



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 13, 2010  
SUBJECT: Conditional Use Permit No. 784-10  
APPLICANT: Sue Garcia  
2556 E. Washington Street  
Carson, CA 90810

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

PROPERTY INVOLVED: 2556 E. Washington Street

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### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		<b>Chairman Faletogo</b>			<b>Graber</b>
		<b>Vice-Chair Saenz</b>			<b>Park</b>
		<b>Brimmer</b>			<b>Schaefer</b>
		<b>Diaz</b>			<b>Verrett</b>
		<b>Gordon</b>			

***Item No.***

## I. Introduction

### *Date Application Received*

- January 12, 2010: Conditional Use Permit No. 784-10

### *Applicant/Property Owner*

- J.T. Crutchfield (Property Owner)  
2740 E. Madison Street  
Carson, CA 90810

### *Project Address*

- 2556 E. Washington Street, Carson, CA 90810

### *Project Description*

- The proposal is to consider a conditional use permit (CUP) for an existing second dwelling within the RS (Residential, Single Family) zoning district.
- The project site is located on a 5,278-square-foot parcel with two dwelling units totaling approximately 1,898 square feet (front dwelling is 1,541 square feet and rear second dwelling is 357 square feet).

## II. Background

### *History of Property*

- The front dwelling unit and a rear cottage were built in 1941 with LA County building permits. In 1971 an LA County building permit was issued for a 615 square foot “guest room” attached to the main front dwelling which has been subsequently used as a rental unit. Therefore there exist three residential units on the subject parcel. The front dwelling is developed with 926 square feet with an attached “guest room” of 615 square feet with full living facilities including a kitchen. The rear cottage/dwelling is 357 square feet with one bedroom, one bathroom, and a kitchen.

Additionally, in 1976 a building permit was issued for a carport and an enclosed patio for the rear cottage/second dwelling.

## III. Analysis/Findings

Staff is working with the applicant to address site issues and needs additional time. As such, staff is recommending that the Planning Commission continue this item to its regularly scheduled meeting on May 11, 2010.

## IV. Recommendation

That the Planning Commission:

- **CONTINUE** this item to the regularly scheduled meeting on May 11, 2010.

V. **Exhibits**

None.

**Prepared by:** Zak Gonzalez II, Associate Planner

**Reviewed and Approved by:** John F. Signo, AICP, Senior Planner

ZG: srCUP784-10