



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: October 22, 2013  
SUBJECT: Conditional Use Permit No. 931-13  
APPLICANT: Norberto Lopez and Rosa M. Alvarez  
2624 E. Madison Street  
Long Beach, CA 90810  
REQUEST: To approve a Conditional Use Permit for a second dwelling located within the RS (Residential, Single Family) zone district  
PROPERTY INVOLVED: 2624 E. Madison Street

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### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

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

I. **Introduction**

*Applicant/Property Owner*

Norberto Lopez and Rosa M. Alvarez  
2624 E. Madison Street, Long Beach, CA 90810

*Project Address*

2624 E. Madison Street, Long Beach, 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) zone district.

Conditional Use Permit (CUP) No. 931-13, would legalize the existing second dwelling unit located at 2624 E. Madison Street.

II. **Background**

*History of Property*

The existing main dwelling and a one-car garage were built in 1923. The rear second dwelling unit consists of approximately 475 square feet and appears to have been constructed in 1925.

*Previously Approved Discretionary Permits*

There are no previously approved discretionary permits for this property.

*Public Safety Issues*

There is an open code enforcement case on the subject property that requires approval of a conditional use permit for the second dwelling unit and a building permit approval for the primary dwelling unit rear patio and deck that were built without permits.

III. **Analysis/Findings**

*Location/Site Characteristics/Existing Development*

The subject property is located at 2624 E. Madison Street. According to Los Angeles County Assessor's records the main dwelling unit located at 2624 E. Madison Street was built in 1923 with a one car garage. The second dwelling unit appears to have been built in 1925. The second dwelling consists of a 475-square-foot building with a kitchen, a bathroom, two small closets and a 209-square-foot living area also being used as a bedroom.

Surrounding the subject property to the north, east, south and west are single family residential uses.

The applicant is applying for a second dwelling unit Conditional Use Permit pursuant to Section No. 9172.21 and 9182.3 of the Carson Municipal Code (CMC). Staff has inspected the property and reviewed all building permit records. Due to the age of the structures, it appears that the main house and second dwelling unit were constructed prior to the requirement to obtain building permits. Pursuant to CMC



9182.3 a property inspection report was submitted by the applicant that identifies certain building, plumbing, electrical and fire code deficiencies. The Building and Safety Division has been requested to inspect the property due to the age and condition of the buildings and to determine measures that may be necessary to ensure that the building is brought to an acceptable condition.

**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 continue the public hearing until November 26, 2013 to allow more time for the owner to obtain estimates for the repair of second dwelling unit or addition to the main dwelling unit.

**VI. Exhibits**

None.

Prepared by:

  
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Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp Loadsman, Planning Officer

ZG: srCUP931-13