall not be allowed where roadways, public utilities and services are inadequate.
- c) Second dwelling units are not required to meet the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.
- d) The proposed use and development will be consistent with the General Plan.
- e) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- f) There will be adequate street access and traffic capacity.
- g) There will be adequate water supply for fire protection.

EXHIBIT NO. 01



- h) The proposed use and development will be compatible with the intended character of the area.
- i) Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).

Section 4. The Planning Commission further finds that the proposed use will not have a significant effect on the environment pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Structures or Facilities, the City's approval of the is Categorically Exempt.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional use Permit No. 751-09 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto on the property as shown in Exhibit "A", and approves the Categorical Exemption.

Section 6. The Secretary shall certify the adoption of this 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 28th DAY OF MAY, 2013.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT A

LEGAL DESCRIPTION

LOT 1695 AND THE EAST HALF OF LOT 1694 OF TRACT NO. 7644, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY.

2603-2605 E Jackson Street, Carson, CA 90801

APN: 7308 011 026



**CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 751-09**

GENERAL CONDITIONS

1. If the Conditional Use Permit No. 751-09 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 within 90 days of receiving approval by the Planning Commission, if applicable.
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 this application. 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.

8. The driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.

Prior to Issuance of any Building Permits

9. The applicant shall obtain all necessary building, electrical, mechanical permits necessary to complete the recommended improvements of the deficiencies identified in the property inspection report prepared by Moore's Home Inspection Service dated 12-19-12 and these conditions of approval.

10. Covenants and Conditions shall be recorded to include the following:

- a. The second dwelling unit on the property shall not be sold separately from the principal residence on the property.
- b. The second dwelling unit is limited to having two (2) bedrooms and is restricted to the size (696 square feet), design and location consistent with the conditional use permit for the second dwelling unit, unless a modification to said conditional use permit is previously approved by the Planning Commission.
- c. The foregoing restrictions may not be terminated or amended without the prior written consent of the Planning Officer of the City of Carson. These restrictions shall run with the land and are binding upon heirs, assigns, and successors, in interest of Declarant to the Property.

11. The applicant/property owner shall coordinate with the Engineering Division to provide a 5-foot dedication of the property.

Within 90 Days of Approval

12. The applicant shall obtain approval from the Planning Division prior to initiating improvements.
13. The street dedication process shall be completed.
14. The garage shall be converted back to a garage and be used as a garage. Laundry facilities shall be removed and plumbing shall be capped. Garage doors shall be installed. All miscellaneous permits and temporary structures other than two main units and garage shall be removed.



15. The 2nd unit and the garage shall be painted.
16. The E-Z up structure in the driveway shall be removed and shall not be used in the future.
17. The shed structure at the end of the driveway shall be removed.
18. The recommendations in the "Plan to Eliminate or Mitigate Deficiencies" prepared by Moore's Home Inspection Service dated December 19, 2012 shall be completed to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures.

BUILDING & SAFETY

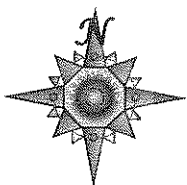
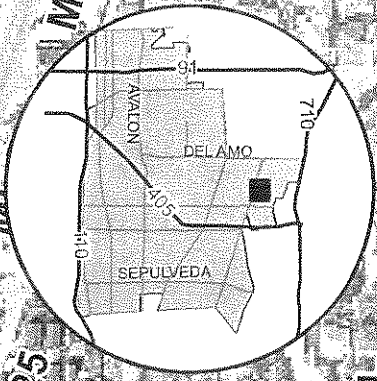
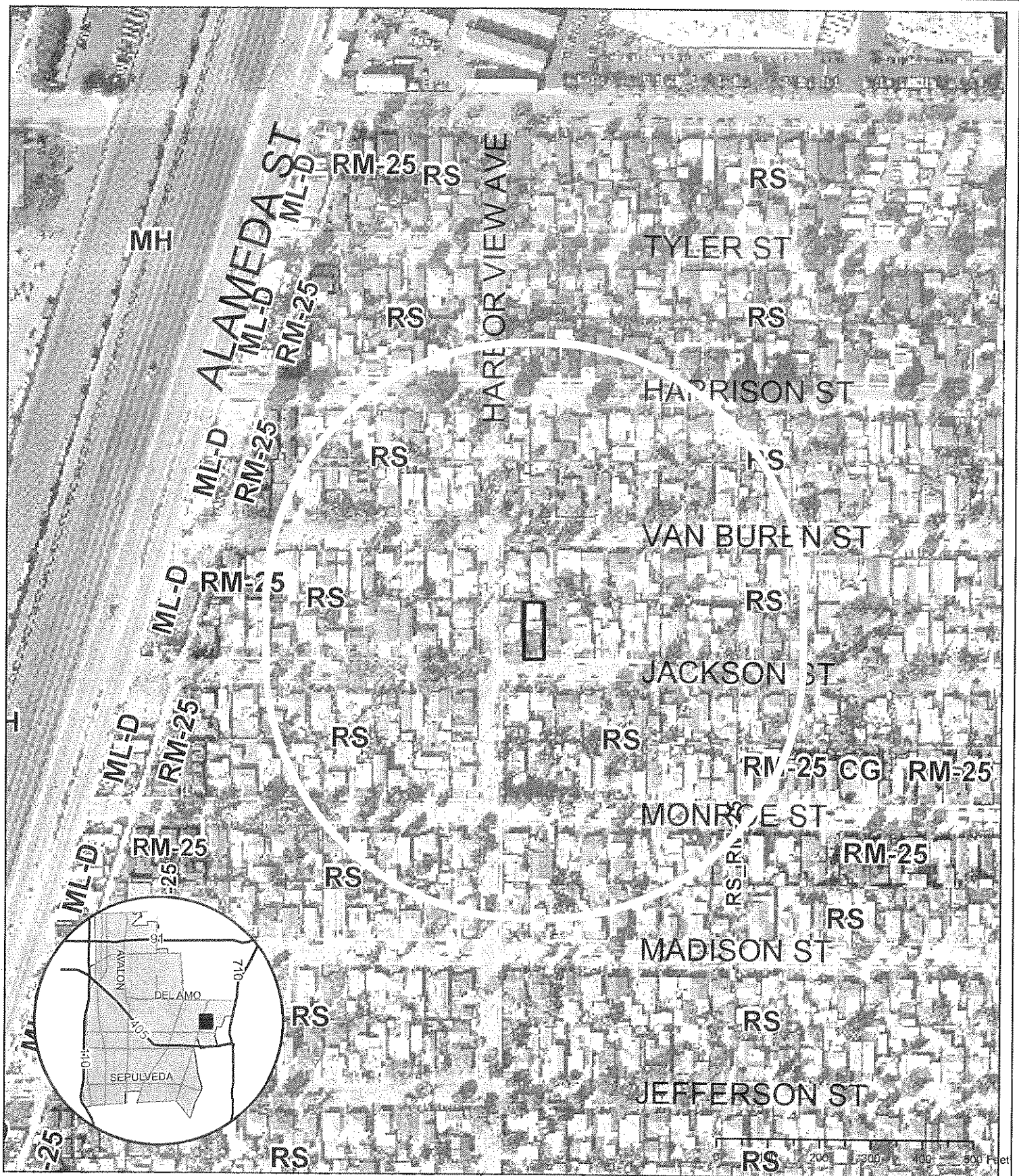
19. All building improvements shall comply with City of Carson Building & Safety Division requirements.

FIRE DEPARTMENT – COUNTRY OF LOS ANGELES

20. All requirements by the Los Angeles County Fire Department shall be met.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

21. 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.



City of Carson EXHIBIT NO. 02
 500 Foot Radius Map
 2603 Jackson Street

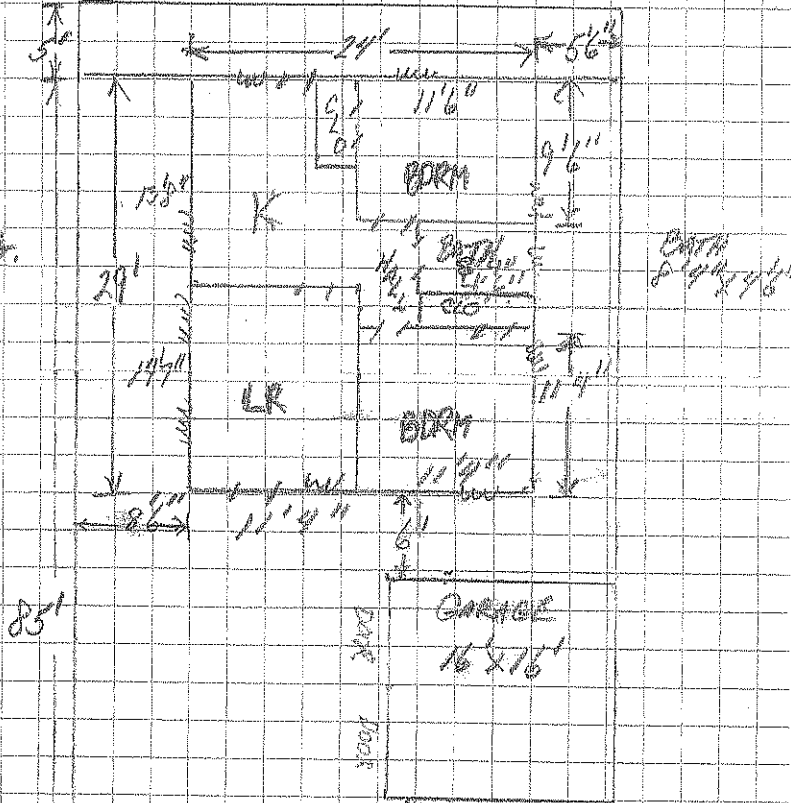


PLANNING DEPARTMENT
(310) 952-1761

OCT 01 2009

CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90745

2603
Jackson St.



2605
Jackson St.

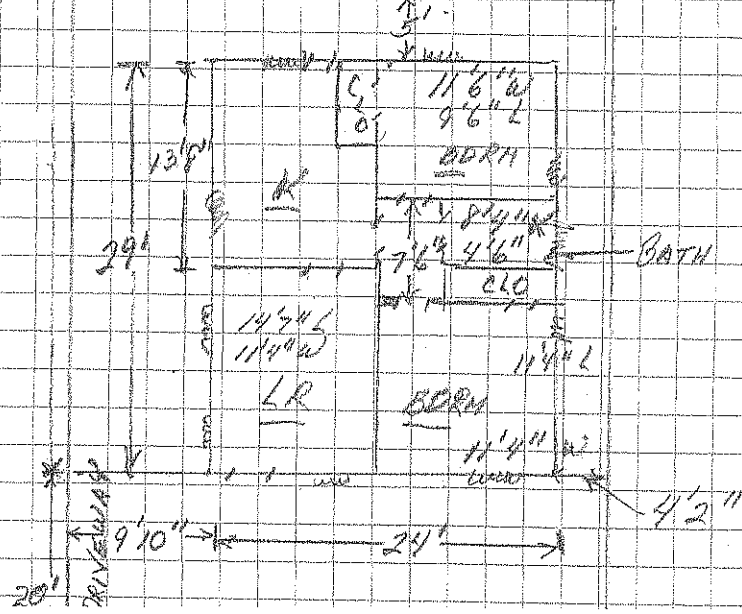
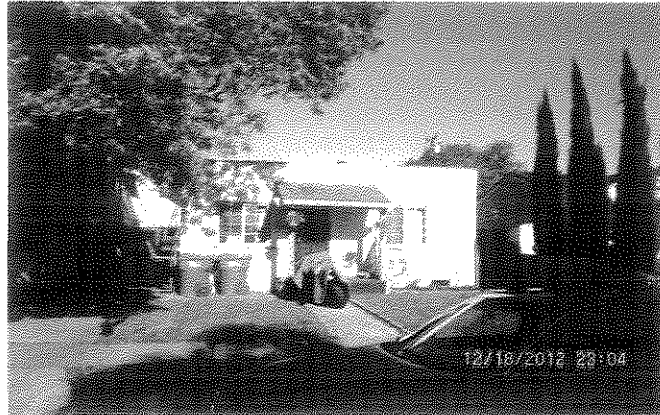


EXHIBIT NO. 03





MOORE'S HOME INSPECTION SERVICE



Confidential Home Inspection Report
2603-2605 Jackson Street
Carson
California
90810

121912-033

12/19/2012

By
Winford Moore
Certified Home Inspector
MOORE'S HOME INSPECTION SERVICE
3300 W. Lincoln Avenue # 138
Anaheim, CA 92801
(714) 392-2097

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EXHIBIT NO. 04





MOORE'S HOME INSPECTION SERVICE

PROPERTY INSPECTION REPORT

Prepared for: **Winslow Taylor**

(Name of Client)

2603-2605 Jackson Street Carson, California, 90810

(Address or Other Identification of Inspected Property)

By: **Winford Moore** **12/19/2012**

(Name of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector or company, if required)

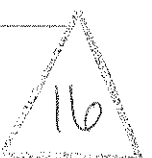
This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

The InterNACHI, NAHI, ASHI, XXXX, Etc Standards of Practice are the minimum standards for inspections by certified inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components.

Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as Deficient may be considered life-safety upgrades to the property.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, Renovation remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies.





MOORE'S HOME INSPECTION SERVICE

PROPERTY INSPECTION REPORT

Report Identification: 121912-033 - 12/19/2012

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Rear unit 2603



Outbuilding

MOORE'S HOME INSPECTION SERVICE

General Information

121912-033

Building Description

Attribute	Description / Type	Address / Comments
Age (approximate)	82 Years	2603-2605 Jackson Street
Area (approximate)	1400 Square feet	Carson, California, 90810
		Date of Inspection: 12/19/2012
Building type	<input checked="" type="checkbox"/> Duplex	
	<input type="checkbox"/> Single family, split level	
	<input type="checkbox"/> Single family, ranch	
	<input type="checkbox"/> See comments	
Construction	<input type="checkbox"/> Not applicable	
	<input checked="" type="checkbox"/> Frame	
	<input type="checkbox"/> Brick	
	<input type="checkbox"/> See comments	

Additional Building Description/ Comments

Note: red boxes throughout this report indicating damage or items marked as needing repair may result in further damage or may present a health or safety hazard if not repaired.

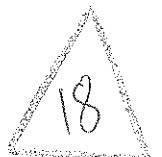
Client and Real Estate Agents Contact Information

Client Name	Winslow	Taylor
Address		
Phone(s), e-mail		
Buyer's agent	Zack Baskerville	
Phone(s), e-mail	310-345-8506, e-mail:zack@thrillsvillegroup.com	
Seller's agent		
Phone(s), e-mail		

Notes/ Special Instructions

Weather at time of inspection

Temperature	Start Time	General Conditions
63 Degrees F	11:00 A.M.	Sunny and clear





MOORE'S HOME INSPECTION SERVICE

Job ID #:121912-033

I = Inspected NI = Not Inspected NP = Not present D = Deficiency

I	NI	NP	D	Inspection Item
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Grounds

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Foundations

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Exterior-Porch, Patio and Carport

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Electrical Systems, Service entrance and panels

Units 2603 and 2605 have separate electrical panels and meters.

1.Exterior electrical outlet on right side of right garage was not GFCI protected nor water proof.

Electrical systems for both units are 100 Amps and 120/240 Volts.



Exterior outlet not GFCI protected nor water proof





MOORE'S HOME INSPECTION SERVICE

Job ID #:121912-033

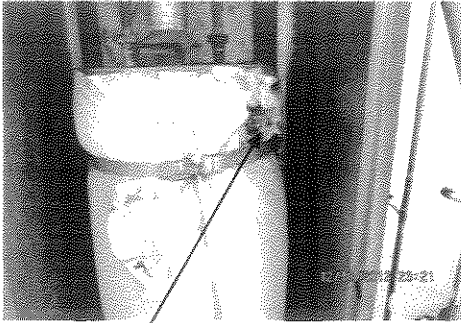
I = Inspected NI = Not Inspected NP = Not present D = Deficiency

I	NI	NP	D	Inspection Item
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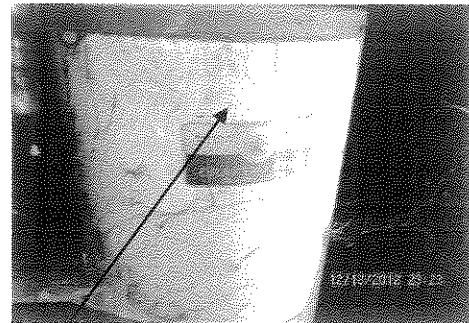
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Plumbing-Water heater, water supply and fixtures

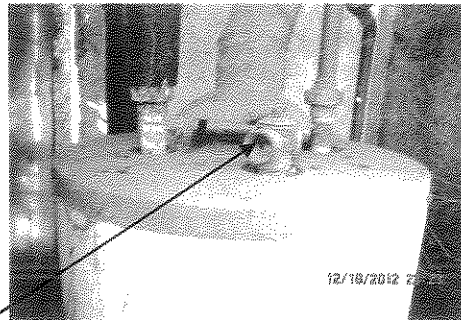
1. Water heater for unit 2605 does not have an extension pipe on pressure relief valve installed.
2. Water heater for unit 2603 is not seismic strapped & does not have an extension pipe on pressure relief valve.



No extension for unit 2605



No seismic straps for unit 2603



No extension pipe on water heater for 2603

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Vents soffit, ridge and crawl space

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Gas Supply





MOORE'S HOME INSPECTION SERVICE

Job ID #:121912-033

I = Inspected NI = Not Inspected NP = Not present D = Deficiency

I	NI	NP	D	Inspection Item
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Roof covering and structure

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Chimney

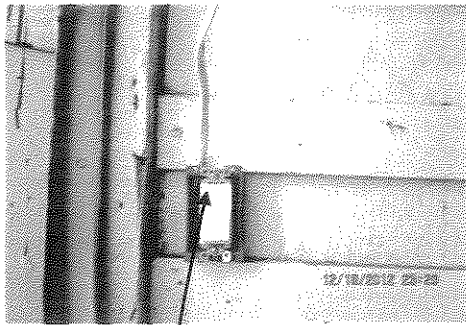
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Windows

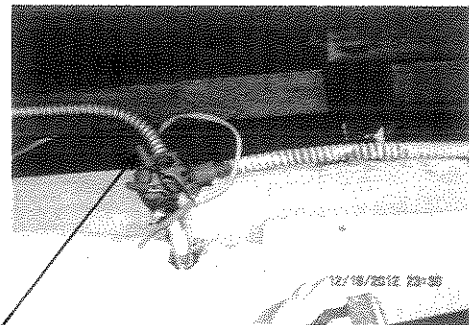
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Garage-floor, doors and roof

1. Electrical outlet cover missing in right side garage.
2. Romex an BX electrical cables should be installed in conduits in right side garage.
3. Hot neutral reverse in right side garage.
4. All outlets in both garages are not GFCI protected.
5. Open electrical junction box in right side garage.
Garage is constructed for two separated garages with a center beam for roof support running down the middle. Garage has been onverted so separate garage doors are required to reconvert.
6. Electrical switch protective cover missing.



Switch protective missing



Open electrical junction box



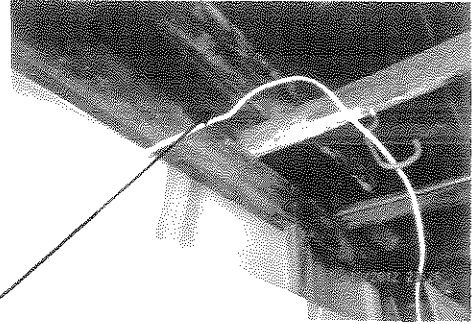
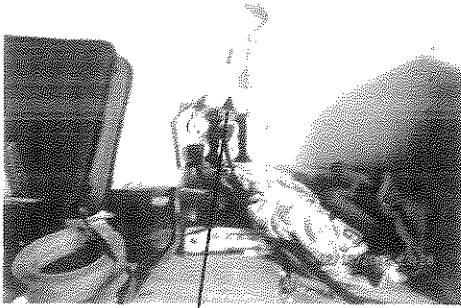


MOORE'S HOME INSPECTION SERVICE

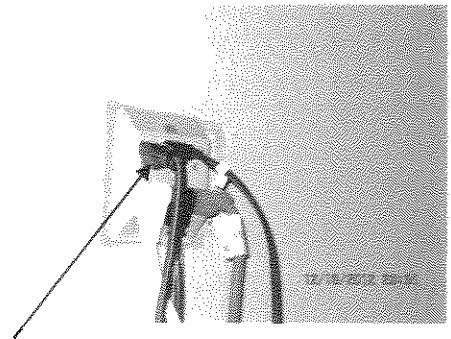
Job ID #:121912-033

I = Inspected NI = Not Inspected NP = Not present D = Deficiency

I	NI	NP	D	Inspection Item
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Outlet protective cover damaged Romex cable should be in a conduit



Garage BX electrical should be in conduit Hot neutral reverse in right side garage

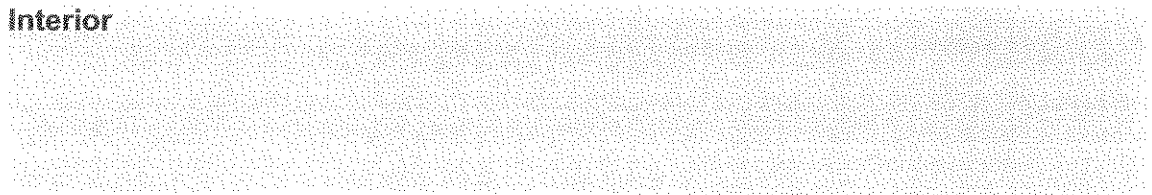


Garage left side



Garage front garage

Interior



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Walls and ceilings





MOORE'S HOME INSPECTION SERVICE

Job ID #:121912-033

I = Inspected NI = Not Inspected NP = Not present D = Deficiency

I	NI	NP	D	Inspection Item
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Doors

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Floors

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Interior electrical

- 1.No smoke detectors and no carbon monoxide detector in unit 2603.
- 2.Smoke detector missing in left bedroom of unit 2605.
- 3.No carbon monoxide detector in unit 2605.
- 4.All outlets in living areas of units 2603 & 2605 have open grounds. This is typical for homes built during this era.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Kitchen

- 1.No GFCI protected outlet in kitchen of 2603 withi 6 feet of water.
- 2.Open ground in outlet on wall where stove electrical is plugged in in unit 2603.
- 3.Open ground in kitchen outlets of unit 2605.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Bathrooms

- 1.GFCI protected outlet in bathroom of unit 2603, but was non functional because there was an open ground.
There was no electrical outlet in bathroom of unit 2605.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Attic





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I	NI	NP	D	Inspection Item
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Heating and cooling

Ducts and vents

APPLIANCES

Dishwasher

Food Waste Disposer

Range Exhaust Fan

Ranges, Cooktops, and Ovens

Microwave Oven

Trash Compactor

Doorbells and chimes

Dryer Vents





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I	NI	NP	D	Inspection Item
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OPTIONAL SYSTEMS

Outbuildings

Outbuilding present on premises.



Outbuilding present for storage

Water supply

Sewage

Plan to Eliminate or Mitigate Deficiencies for
2603 – 2605 East Jackson Street Carson, CA 90810
per Property Inspection Report Dated 12/19/2012 (Job ID 121912-033)

2605 East Jackson Street

ELECTRICAL

- 1) Replace all existing grounded electrical outlets in living areas with ungrounded outlets.
- 2) Install 1 (one) grounded GFCI outlet in Bathroom.
- 3) Install 1 (one) grounded GFCI waterproof exterior outlet at south wall on garage and tie to existing outlets in the downstream circuit.
- 4) All Type AC wiring in garage will be rewired to correct polarity and installed with metal conduit and junction boxes.
- 5) Install smoke detector in north Bedroom
- 6) Install smoke/ carbon monoxide detector in hallway.

PLUMBING

- 1) Install extension pipe to pressure relief valve on hot water heater.

GARAGE DOORS

- 1) Reconvert garage doors to double swing-out doors.

MISCELLANEOUS

- 1) Remove E-Z up structure in driveway.
- 2) Paint exterior of garage to match house.

2603 East Jackson St.

ELECTRICAL

- 1) Replace all existing grounded electrical outlets in living areas with ungrounded outlets.
- 2) Install 1 (one) grounded GFCI outlet in Bathroom.
- 3) Install 1 (one) grounded GFCI in Kitchen.
- 4) Install 1 (one) grounded GFCI in garage.
- 5) Install smoke detector in all Bedrooms
- 6) Install smoke/ carbon monoxide detector in hallway.

PLUMBING

- 1) Install seismic straps on water heater
- 2) Install extension pipe to pressure relief valve on water heater.

GARAGE DOORS

- 1) Reconvert garage doors to double swing-out doors.

MISCELLANEOUS

- 1) Remove E-Z up structure in driveway.
- 2) Remove out building (shed) at end of driveway
- 3) Paint exterior of house.
- 4) Paint exterior of garage to match house.

