

So About The Garage...

3528 W Valencia Dr.'s Converted Garage Space

The garage of 3528 W Valencia Dr. currently has a bedroom, bathroom, and kitchenette/laundry space that we are **not** counting towards the property's overall living space. According to the owner (who grew up in the home and now owns it), the previous owner built the garage with a small living space so they could live on the property while they built the home.

As we have been in contact with the Orange County Tax Assessor and both the City of Fullerton Department of Building and Safety and the Department of Planning, our investigation revealed some interesting details.

Here is some background information: our client's family purchased the home in 1955. While the effective year build according to the tax assessor is 1951, there are permits starting in 1949-1951. When they moved in, they lived in the garage at first which already had the existing bedroom, bathroom, and kitchenette. At this point in 1955, the physical home had 3 bedrooms and 1 bathroom. In June of 1981 there was a fully permitted alteration to the home that added 130sqft., another bedroom, and moved the bathroom. The tax assessor came out in October of 1981 and gave us the measurements we currently have reflected on public record.

Attached are the permits and communications made between Achievers Realty and the parties mentioned above.

From 1949-1951, the property was constructed as an owner-builder project and received all its proper inspections.

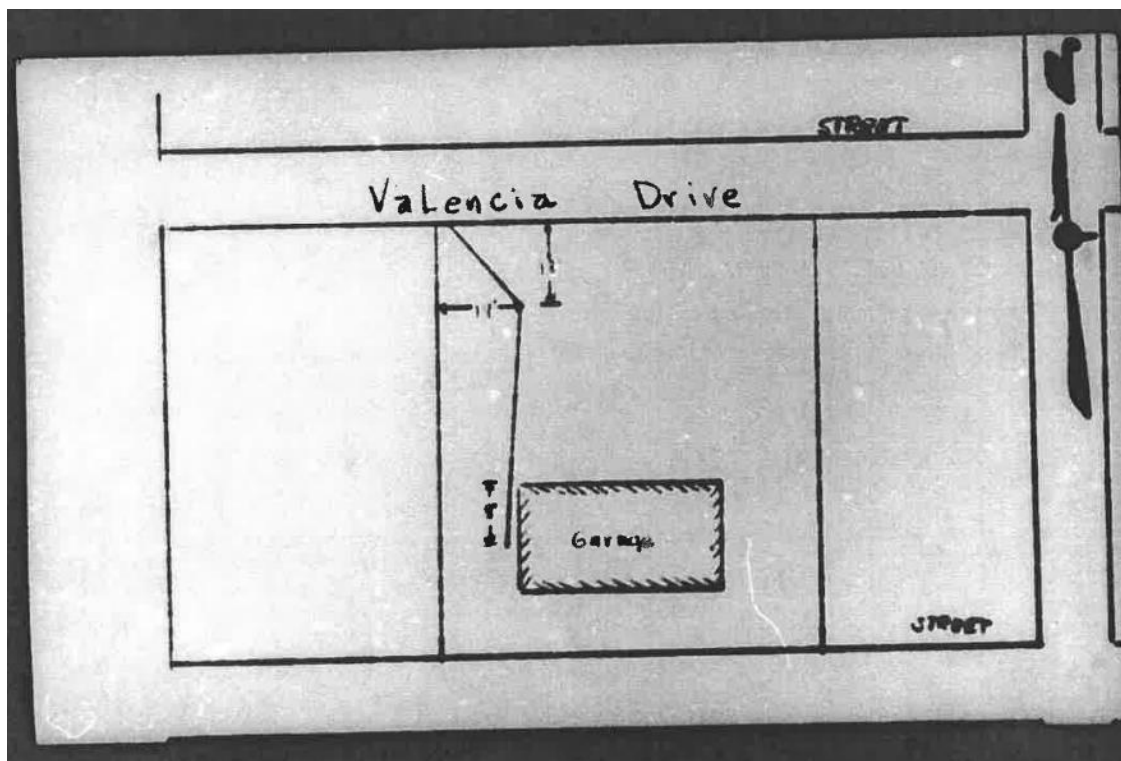
Plan 158

ST. No 352P Valencia Dr.	OWNER George A. Koush	PERMIT No. 7455
LOT No 27 BLOCK	ADDRESS 12017 Center Norwalk	
TRACT 450	GEN. CONTRACTOR OWNER	
USE OF BUILDING residence and garage	CLASS OF BUILDING	PHONE
USE DISTRICT R-2	WOOD FRAME	MASONRY
LENGTH 31	STUCCO	REPAIRS
WIDTH 25	STEEL FRAME	MOVING
HEIGHT 12'	CONCRETE	DEMOLISH
No OF ROOMS 4		
DATE 8-12-49		
TOTAL COST \$457.00	FEES \$ 12.00	No OF STORIES 1

RECORD OF INSPECTION

CONSTRUCTION			ELECTRICAL			PLUMBING		
DATE	INSPECTOR	REPORT	DATE	INSPECTOR	REPORT	DATE	INSPECTOR	REPORT
8-14-49	WJV	FORMS O.K.	8-14-49	JTR	TEN POLE O.K.	10-8-49	WJV	GAS O.K.
9-20-49	WJV	FOU O.K.	9-20-49	MGR	SEWER O.K.	8-15-49	WJV	R.P.O.K.
7-25-50	WJV	FRAME O.K.	9-20-49	MGR	H.W.O.K.			SEWER O.K.
8-21-50	WJV	WIDE M.C.				9-7-51	HAE	FIS. O.K.
8-20-50	WJV	LATH O.K.				9-7-51	HAE	FURN. O.K.
9-7-51	HAE	PLASTER O.K.	10-5-49	MGR	FIXTURES O.K.	9-7-51	HAE	WATER O.K.
9-7-51	HAE	STUCCO O.K.				9-7-51	HAE	
9-7-51	HAE	FINAL O.K.						

ELEC PERMIT No 10471 & No 10498
 PLUMB P No 3723 SEWER P No. 5254
 CONTRACTOR OWNER
 ADDRESS
 PHONE



It is important to note that the size of the home was written as 31' x 25' or 775sqft. of living space. While we want to think this was just for the main home, the permit specifically mentions "residence and garage". In 1949-1951, the City of Fullerton's Planning department required a garage "no less than 8 feet wide by 18 feet long" be built with every residential structure.

There are two other important elements to note on the 1949 permit card: the "use district" and the "no. of rooms."

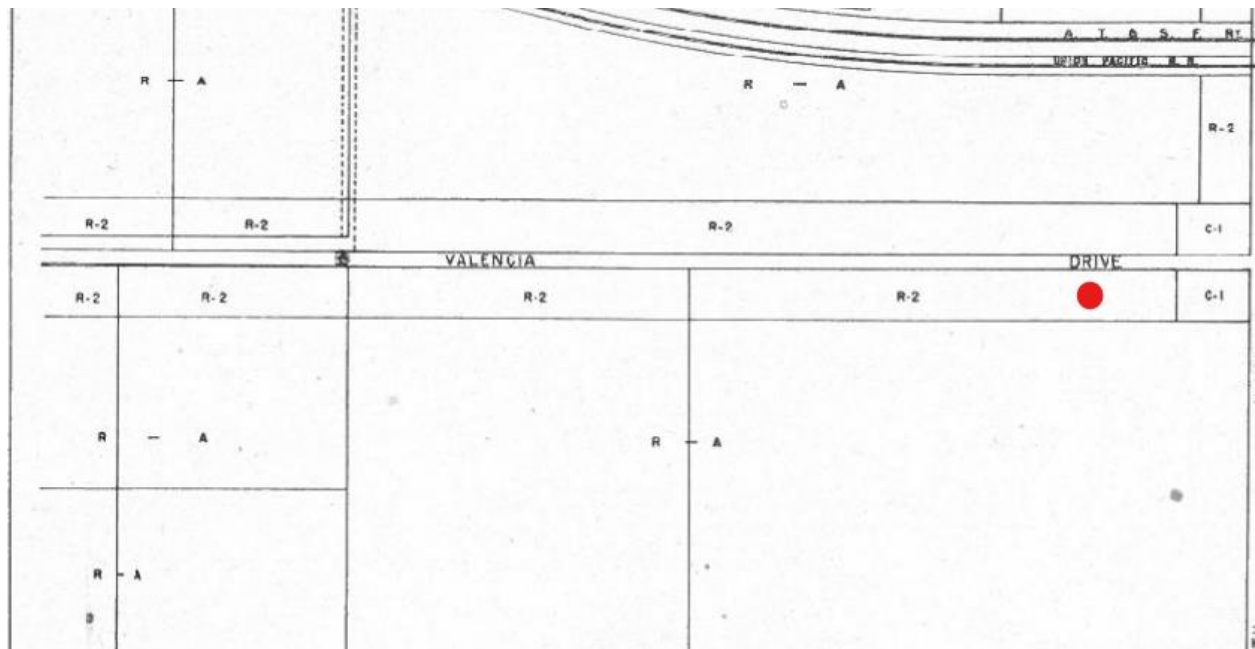
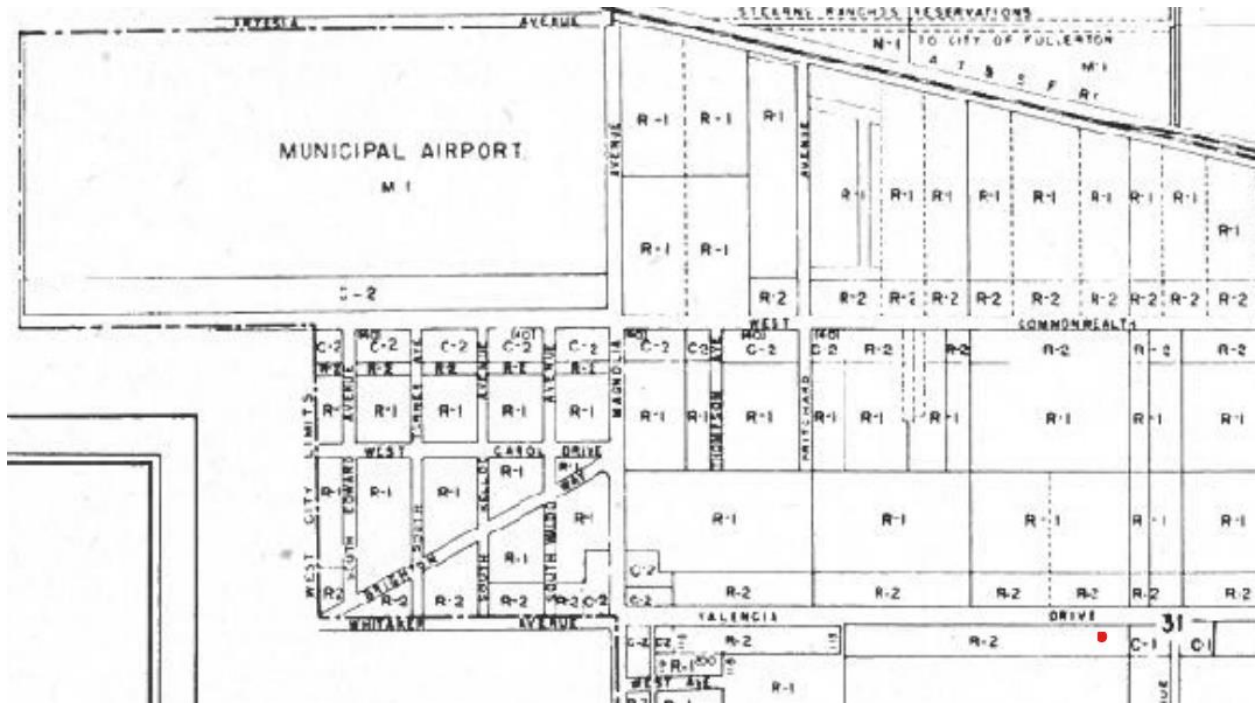
The number of rooms mentioned on the permit card is "4". While it does not specify if these are bedrooms or rooms of any kind, it is key to remember that the home only had 2 bedrooms at this time, and 1 bedroom inside of the garage. With the kitchen, living room, and bathroom, the home would have 6 rooms if the card was addressing rooms in general.

Also essential is the "use district". According to the 1947 City of Fullerton Use Districting Ordinance and the Department of Planning, "R-2" meant "Two Family" Zones. The full planning guide will be in the MLS.

SECTION 7: "R-2" TWO-FAMILY ZONE.

The following regulations shall apply in the "R-2" Two-family Zone unless otherwise provided in this ordinance.

This is a map of the districts in which Valencia is visible (noted by red dot) and clearly labeled as R-2. R-2 Status would have allowed the building of an additional residence on the same lot.



Along with this, there was the mentioned addition in 1981 that added on 130sqft, a bedroom, and moved the bathroom. According

to microfiche permits from then the approved and finalized addition was only 130sqft.

ASSESSOR'S PARCEL NO. REHAB		PLAN CHECK NO.	
JOB ADDRESS 5508 W. Valencia			
LEGAL	TRACT		
150	27		
DATE OF	NO.		
TYPE OF	NO.		
STRENGTH		\$3300.00	
OWNER Remona Pineda		TEL. NO. 871-6388	
ADDRESS 5508 W. Valencia			
CITY			
DESCRIPTION OF WORK			
NEW	ADD	ALTER	REPAIR
	<input checked="" type="checkbox"/>		
SQ. FEET PER	NO. OF	NO. OF	
SQ. FEET PER	STORIES	DWARFING UNITS	
WORK TO BE DONE			
Bedroom - Bath			

This leads us to a discrepancy that was concerning to us. The original 775sqft + 130sqft from the permitted renovation equals 905sqft. The tax assessor's drawings measure the home as 1099sqft, but also makes a point to measure the garage as 240sqft. This means that somewhere along the way, 194sqft was misplaced.

INSPECTION RECORD
CITY OF FULLERTON, CALIFORNIA

ITEM	INSPECTOR	DATE
JOISTS & GIRDERS		
GROUND PLUMBING (WATER)	<i>Crowder</i>	<i>2-1-81</i>
GROUND PLUMBING (WATER AND GAS)		
GROUND DUCT WORK (GAS)		
TOP OUT PLUMBING (WATER AND GAS)	<i>Crowder</i>	<i>2-8-81</i>
ROUGH FURNACE		
TUB INSTALLATION & SHOWER PAN		
PLUMBING FIXTURES		
FURNACE		
WATER HEATER		
GAS		
FINAL	<i>Crowder</i>	<i>6-7-81</i>
RELEASE NO.		

Unfortunately, while everything points to this space having been allowed when originally built, there is currently not a blueprint or permit the city has on file to prove this. Please feel free to contact Achievers Realty with any questions regarding the property or this space. And of course, do your own investigation!