



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: February 25, 2014  
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 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 requested three months to commence the demolition to allow their grandson, wife and newborn child time to find a rental unit. On November 26, 2013, the Planning Commission granted a three month period to commence the demolition of said second dwelling. The applicant/owner is requesting an additional month to hire a licensed demolition contractor and secure the demolition permit.

III. **Recommendation**

That the Planning Commission CONTINUE the public hearing to March 25, 2014.

IV. **Exhibits**

1. Letter from Norberto Lopez dated February 20, 2014.

Prepared by:   
Zak Gonzalez II, Associate Planner

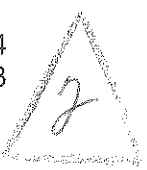
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Approved by:

  
Sheri Repp Loadsman, Planning Officer

ZG: srCUP931-13

PC Staff Report – February 25, 2014  
Conditional Use Permit No. 931-13



Norberto Lopez  
2624 E Madison St  
Carson Ca. 90810

2-20-14

a quien corresponda

Por medio de la presente hago la  
petición de una extension para el  
Permiso para demoler la unidad  
que tenemos atras de la casa.

Necesito mas tiempo para encontrar  
un buen precio para los que hacen  
el trabajo mencionado pido pues  
el tiempo que pueden estenderme  
un mes o mes y medio  
gracias mi telefono (310) 834-3611

Norberto Lopez