



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 13, 2015

SUBJECT: Conditional Use Permit No. 964-14

APPLICANT: Javier Perez  
1830 Lincoln Boulevard  
Santa Monica, CA 90404

REQUEST: To approve a Conditional Use Permit to legalize  
an existing second dwelling unit located within the  
RS (Residential, Single-Family) zone district

PROPERTY INVOLVED: 200 E. 238th Place

---

### COMMISSION ACTION

\_\_\_\_\_ Concurred with staff

\_\_\_\_\_ Did not concur with staff

\_\_\_\_\_ Other

### COMMISSIONERS' VOTE

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

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

## **I. Introduction**

### *Property Owner*

Eva Lavery  
200 E. 238th Place, Carson, CA 90810

### *Project Address*

200 E. 238th Place, Carson, CA 90810

### *Project Description*

The proposal is to consider a Conditional Use Permit (CUP) for an existing second dwelling unit with 3 bedrooms, 1,400-square-feet and an attached 2 car garage within the RS (Residential, Single-Family) zone district.

Conditional Use Permit (CUP) No. 964-14, would legalize the existing second dwelling unit located at 200 E. 238th Place, Carson, CA.

## **II. Background**

### *History of Property*

The main single family dwelling was built in 1944 with Los Angeles County Building and Safety permits and the second dwelling unit with an attached two-car garage and patio cover/deck was built with Los Angeles County Building and Safety permits in April/July of 1983. There are no recent approved building permits for the site.

### *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.

## **III. Analysis/Findings**

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

The subject property is located at 200 E. 238th Place. The subject site is compatible with surrounding residential single-family uses and its lot size of approximately 13,992-square-feet exceeds CMC second dwelling unit minimum lot size requirements of 7,500-square-feet within the RS (Residential, Single-Family) zone as described in Section 9125.6. According to Los Angeles County Assessor's records the second dwelling with an attached two-car garage was built in 1983 and permitted by the Los Angeles County Building and Safety Department, therefore, the second dwelling is considered legally permitted.

Surrounding the subject property to the north and east are single-family residential uses; commercial uses are located to the west and south across Sepulveda Boulevard.

The applicant is applying for a Conditional Use Permit for a second dwelling unit pursuant to Section No. 9172.21 and 9182.3 of the Carson Municipal Code (CMC). Second dwelling units on single-family residentially 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. Both of the single family dwellings on the subject property exhibit good physical building quality.

The subject dwelling meets CMC parking requirements and provides adequate circulation and access to the public street.

The main front dwelling unit built in 1944 is approximately 1,000 square feet with a detached two-car garage. The dwelling has a front yard setback of approximately sixteen feet, which is four feet short of the present twenty-foot front yard setback requirement. However, since this is an existing building, the setback is considered legal non-conforming. CMC 9182.41, Site Development Nonconformities, identifies that lawfully established site development improvements, buildings and/or structures which become nonconforming with respect to site development regulations, and which cannot be made conforming without capital expenditure or loss such as yard areas, are allowed to continue indefinitely (existing front main dwelling unit sixteen foot front yard setback). All other yard setbacks meet CMC zoning requirements.

The rear single story second dwelling unit with approximately 1,400 square feet was built in 1983. It meets CMC second dwelling unit requirements including lot size, space between buildings and yard setbacks but exceeds the dwelling unit maximum floor area of 700 square feet for a detached two-bedroom unit. The Planning Commission may deem this size appropriate for a 2<sup>nd</sup> unit through the approval of the conditional use permit. Staff has included a condition of approval that no additions be built to the second dwelling unit that would intensify the existing unit size nonconformity (Condition of Approval No. 14).

A property inspection report was prepared by a qualified/certified property inspector for the second dwelling unit 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. The report recommends minor painting of areas that show exterior paint peeling.

#### *Zoning/General Plan Designation*

The subject property is zoned RS (Residential, Single-Family) with the adjacent properties to the north and east 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. 964-14*

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*

Staff has no issues of concern as long as all conditions of approval are met.

**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** Conditional Use Permit No. 964-14 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, approving Conditional Use Permit No. 964-14 to legalize an existing second dwelling unit located at 200 E. 238th Place.

**VI. Exhibits**

1. Resolution
2. Second Dwelling Unit Checklist
3. Building Permits
4. Property Inspection Report
5. Development Plans

Prepared by:   
Zak Gonzalez II, Associate Planner

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

Approved by:   
Saied Naaseh, Planning Manager

**CITY OF CARSON**  
**PLANNING COMMISSION**

**RESOLUTION NO. 15-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 964-14 LEGALIZE AN EXISTING SECOND DWELLING UNIT  
LOCATED AT 200 E. 238th PLACE**

**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 representative, Javier Perez, with respect to real property located at 200 E. 238th Place, and described in Exhibit "A" attached hereto, requesting the approval of an existing three bedroom 1,400-square-foot second dwelling unit located within the RS (Residential, Single-Family) zone district.

A public hearing was duly held on January 13, 2015, 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.** The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with residential single-family dwellings and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) The property's front dwelling is developed with a detached two-car garage and the rear second dwelling is developed with an attached two-car garage. The project is not anticipated to generate significant adverse effects to the circulation on the adjacent public street. The front dwelling is developed with a sixteen-foot nonconforming front yard setback which CMC Section 9182.41 allows to continue indefinitely. The rear second dwelling unit with three bedrooms exceeds the maximum unit size of 700 square feet for a two-bedroom unit as described in Section 9125.6(C) of the Carson Municipal Code. The Planning Commission through the approval of the conditional use permit determines the size of the existing unit to be appropriate.
- 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 will be consistent with applicable zoning and design regulations upon approval of this conditional use permit by the Planning Commission. All of the required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

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

**Section 5.** Based on the aforementioned findings, the Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 964-14 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 13<sup>th</sup> DAY OF JANUARY 2015.**

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

**ATTEST:**

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



## EXHIBIT 'A'

LOT 45 OF TRACT NO. 10980, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 256, PAGES 41 TO 43 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 7329-019-006



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 964-14**

**GENERAL CONDITIONS**

1. If a building permit for Conditional Use Permit No. 964-14 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 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. 964-14. 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 driveway leading to the garage shall remain clear, except for automobiles, to facilitate automobile parking and access.
  - 17. All exterior walls and exterior improvements must be consistent in using the same finishing materials and colors.

#### **BUILDING & SAFETY**

- 18. All building improvements shall comply with City of Carson Building and Safety Division requirements.

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

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

#### **ENGINEERING SERVICES**

- 21. 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**

- 22. All parties involved in the subject project located at 200 E. 238th Place 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.

Second Dwelling Unit Checklist for Planning Commission

Property Address: 200 E. 238th PL

Application #: CUP No. 964-14

Date 1<sup>st</sup> Dwelling Unit Built: 2-16-1944

Date 2<sup>nd</sup> Dwelling Unit Built: 9-15-1983

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: Yes

7,500 square feet for RS zone

Comments:

Lot size is 13,992-square-feet

UNIT SIZE

Meets Code: No

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

Attached d.u. same as above, but no more than 40% of main d.u.

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

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

Comments:

Second dwelling unit size is 1,400-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:

Meets requirement

OFF-STREET PARKING

Meets Code: Yes

Studio: 1 uncov. sp. outside of FYSB

2 bedrms 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:

Meets requirement

OWNER OCCUPIED

Meets Code: Yes

Comments:

The property is being sold. Future occupancy may change.



**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:** Good

**Comments:**

No problem with landscaping

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

**Wall Paint:** Fair

**Doors:** Good

**Building Material:** Good

**Windows:** Fair

**Building Trim:** Good

**Porch:** Good

**Roof:** Good

**Accessory structure:** Not applicable

**Eaves:** Good

**Other:** Not applicable

**Comments:**

Overall the existing dwelling units are in good condition

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

**Staff's evaluation:** Good

**Comments:**

No problems with vehicular movement or parking

**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

**Comments:**

No problems in this area.

**OTHER ISSUES:** Garage Conversion: No

Unpermitted additions (rooms, patio, etc.): No

Planner: Zak Gonzalez II, Associate Planner

Date Completed: 1/7/2015



DEPARTMENT OF BUILDING AND SAFETY  
COUNTY OF LOS ANGELES  
WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT  
**BUILDING**

NO. OF PLANS 1	BLDG. SETBACK LINE APPROVED BY	ORD. NO.	DISTRICT NO. 7	PLAN CK. NO. 47579	PERMIT 6372
FIRE ZONE	DATE		RECEIVED BY <i>[Signature]</i>	DATE OF APPL. 2-16-44	DATE ISS. 2-16-44
USE ZONE 913	APPROVED BY	DATE			

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

ARCHITECT OR ENGINEER	NAME Hugh Gibbs	BUILDING ADDRESS 200 338th Place
	ADDRESS 441 1st Street	LOCALITY Wilmington Area
	CITY Long Beach	NEAREST CROSS ST. Main & Sepulveda
	STATE LICENSE NO. 0 157	TEL. NO. LA 671681
CONTRACTOR	NAME Muppho Bros. Ltd.	NAME Lomita Square Corp.
	ADDRESS 9507 Santa Monica Blvd.	MAIL ADDRESS 9507 Santa Monica
	CITY Beverly Hills, Calif.	CITY Beverly Hills
	STATE LICENSE NO. 53807	TEL. NO. CR 66127

LEGAL DESCRIPTION	LOT NO. 45	SIZE OF LOT
	BLOCK	NO. OF BLDGS. NOW ON LOT None
	TRACT 10980	
	USE OF BLDGS. NOW ON LOT None	

DESCRIPTION OF WORK	
USE OF BUILDING	Residence

NEW	TYPE V	GROUP I
ALTERATION	NO. OF ROOMS 6	NO. OF FAMILIES 1
ADDITION		

NEW	TYPE V	GROUP I
ALTERATION	NO. OF ROOMS 6	NO. OF FAMILIES 1
ADDITION		

NEW	TYPE V	GROUP I
ALTERATION	NO. OF ROOMS 6	NO. OF FAMILIES 1
ADDITION		

NEW	TYPE V	GROUP I
ALTERATION	NO. OF ROOMS 6	NO. OF FAMILIES 1
ADDITION		

I HEREBY ACKNOWLEDGE THAT I HAVE READ APPLICATION AND STATE THAT THE ABOVE IS CO AND AGREE TO COMPLY WITH ALL COUNTY ORDIN AND STATE LAWS REGULATING BUILDING CONSTRU

SIGNATURE OF OWNER  
AUTHORIZED AGT.

CORRECTIONS

4-18

EXHIBIT NO. 13

FINAL APPROVAL 13

DEPARTMENT OF LICENSING AND SAFETY  
COUNTY OF LOUISIANA

APPLICATION FOR PERMIT  
BUILDING

NAME OF APPLICANT	ADDRESS OF APPLICANT	DATE OF APPLICATION	DATE OF PERMIT
JOHN J. BROWN	1234 MAIN ST., NEW ORLEANS, LA.	10/15/44	10/20/44
PROJECT TITLE: <u>REMODELING OF EXISTING BUILDING</u>			
OWNER'S NAME	OWNER'S ADDRESS	OWNER'S PHONE	OWNER'S SIGNATURE
JOHN J. BROWN	1234 MAIN ST., NEW ORLEANS, LA.	123-4567	[Signature]
DESIGNER'S NAME	DESIGNER'S ADDRESS	DESIGNER'S PHONE	DESIGNER'S SIGNATURE
JOHN J. BROWN	1234 MAIN ST., NEW ORLEANS, LA.	123-4567	[Signature]
DESCRIPTION OF WORK:			
REMODELING OF EXISTING BUILDING, INCLUDING REMOVAL OF WALLS AND RECONSTRUCTION OF ROOF.			
ESTIMATE OF COST: \$10,000.00			
FINAL APPROVAL:			
[Signature]			

DEPARTMENT OF LICENSING AND SAFETY  
COUNTY OF LOUISIANA

NAME OF APPLICANT	ADDRESS OF APPLICANT	DATE OF APPLICATION	DATE OF PERMIT
JOHN J. BROWN	1234 MAIN ST., NEW ORLEANS, LA.	10/15/44	10/20/44
PROJECT TITLE: <u>REMODELING OF EXISTING BUILDING</u>			
OWNER'S NAME	OWNER'S ADDRESS	OWNER'S PHONE	OWNER'S SIGNATURE
JOHN J. BROWN	1234 MAIN ST., NEW ORLEANS, LA.	123-4567	[Signature]
DESIGNER'S NAME	DESIGNER'S ADDRESS	DESIGNER'S PHONE	DESIGNER'S SIGNATURE
JOHN J. BROWN	1234 MAIN ST., NEW ORLEANS, LA.	123-4567	[Signature]
DESCRIPTION OF WORK:			
REMODELING OF EXISTING BUILDING, INCLUDING REMOVAL OF WALLS AND RECONSTRUCTION OF ROOF.			
ESTIMATE OF COST: \$10,000.00			
FINAL APPROVAL:			
[Signature]			

Unit #1 Single Family Residence - Permit # 7944

# APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

2/16/17

## FOR APPLICANT TO FILL IN

BUILDING ADDRESS 200 E. 238 <sup>TH</sup> PL.	ZIP 90745	NO. OF BLDGS. NOW ON LOT 1	LOT NO. 45
CITY CARSON	TRACT 10980	BLOCK	OWNER SALORA LAVENTY
ADDRESS 200 E. 238 <sup>TH</sup> PL.	TEL. 714-597-1259	NO. 884-0259	ADDRESS 200 E. 238 <sup>TH</sup> PL.
CITY CARSON	ZIP 90745	ARCHITECT OR ENGINEER RICK DIRKSEN	TEL. 714-597-1259
ADDRESS 7000 MERRELL BLVD #4 CHINO	CONTRACTOR MANUFACTURED HOUSING	TEL. 714-752-7801	ADDRESS 3900 BIRCH ST.
TEL. 714-752-7801	IC. NO. B-1-405209	CLASS B-1	DESCRIPTION OF WORK New one story home with garage attached
NO. OF STORIES 1	NO. OF FAMILIES 1	CHECK ONE <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADD <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOL	PLANTING LISTING BLDG.
ADDRESS 3900 BIRCH ST. NEWPORT BEACH, CA	TEL. 714-752-7801	PLANTING (PRINT)	ADDRESS 3900 BIRCH ST. NEWPORT BEACH, CA
EXIST. FLOORING FLOOR	YARD	HWY	TOTAL SETBACK FROM PROP. LINE
FRONT P.L.	REAR P.L.	RIGHT OF WAY P.L.	EXIST. WIDTH
INVESTIGATION FEE	PERMIT FEE	ISSUANCE FEE	TOTAL FEE
\$ 194.64	\$ 504.06	\$ 823.00	\$ 194.64
\$ 823.00	\$ 21.00	\$ 744.00	\$ 744.00

1) OK TO COVER THE GAS LINES TO THE GARAGES & THE WATER LINES

2) THE SPACE AROUND THE GARAGES MAN-DOOR SHOULD BE COVERED.

3) PLEASE CALL

INSPECTOR'S SIGNATURE

DATE

Signature of Applicant or Agent

Date

SEE REVERSE FOR EXPLANATORY LANGUAGE

BUILDING ADDRESS 200 E. 238 <sup>TH</sup> PL.	LOCALITY Carson
NEAREST CROSS ST.	PAGE
ASSESSOR MAP BOOK	PARCEL
USE ZONE RS	MAP NO. 0427201 (43)
DISTRICT 12.05 R-3	SPECIAL CONDITIONS
GROUP I	TYPE CONST
FIRE ZONE 3	PROCESSED BY Jan
STATISTICAL CLASSIFICATION	APT. CONDO.
CLASS NO. 01	DWELL. UNITS +1

SEWER MAP	PG.
VALUATION	\$ 75,000.
VALUATION	\$ 75,000.
FINAL DATE	9/15/83
FINAL BY	Jan

VALUATION	\$ 75,000.
VALUATION	\$ 75,000.
FINAL DATE	9/15/83
FINAL BY	Jan

3-31-83

APPROVED

APPROVED

APPROVED

NO. 8503  
# 1  
\$ 744.00  
04-25-83



# ***Southland Property Inspections***

## **Property Inspection Report**



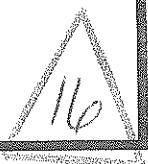
200 E. 238th Pl., Carson, CA  
Inspection prepared for:  
Real Estate Agent: Katiana Cadena - RE/MAX College Park  
Realty

Date of Inspection: 8/2/2014 Time: 9 AM  
Weather: Sunny and warm

Please note, the inspector was not afforded the time necessary to  
fully inspect the interior of the rear unit. Tenant occupied

Inspector: Chris Rippy  
International Association of Certified Home Inspectors #12120801  
P.O. Box 4566 , Long Beach, CA 90804  
Phone: 877-633-8811  
Email: [inspector.spi@gmail.com](mailto:inspector.spi@gmail.com)

EXHIBIT NO. 04





## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 8 Item: 3	Ceiling Fans	<i>The ceiling fan did not operate when tested.</i>
Page 8 Item: 6	Doors	• <i>Recommend weatherstripping for all doors leading to exterior.</i>
Page 9 Item: 9	Smoke Detectors	• <i>Old detectors. Smoke detectors last 6-10 years. Recommend replacing.</i> • <i>IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type – not the battery operated type – with digital readout that tells you the peak CO concentration whenever you push the peak level button.</i>
Page 9 Item: 12	Window Condition	• <i>In the event of an emergency it appears that the windows could cause an issue of quick egress due to the windows are difficult to open for a small child for escape. Recommend review and repair to allow easy exit in the event of an emergency situation.</i>
Bedrooms		
Page 12 Item: 11	Smoke Detectors	• <i>There are several rooms that should have smoke detectors installed. We recommend having them installed.</i>
Bathroom		
Page 13 Item: 7	GFCI	• <i>No GFCI protection present, suggest installing GFCI protected receptacles for safety.</i>
Page 14 Item: 9	Floor Condition	• <i>Carpet is not recommended in bathrooms due to potential to harbor moisture, which could lead to unwanted mold issues.</i>
Page 14 Item: 12	Plumbing	• <i>Corrosion observed.</i> • <i>Shut off valves are difficult to operate, recommend replacing.</i>

Page 15 Item: 15	Shower Walls	<ul style="list-style-type: none"> <li>• <b>**OBSERVATIONS**</b></li> <li>• Non-waterproof paneling installed in shower surround area, showering without proper protection for the wall surfaces will result in water damage to the surround and supporting structures.</li> <li>• Extensive damage observed.</li> <li>• Caulking needed around perimeter.</li> <li>• Mildew observed.</li> </ul>
Page 16 Item: 16	Bath Tubs	<ul style="list-style-type: none"> <li>• The tub drains slow, this could mean the drain is clogged with hair or debris.</li> <li>• Tub is cracked, no leaks observed.</li> <li>• Recommend review by a licensed plumber for repair as necessary.</li> </ul>
Page 17 Item: 21	Wall Condition	<ul style="list-style-type: none"> <li>• Moisture damage noted at base of wall.</li> </ul>
Kitchen		
Page 19 Item: 2	Counters	<ul style="list-style-type: none"> <li>• The counter tops are noted as being chipped.</li> </ul>
Page 19 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• The dishwasher did not operate when tested, consult with the seller about servicing the unit.</li> <li>• Could not test dishwasher due to stored personal items</li> </ul>
Page 19 Item: 5	Garbage Disposal	<ul style="list-style-type: none"> <li>• Disposal was inoperable at time of inspection.</li> </ul>
Page 20 Item: 15	Vent Condition	<ul style="list-style-type: none"> <li>• Exhaust fan is inoperable.</li> </ul>
Page 20 Item: 16	Window Condition	<ul style="list-style-type: none"> <li>• Some windows are very difficult to open and some were not able to open, this may be because of the paint.</li> </ul>
Page 21 Item: 18	Plumbing	<ul style="list-style-type: none"> <li>• Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.</li> <li>• Worn fixtures are noted.</li> <li>• Corrosion noted.</li> <li>• Corroded supply valves. recommend replacing.</li> <li>• Evidence of amateur repair.</li> </ul>
Page 22 Item: 24	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, suggest installing GFCI protected receptacles for safety.</li> </ul>
Heat/AC		
Page 25 Item: 3	Enclosure	<ul style="list-style-type: none"> <li>• <b>IMPROVE:</b> The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.</li> </ul>
Page 25 Item: 5	Gas Valves	<ul style="list-style-type: none"> <li>• Flex line noted inside firebox</li> <li>• Recommend a qualified professional to offer repair options.</li> </ul>
Page 25 Item: 6	Refrigerant Lines	<ul style="list-style-type: none"> <li>• Missing insulation at A/C unit.</li> </ul>
Water Heater		

Page 28 Item: 2	Heater Enclosure	• <i>The water heater enclosure is showing signs of prior damage.</i>
Page 29 Item: 11	Strapping	• <i>Loose straps noted.</i>
Garage		
Page 31 Item: 2	Walls	• <i>Personal items in garage block complete inspection of all floor, wall and ceiling areas.</i>
Page 33 Item: 16	Vent Screens	• <i>Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.</i>
Electrical		
Page 34 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• <i>Panel cover missing, exposing live electrical wires as an electrocution hazard.</i></li> <li>• <i>There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <a href="http://www.inspect-ny.com/electric/zinsco.htm">http://www.inspect-ny.com/electric/zinsco.htm</a></i></li> </ul>
Page 35 Item: 4	Cable Feeds	• <i>Tension cable plate appears loose and not properly secured. see photo.</i>
Roof		
Page 40 Item: 2	Flashing	• <i>Missing drip edge flashing</i>
Page 40 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• <i>Brick and mortar deterioration observed; repair advised.</i></li> <li>• <i>Chimney supports TV antenna; this is not recommended as antenna can cause damage to chimney.</i></li> </ul>
Page 42 Item: 5	Spark Arrestor	• <i>Spark arrestor and rain cap suggested.</i>
Exterior Areas		
Page 47 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• <i>Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.</i></li> <li>• <i>Peeling paint observed, suggest scraping and painting as necessary.</i></li> </ul>
Page 48 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• <i>Caulk and seal all gaps, cracks and openings.</i></li> <li>• <i>Damaged/missing siding noted. This will lead to moisture entering the structure if not corrected.</i></li> </ul>
Page 48 Item: 4	Eaves & Facia	• <i>Moisture damage, wood rot, observed. Recommend review for repair as necessary.</i>

Page 49 Item: 5	Exterior Paint	<ul style="list-style-type: none"><li>• Suggest caulking around doors and windows as necessary.</li><li>• Peeling paint observed, suggest scraping and painting as necessary.</li></ul>
Page 50 Item: 6	Stucco	<ul style="list-style-type: none"><li>• The exterior stucco appears to numerous small cracks on the surface. Stucco is a paintable surface, and based on the condition we suggest doing so as paint can fill in the cracks and seal them up..</li><li>• We recommend sealing holes &amp; gaps in the stucco to keep water infiltration from causing damage.</li></ul>
Foundation		
Page 52 Item: 7	Access Panel	<ul style="list-style-type: none"><li>• The exterior crawlspace access was missing a cover. We recommend installing a cover with a screen to assist in ventilating the space.</li></ul>
Page 52 Item: 9	Sub Flooring	<ul style="list-style-type: none"><li>• Wood rot, moisture damage observed . See photo</li><li>• Extensive water damage to sub flooring</li><li>• Consult termite report</li><li>• Mold-like bio growth observed.</li></ul>
Page 55 Item: 12	Foundation Plumbing	<ul style="list-style-type: none"><li>• <b>**OBSERVATIONS**</b></li><li>• Galvanized and Copper plumbing pipes noted. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to accelerated corrosion of pipes.</li><li>• Corrosion noted at one or more locations. Recommend monitoring these areas for potential leaks</li></ul>
Grounds		
Page 61 Item: 3	Vegetation Observations	<ul style="list-style-type: none"><li>• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.</li><li>• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris &amp; dampness.</li></ul>

Page 62 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"><li>• <b>MAINTENANCE:</b> <i>Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.</i></li></ul>
Page 63 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"><li>• <b>Unstable railings</b></li></ul>