



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 12, 2015

SUBJECT: Conditional Use Permit No. 974-15

PROPERTY OWNER/APPLICANT: Robert Gonzalez

REQUEST: To approve a conditional use permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district

PROPERTY INVOLVED: 2558-2560 East Madison Street

COMMISSION ACTION

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Diaz			Schaefer
		Faletogo			Thomas
		Madrigal			
		Mitoma			
		Post			

Item No. 11A

I. Introduction

Property Owner/Applicant

Robert Gonzalez
2558-2560 E. Madison Street, CA 90810
robert_88g@aol.com

Project Address

2558-2560 East Madison Street

Project Description

Applicant and property owner, Robert Gonzalez, are requesting approval of Conditional Use Permit (CUP) No. 974-15 for the continued use of a second dwelling unit. The property owner purchased the property and assumed responsibility through a property remediation agreement (PRA) with the City contingent upon clearing all noted corrections on the residential property report (RPR) correction checklist which includes obtaining a conditional use permit for the existing second dwelling unit (Exhibit No. 2). As such, the applicant is seeking a determination pursuant to Carson Municipal Code (CMC) Section 9172.21, "Conditional Use Permit" and 9182.3, "Nonconforming Residential Density" for an existing second dwelling unit within the RS (Residential, Single-Family) zoning district located at 2558-2560 E. Madison Street.

II. Background

Existing Site Conditions/Current Use of Property

The 5,514-square-foot subject property is flat and rectangular. According to the Los Angeles County Assessor records, the subject property is 50 feet wide with a depth of 110 feet. The front yard setback is well-maintained with landscaping and a driveway from Madison Street leading to a 1-car garage.

There are currently three structures on the subject site: an 819-square-foot main dwelling unit located in the front; a 629-square-foot second dwelling unit; and a 256-square-foot detached 1-car garage located in the rear of the property. The second dwelling unit and garage were constructed in the mid-century and the main dwelling unit was relocated to the subject site in 1963. Because it is the larger unit, the front unit is considered to be the main dwelling unit. The structures are architecturally similar in terms of features, materials and colors. Both dwelling structures have two bedrooms, one bathroom and a kitchen.

Pursuant to Section 9125.6, a conditional use permit is required because the unit size, lot size, off-street parking, and side yard setbacks are nonconforming. The conditional use permit addresses all nonconformities on the site.

Previous Proposals/Approved Discretionary Permits

There were no discretionary permits found on record.



Public Safety Issues

There is no open code enforcement case regarding the subject property.

III. Analysis

The second dwelling unit incorporates substantially similar architectural features, building materials and colors as the main dwelling and is compatible with dwellings located on adjacent properties.

Location/Site Characteristics/Existing Development

The project site is located in the eastern portion of the City within the Presidential Tract residential development (north of Carson Street, between Alameda Street and Santa Fe Avenue). The residential neighborhood has single-family homes that were predominantly built in the mid 1920's to mid-century.

Zoning/General Plan Designation:

The subject property as well as the properties to the north, south, east and west are zoned RS (Residential, Single-Family) and has a General Plan Land Use designation of Low Density. As such, the existing single-family dwelling and second dwelling unit are consistent with the RS zoning district and the General Plan land use designation of low density. (Exhibit No. 3)

Conditional Use Permit No. 974-15

Pursuant to CMC Section 9172.21, "Conditional Use Permit", the Planning Commission shall approve the proposal if it is able to make affirmative findings based on the following criteria:

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 zoned RS (Residential, Single Family). The adjacent properties to the north, south, east, and west 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.

The proposed project generally meets the design and development standards in the CMC. CMC Section 9182.3 states, "When approving a conditional use permit, the Commission shall make findings regarding the adequacy of on-site parking and applicable development standards contained in CMC 9125.6."

Pursuant to CMC Section 9125.6, the minimum lot size to have a second dwelling unit within the RS zone is 7,500 square feet, and the minimum side yard setback is five (5) feet. Additionally, pursuant to CMC Section 9162.21, a two-bedroom second dwelling unit is required to have a two-car garage.

The existing property lot size and the required setbacks for the second dwelling unit do not meet the minimum required standards: the property lot size is 5,514 square feet, the side yard setbacks for the front and rear dwelling units are 4 and 3 feet respectively, and no 2-car garage off-street parking is provided. (Exhibit No. 4)

CMC Section 9182.3 allows the Planning Commission discretion to determine if the existing nonconformities of side yard setback, off-street parking, and minimum lot size are appropriate and can continue. In order to prevent further intensifications of non-conformities, staff has included conditions of approval restricting any additions to the property and to record a deed restriction with the County Recorder's Office.

Although the site does not meet all the development standards within CMC Section 9125.6, adequate fire and safety access is provided on-site. In addition, a condition of approval is included to ensure all required setbacks are to remain clear for safe access.

CMC Section 9182.3 (B) states, "In the RS or RA Zone, a lawfully established residential use of a type or with a density of dwelling units no longer permitted in the RS or RA Zone shall be considered to be a nonconforming use subject to the provisions of CMC Section 9182.21 through 9282.23." Therefore per CMC Section 9182.21, "conditions may be included which provide for either the continuation or termination of each nonconformity existing on the site" when granting a conditional use permit. Also, CMC 9122.8(C) indicates if standards in CMC 9125.6 are not met then a conditional use permit is required for the existing lawfully established unit.

Since the second dwelling unit was lawfully constructed and the applicant agrees to the conditions of approval addressing nonconformities, staff recommends the nonconformities be allowed to continue with the approval of a conditional use permit.

The applicant has provided staff with a property inspection report that was prepared by a qualified/certified property inspector, per the requirements of the conditional use permit. The applicant will be conditioned to address the items identified in the property inspection report to the satisfaction of the Planning Division within 90 days from the approval of the conditional use permit.

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

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

The minimum driveway width is 10 feet and the existing driveway is about 12 feet wide. Staff believes adequate access is available for circulation and provides safety for pedestrians and motorists. Thus, the project will not affect or impact the safe circulation of either pedestrians or vehicular traffic.

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

Planning Commission Staff Report
Conditional Use Permit No. 974-15

May 12, 2015

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The permitted second dwelling unit and primary structure were constructed in the mid-century so 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 existing two residential units were originally permitted within a single-family neighborhood that was developed from the 1920's through mid-century. The property will not change the intended character of the area as a single-family neighborhood.

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 have been discussed above under Section III (b).

Per CMC Section 9182.3 (A), the Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are 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; and
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for second dwelling units.

Staff believes no additional requirements or limitations are needed other than those included in the conditions of approval. A reasonable and appropriate amount of landscaping is provided within the front yard and areas visible to the public. Exterior modifications (replace windows, and re-paint) to the structures have been done and refurbished landscape throughout to improve the property. There are concrete areas for on-site vehicle parking.

Staff believes the project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision" and Section 9122.8, "Second Dwelling Units" can be made in the affirmative, if conditions of approval are implemented.

IV. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. The existing second dwelling unit does not have the potential to cause a significant effect on the environment.

V. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 974-15 subject to the conditions of approval attached as Exhibit "B" to the Resolution;
- **WAIVE** further reading and **ADOPT** Resolution No. 15-_____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 974-15 FOR AN EXISTING SECOND DWELLING UNIT FOR A PROPERTY LOCATED AT 2558-2560 EAST MADISON STREET."

VI. Exhibits

1. Draft Resolution
2. Property Remediation Agreement
3. Site Map
4. Second Dwelling Unit Checklist
5. Development Plans (submitted under separate cover)

Prepared by: 
McKina Alexander, Planning Technician II

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

Approved by: 
Saied Naaseh, Planning Manager

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 974-15 FOR AN EXISTING SECOND DWELLING UNIT FOR
A PROPERTY LOCATED AT 2558-2560 E. MADISON 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, Robert Gonzalez, with respect to real property located at 2558-2560 East Madison Street, and described in Exhibit "A" attached hereto, requesting the approval of an existing second dwelling unit located within the RS (Residential, Single Family) zoning district. The main unit is 819 square feet with two-bedrooms and is located in the front of the property. The 629-square-foot second dwelling unit and a one-car garage are located in the rear of the property. Driveway access is provided from Madison Street. The existing second dwelling unit was legally permitted prior to the adoption of Ordinance No. 03-1290 in 2003, which requires a conditional use permit for legal nonconforming second dwelling units that do not meet the development standards in Section 9125.6 of the Carson Municipal Code (CMC).

A public hearing was duly held on May 12, 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 existing second dwelling unit meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The proposed project is identified in the Carson Municipal Code as a permitted use for this land use category subject to Conditional Use Permit approval. The surrounding properties are developed with residential single-family dwellings and the proposed project is compatible with the neighborhood.
- b) The site is adequate in size, shape, topography, location, and utilities to accommodate the second dwelling unit. The property is legal nonconforming with respect to lot size, side yard setbacks, and off-street parking requirements, but is allowed to continue since the nonconformities were legally established and do not pose a health, safety or welfare concern. The second dwelling unit is consistent with the architectural style of the main dwelling unit and is compatible with existing development in the neighborhood.
- c) The property will not generate or intensify nonconformities with the implementation of conditions of approval. The conditions of approval contained in Exhibit "B" of this Resolution restrict future expansions and/or additions to the site unless site development standards are met. A driveway is provided from

EXHIBIT NO. 1



Madison Street and the project will not affect or impact the safe circulation of either pedestrian or vehicular traffic.

- d) The size, shape, and topography of the site are similar in nature to the other adjacent and surrounding residential properties with legal second dwelling units. Like other surrounding properties the site does not meet the minimum lot size for a second dwelling unit since it was developed prior to the City's incorporation. The City's current ordinance requires an additional two-car garage for the second unit. However, because the site is developed there is no room to construct an additional garage. The parking nonconformity is allowed to continue indefinitely with approval of the Conditional Use Permit.
- e) The neighborhood is developed and adequate water supply and other utilities are provided.
- f) The second dwelling unit generally conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9125.6, "Second Dwelling Unit Development Standards" of the Carson Municipal Code.
- g) 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 second dwelling unit will not have a significant effect on the environment. The second dwelling unit will not alter the predominantly residential single-family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Structures or Facilities).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 974-15 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 Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF May, 2014.

CHAIRMAN

ATTEST:

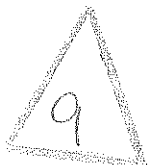
SECRETARY

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Carson, County of Los Angeles, State of CA, and is described as follows:

Lot 270 and 271 of Tract No. 6720, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 71, Pages 79 and 80 of Maps, in the Office of the County Recorder of said County.

APN: 7308-019-004



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 974-15

GENERAL CONDITIONS

1. If a building permit for Conditional Use Permit No. 974-15 is not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division within 90 days of receiving approval by the Planning Commission, if applicable.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all 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. 974-15. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.
13. A property inspection report was prepared by a qualified/certified property inspector that includes plans to eliminate or mitigate any building, plumbing, electrical and fire code deficiencies. The deficiencies described in the inspection report shall be eliminated or mitigated within 90 days of this approval to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures. An extension of time to complete necessary corrective measures may be granted for up to an additional 90 days, subject to the discretion of the Planning Division.
14. Per Carson Municipal Code Section 9125.6.8 (L)(1), the applicant shall submit a deed restriction stating that:
 - a. The second dwelling unit shall not be sold separately;



- b. The second dwelling unit is restricted to the maximum size allowed per the conditional use permit;
 - c. Any expansion/addition of the secondary unit or primary unit is restricted unless site development requirements can be satisfied;
 - d. The garage cannot be used as a dwelling unit; and
 - e. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.
15. The deed restriction shall be reviewed and approved by the Planning Division and shall be recorded at the County Recorder's Office within 90 days after this approval. Proof of recordation shall be furnished to the Planning Division.
16. The 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 2558-2560 E. Madison Street 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.





CITY OF CARSON

701 East Carson Street, Carson, California 90745

PROPERTY REMEDIATION AGREEMENT Carson Municipal Code Section 5909 (c)

THIS AGREEMENT is made as of December 22, 2014, by and between the City of Carson, a body corporate and politic ("City") and Robert Gonzalez and Maria Arenas ("Buyer").

RECITALS

A. Buyer intends to purchase that certain real property, located within City's territory, commonly known as 2560 E. Madison Street ("the Property").

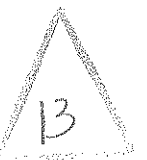
B. Buyer has received from the owner of the Property a City-prepared residential property report identifying certain code violations existing at the Property ("the Residential Property Report"). A copy of the Residential Property Report is attached hereto as Exhibit "A" and incorporated herein by this reference.

C. In accordance with Carson Municipal Code Section 5909 (c), Buyer desires to assume responsibility for correction of the code violations identified in the Residential Property Report. City consents to Buyer's assumption of such responsibility under the terms of this Agreement.

D. City and Buyer have negotiated a compliance schedule imposing deadlines for correction of the code violations identified in the Residential Property Report ("the Compliance Schedule"). A copy of the Compliance Schedule is attached hereto as Exhibit "B" and incorporated herein by this reference.

NOW, THEREFORE, in consideration of performance by the parties of the Promises, covenants, and conditions herein contained, the parties hereto agree as follows:

1. **Provision of Performance Security.** Upon execution of this Agreement, Buyer shall provide City with a performance security in the amount of \$4,000.00 to be held in an escrow account. With this security, Buyer assures faithful performance of Buyer's promise to correct the code violations identified in the Residential Property Report in accordance with the deadlines imposed by the Compliance Schedule. Buyer and City agree that the purposes of the performance security are to serve as an incentive to Buyer to complete the corrections in a timely manner, and to reimburse City for its code enforcement costs in the event that Buyer fails to do so. Buyer and City further agree that the



amount of the performance security is reasonable, under the circumstances existing at the time of execution of this Agreement, to achieve these purposes.

2. **Opportunity to Correct Violations.** Buyer acknowledges that the Compliance Schedule affords Buyer a reasonable opportunity to correct the code violations identified in the Residential Property Report. Nothing in this Agreement is intended to preclude, or shall be interpreted as precluding, City from commencing code enforcement proceedings against Buyer based upon any code violation now existing or that subsequently occurs at the Property.

3. **Admission of Code Violations.** Buyer has reviewed the attached Residential Property Report and acknowledges that the conditions described therein exist as reported, and that such conditions constitute violations of the Carson Municipal Code for which there is no legal affirmative defense. Buyer understands that the admissions made in this paragraph are irrevocable. Buyer understands and acknowledges that he/she may be subject to City-initiated civil or criminal legal action if said violations are not corrected and written approval of such corrections issued by the City within the times set forth in the Compliance Schedule at Exhibit "B", and that, if such legal action commences the admissions made in this paragraph shall be used against Buyer. Buyer further acknowledges that he/she has consulted his/her attorneys, or was given a full opportunity to consult his/her attorneys, before making the admissions in this paragraph, and by executing this Agreement, Buyer is knowingly, voluntarily, and freely waiving any right to later challenge said admissions.

4. **Release of Performance Security.** City shall release the performance security to Buyer within 20 days of Buyer's correction of the code violations identified in the Residential Property Report in accordance with the Compliance Schedule

5. **Forfeiture of Performance Security.** Buyer shall forfeit the performance security to City in the event that Buyer fails to correct the code violations identified in the Residential Property Report in accordance with the Compliance Schedule. Any amount of the performance security forfeited in excess of the City's code enforcement costs and attorneys' fees incurred to secure compliance with such code violations shall be returned to Buyer. The City further reserves the right to seek reimbursement of any additional code enforcement costs and attorneys' fees against Buyer incurred by City as a result of any criminal or civil proceeding for violations identified in the Residential Report or violations discovered after the date of the Residential Property Report.

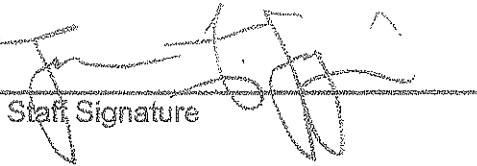
6. **Entire Agreement.** This Agreement, together with Exhibits "A" and "B" incorporated herein by specific reference, represents the entire and integrated agreement between City and Buyer. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations,

arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

"City"

CITY OF CARSON


Staff Signature

John F. Signo, AICP
Senior Planner

"Buyer"

Robert Gonzalez and Maria Arenas
Buyer's name (printed)


Buyer's signature

ACKNOWLEDGMENT

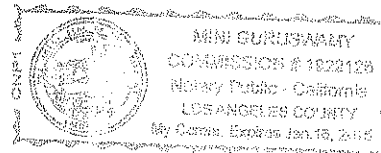
State of California
County of Los Angeles

On 12-23-2014 before me, Mini Guruswamy, notary public
(insert name and title of the officer)

personally appeared Robert Gonzalez & Maria Arenas
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mini Guruswamy (Seal)



City of Carson
Division of Building and Safety
701 E. Carson St., Carson California 90745
(310) 952-1766

PROOF OF DELIVERY / ACKNOWLEDGEMENT LETTER

Monday, December 22, 2014

Penny Mac
6101 Condor Dr
Moore Park, CA 93021

Subject Property: **2560 E MADISON ST , CARSON CA**
Assessor's Info: **7308-019-004**

Dear Property Owner,

Attached is the Residential Property Report for the subject property.

The Residential Property Report Ordinance requires that, "Within ten (10) City business days after the transfer of title or conveyance of ownership for residential real property, the owner(s) of such property shall file with the Community Development Department written proof that a copy of a valid residential property report for such property has been provided to the buyer."

This requirement will be satisfied if the form at the bottom of this page is completed and returned to the following address:

City of Carson
Division of Building and Safety
P.O. Box 6234
Carson, CA 90749

Please call Inspector Sumpter at (310) 952-1766 should you have any questions. Inspector's office hours are Monday - Thursday from 7:00 A.M. - 8:30 A.M.

DETACH AND RETURN THE LOWER PORTION PER THE ABOVE INSTRUCTIONS

BUYER'S ACKNOWLEDGEMENT - Reciept of Residential Property Report

I hereby acknowledge under penalty of perjury that I have received a copy of the City of Carson's residential property report for the property located at 2560 E MADISON ST , CARSON CA. I also acknowledge that the issuance of the report is not a representation by the City of Carson that this property is in compliance with all applicable laws.

Buyer's signature: *Robert Gormalez* Date: 12/23/14

Buyer's name printed: Robert Gormalez Maria Arenas

ResidID 10740

16



City of Carson
Division of Building and Safety
701 E. Carson St., Carson CA 90745
(310) 952-1766

Residential Property Report *Notice of Required Corrective Action*

Monday, December 22, 2014

To Whom It May Concern:

This report is prepared pursuant to the City of Carson Residential Property Ordinance which requires that no owner of residential real property shall transfer title and/or convey ownership for such property without first providing the prospective buyer with a copy of a valid residential property report (RPR) for the property.

This report covers only those items, which are open and visible. This report does not guarantee the condition of any equipment, appliance, structures or building element nor does this report relieve the disclosure responsibilities of the seller or agent as required by law. Approval of this report shall not be construed as an approval of any violation of the City ordinances or other applicable building regulations. Any code violations beyond the scope of the RPR inspection remain the responsibility of the owner to correct.

The owner and each successor in interest to the property, which is the subject of this report, shall defend, indemnify and hold harmless the City of Carson and its employees, officers and agents from any claims, proceedings, losses, costs, damages or actions of any kind that may arise from the use of or reliance upon this report.

The following information is provided pursuant to same ordinance:

Subject Property: **2560 E MADISON ST , CARSON CA**

Assessor Number: **7308-019-004**

Zoning Classifications:

Permitted Occupancy: **R3**

Description of Building: **Single Family Residence**

Entitlements:

Special Restrictions:

Attached is a list of building permits on record and a list of corrections regarding violations that were found at the subject property during inspection(s) by Building and Safety staff. A release is hereby authorized by the undersigned due to:

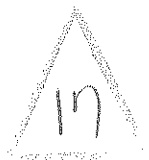
Buyer has agreed to assume responsibility and has an approved Property Remediation Agreement. Another release will be required.

MA for J.R. Sumpter

INSPECTOR **Sumpter**

Date

Release w/ Stipulations



RESIDENTIAL PROPERTY REPORT

Release w/ Stipulations - Attac

Building Permits:

7244 6/24/1963 Single Family Dwelling, 1 Story, 900 SF - RELOCATION PERMIT

Corrections / Violations:

Corrections Require	Violation Abated	Inspector
---------------------	------------------	-----------

DEMO-REMOVE

57 Remove unpermitted shed.	<input type="checkbox"/> 10/22/2014	Sumpter
-----------------------------	-------------------------------------	---------

ELECTRICAL

67 Exposed romex not allowed.	<input type="checkbox"/> 10/22/2014	Sumpter
-------------------------------	-------------------------------------	---------

69 GFCI protection required for garage.	<input type="checkbox"/> 10/22/2014	Sumpter
---	-------------------------------------	---------

MISC

123 Conditional Use Permit (CUP) required.	<input type="checkbox"/>	
--	--------------------------	--

124 See list of corrections.	<input type="checkbox"/> 10/22/2014	Sumpter
------------------------------	-------------------------------------	---------

60 Submit plot plan showing dimensions of lot, yard set backs and interior rooms to Planning Division for approval prior to getting permit for work done.	<input type="checkbox"/> 10/22/2014	Sumpter
---	-------------------------------------	---------

WATERHEATER

75 Install gas shut off valve ahead of flexible gas connector.	<input type="checkbox"/> 10/22/2014	Sumpter
--	-------------------------------------	---------



**RESIDENTIAL PROPERTY REPORT CORRECTION CHECK LIST**

Approval of the Residential Property Report (RPR) will be granted only after all correction(s) are verified by the City's building inspector. The seller is responsible to correct all violation(s) identified by the building inspector. Title shall not transfer until a valid RPR document is obtained by the seller.

Page 1 of 2

Property Address: 2558 & 2560 E MADISON**GARAGE**

- ☐ Garage converted into living quarters is not approved. Garage must be restored to its original use and made accessible for automobile storage.
- ☐ Remove all interior walls within the garage. The alteration is unpermitted and must be removed or made to comply with existing codes.
- ☐ Remove carpet from garage floor.
- ☐ Remove combustibles from firewall (wood paneling, etc).
- ☐ No holes allowed in firewall between house and garage. Repair with 5/8" Type X drywall.
- ☐ Door between house and garage must be a 1-3/8" solid core door with a self-closing device and locking latch or 2 spring loaded hinges.
- ☐

PERMITS REQUIRED

☒ Building permit is required to legalize or demolish existing/unpermitted:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> bathroom. | <input type="checkbox"/> enclosed patio. | <input type="checkbox"/> open patio cover. | <input checked="" type="checkbox"/> shed. <i>Remove Attached to garage</i> |
| <input type="checkbox"/> carport. | <input type="checkbox"/> front porch. | <input type="checkbox"/> room addition. | <input type="checkbox"/> addition to detached structure. |
| <input type="checkbox"/> detached structure. | <input type="checkbox"/> laundry room. | <input type="checkbox"/> | |

Note: All unpermitted additions or additions with expired permits must comply with present day code or shall be removed.

- ☒ Submit site plan to the Planning Division at City Hall showing existing conditions and all proposed work. Planning approval is required prior to any permits being issued.
- ☐ Building plan check approval will be required. Submit plans to the Building and Safety Division at City Hall.
- ☐ Obtain property permit history and diagrams from the Assessor's office. There appears to be a few additions and/or structures built without permits. (Assessor's office is located at 1401 E. Willow St. in Signal Hill.)

☒ *Cup Maybe Required for Second*

SECURITY BARS

- ☐ Security bars on bedroom windows shall release from the inside without the use of a key or special knowledge or effort.
- ☐ Emergency release devices on bedroom security bars must be demonstrated to be operable. Repair or remove.
- ☐

ELECTRICAL

- ☐ GFCI protection is required for outdoor receptacles. Weather tight cover plates are also required.
- ☐ GFCI protection required for spa.
- ☐ GFCI protection required for garage receptacles. *AN plug*
- ☐ Electrical permit required for all work.
- ☐ GFCI protection required for enclosed patio.
- ☒ Remove illegal/unpermitted electrical work or bring to code. Permit required.

☒ *Exposed Romex wire not allowed In Garage*

WATER HEATERS

- ☐ Water heater T&P valve shall drain to an approved location pointing downward 6"-24" above grade.
- ☐ Water heater must drain outside of building pointing downward 6"-24" above grade.
- ☐ Plastic pipe not approved for T&P relief valve discharge. Use copper piping, galvanized steel or other approved pipe.
- ☐ Earthquake straps required at the upper and lower thirds of water heater.
- ☐ Type B vent required for water heater (outside location).



RESIDENTIAL PROPERTY REPORT CORRECTION CHECK LIST

7011
0411

Page 2 of 2

Approval of the Residential Property Report (RPR) will be granted only after all correction(s) are verified by the City's building inspector. The seller is responsible to correct all violation(s) identified by the building inspector. Title shall not transfer until a valid RPR document is obtained by the seller.

Property Address: 2558 & 2560 E MADISON

WATER HEATERS (continued from page 1)

- ☐ Water heater vent shall extend 24" above the roof line.
- ☐ Water heater vent requires 1" or more clearance from combustible materials. (See listing/manufacturer's specifications.)
- ☐ Water heater shall be installed at least 18" above finished floor of garage.
- ☐ Water heater requires a flexible gas connector.
- ☐ Water heater compartment requires upper & lower combustion air openings.
- ☒ Install gas shut off valve ahead of flexible gas connector. See front dwelling
- ☐ Install shut off valve at cold water supply piping to water heater.
- ☐ Watts 210 valve is required on water heater. Pressure relief valve required on the main cold water line ahead of hose bib.
- ☐

PLUMBING

- ☐ Remove illegal or non-complying plumbing and cap off.
- ☐ Remove illegal or non-complying gas line and cap off.
- ☐ Plumbing permit required for all work. ☐ Plastic piping is not allowed for drainage.

X Dwelling must be in habitable condition

SWIMMING POOLS/SPAS

- ☐ CPR and 911 signs are required near pool/spa area.
- ☐ Gates and doors leading into pool/spa area are required to have battery operated alarms.
- ☐ Gates leading into pool/spa area must be self-closing and self-latching. Latch must be a minimum of 4 feet above the surface or ground.
- ☐ Spas must have a lockable cover. ☐ Spas must meet 5' set back requirement from property line.
- ☐ Submit site plan to the Planning Division for approval or remove spa. Electrical permit required.

X Inspection is required to garage

MISCELLANEOUS

- ☐ Repair broken window. ☐ Emergency egress is required for one window in each bedroom.
- ☐ Remove storage from yard area. ☐ Provide house numbers on dwelling that are visible from the street.
- ☐

Replace missing Vent Screen around dwelling

↑ DUE TO THE NATURE OF CODE VIOLATIONS, ADDITIONAL CORRECTIONS MAY BE REQUIRED UPON REINSPECTION.

Please call (310) 952-1766 for reinspection after all corrections have been completed.
Appointments are made by office staff. City Hall business hours are Monday – Thursday from 7:00 am – 6:00 pm.
Inspector's office hours are Monday – Thursday from 7:00 am – 8:30 am.

Inspector's Signature

Date

IMPORTANT - PLEASE READ: The purpose of this inspection is to discover conditions which may be a hazard to life safety. This report covers only those items which are open and visible. This report does not guarantee the condition of any equipment, appliance, structures or building element nor does this report relieve the seller and the agent's disclosure responsibilities as required by law.



COMPLIANCE SCHEDULE
per property remediation agreement for
2560 E. Madison Street
dated December 22, 2014

Below is the compliance schedule for corrections of code violations identified at the above address:

Correction Required:	Number of Days Given to Comply:	Required Date of Compliance:
Submit application and development plans for conditional use permit to the Planning Division showing existing conditions and all proposed work to retain the existing second dwelling unit and clear all violations noted in the residential property report correction checklist. Plans must be approved by Planning staff prior to obtaining building permits.	30	January 22, 2015
Obtain decision from the Planning Commission for conditional use permit application for the existing second dwelling unit.	120	April 23, 2015
Obtain all appropriate building permits from the Building and Safety Division to clear all violations noted in the residential property report inspection checklist, and permits related to conditional use permit application projects.	150	May 25, 2015
Correct all violations and finalize all permits with final sign off from Planning, Building and Safety, and any other related agency determined by City staff.	Not to exceed 180 days	June 25, 2015

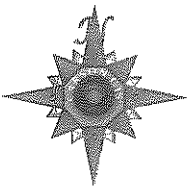
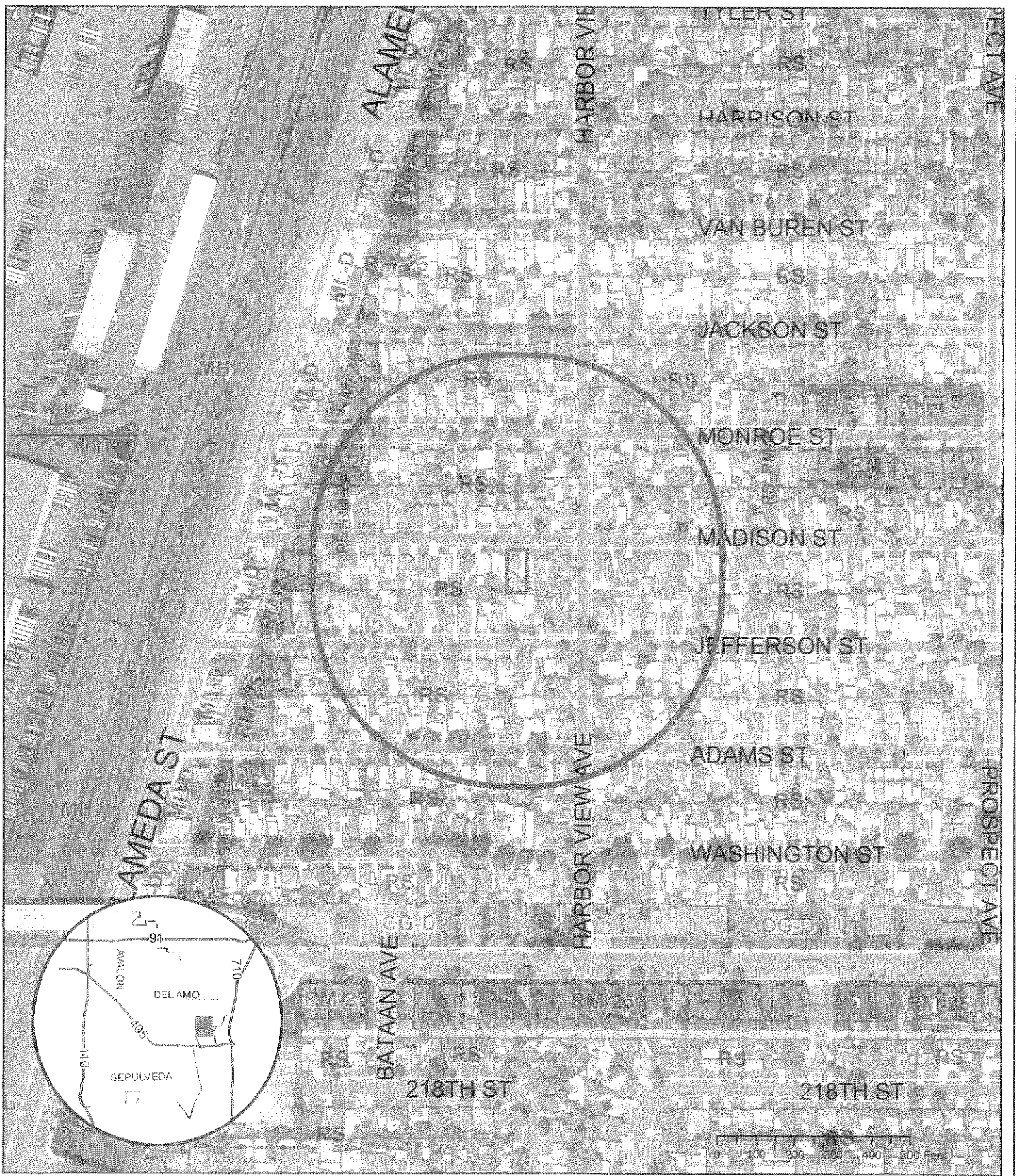
Exhibit B



IMPORTANT NOTE: At the completion of this Compliance Schedule, a reinspection must be done by a Building and Safety Official specifically to ensure that all corrections were made in accordance with the Residential Property Report. Once the corrections are verified, a release will be given so that funds held in escrow as performance security will be released.

Exhibit B





City of Carson
 500 Foot Radius Map
 2558-2560 E. Madison Street

EXHIBIT NO. 3

73
 Date Printed: Tuesday, May 05, 2016

Second Dwelling Unit Checklist for Planning Commission

Property Address: 2558-2560 E. Madison st

Application #: CUP 974-15

Date 1st Dwelling Unit Built: Assessor records 1945

Date 2nd Dwelling Unit Built: 12/11/63 – relocated on-site

Applicable Development Standards per Section 9125.6

MINIMUM LOT SIZE

Meets Code: No

7,500 square feet for RS zone

Comments:

5514 s.f. lot

UNIT SIZE

Meets Code: No

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

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

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

than 40% of main d.u.

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

Comments:

Front dwelling (2558) = 819 s.f. and Back dwelling (2560) = 629 s.f.

SETBACK REQUIREMENTS

Meets Code: No

10' from primary residence

15' rear yard

6' from accessory structure

If above accessory structure, 10' min. side yard

5' side yard

Comments:

Side yard setback: front dwelling = 4'; Rear dwelling = 3'

OFF-STREET PARKING

Meets Code: No

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:

Both units = 2 bedrms; front unit over 750 s.f. so two 2-car garages required; only 1 garage on-site

OWNER OCCUPIED

Meets Code: Not Applicable

Comments:



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

1. Condition of landscaping

Staff's evaluation: Fair

Comments:

The front landscape is adequate. Property owner has re-seeded area to liven it.

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

Wall Paint: Good

Doors: Good

Building Material: Fair

Windows: Good

Building Trim: Fair

Porch: Good

Roof: Fair

Accessory structure: Fair

Eaves: Fair

Other: Choose an item.

Comments:

[Click here to enter text.](#)

3. General repairs to vehicular maneuvering or parking areas

Staff's evaluation: Fair

Comments:

[Click here to enter text.](#)

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:

RPR triggered CUP reqmnt; Buyer assumed PRA.

OTHER Garage Conversion: No

Unpermitted additions No

ISSUES:

(rooms, patio, etc.):

Planner: McKina Alexander, Planning Technician

Date Completed: 4/20/2015

