



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: November 26, 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 demolish a second dwelling located within the RS (Residential, Single Family) zone district that requires Conditional Use Permit approval to continue as a second dwelling unit  
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.

On October 22, 2013, the Planning Commission continued Conditional Use Permit No. 931-13 to allow the owner more time to obtain contractor estimates to repair the second dwelling to Carson's building code requirements.

On November 20, 2013, staff received a signed letter from the applicant in Spanish indicating that they have decided to demolish the second dwelling located at the rear of their property. Mr. Norberto Lopez, the applicant/owner is also requesting three months to commence the demolition to allow their grandson, wife and child time to find a rental unit.

**III. Recommendation**

That the Planning Commission continue the public hearing until February 25, 2013 to allow the property owner three months to vacate the second dwelling and obtain a demolition permit.

**IV. Exhibits**

- 1. Letter from Norberto Lopez dated November 20, 2013.

**Prepared by:** \_\_\_\_\_

Zak Gonzalez II, Associate Planner

**Reviewed by:** \_\_\_\_\_

John F. Signo, AICP, Senior Planner

**Approved by:** \_\_\_\_\_

ZG: srCUP931-13

PC Staff Report – November 26, 2013  
Conditional Use Permit No. 931-13



Norberto Lopez  
2624 E Madison St  
Carson Ca. 90810

11-20-13

RECEIVED  
2013 NOV 20 PM 3:53  
ENGINEERING SERVICES  
CITY OF CARSON

Por medio de esta carta quiero  
comunicar que estamos de acuerdo  
a demoler la unidad que se encuentra  
atras de nuestra casa situada en la  
dirección arriba mencionada  
estamos haciendo preparativos para  
llevar acabo la demolición

Gracias

Norberto Lopez

EXHIBIT NO. 01

Quisieramos pedir por favor nos dejaran  
solamente esperar unos 3 meses para comensar  
la demolición de la casita de atras.

Y tambien queremos saver sobre el dinero que  
habiamos pagado \$750.00 ya que nos huse falta  
para los trabajos que se ban a hacer gracias

Norberto Lopez

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