



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 28, 2011
SUBJECT: Conditional Use Permit No. 888-11
APPLICANT: Scott Nollner
710 Serpentine Street
Redondo Beach CA 90277
REQUEST: To approve 760-square-foot accessory living quarters with an attached open patio (223 square feet) and an attached carport (360 square feet) totaling 1,343 square feet in the RM-12-D (Residential, Multifamily – Design Overlay) zoning district.
PROPERTY INVOLVED: 302 East 220th Street

COMMISSION ACTION

___ Concurred with staff
___ Did not concur with staff
___ Other

COMMISSIONERS' VOTE

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

Item No. 11B

I. **Introduction**

Date Application Received
November 14, 2011

Applicant
Scott Nollner
710 Serpentine Street
Redondo Beach, CA 90277
snollner@yahoo.com

Property Owner
Mahaboob K. Durrani and Humera Munwar
18310 Amie Avenue, Apt. No. 52
Torrance, CA 90504
Kkdurrani@yahoo.com
Humeram@yahoo.com

Project Address
302 East 220th Street, Carson, CA 90745

Project Description

The applicant, Mr. Scott Nollner, is requesting approval of Conditional Use Permit No. 888-11 on behalf of Mahaboob K. Durrani and Humera Munwar (property owners) for an existing 760-square-foot accessory living quarters with an attached 223-square-foot open patio and a 360-square-foot carport totaling 1,343 square feet located at 302 East 220th Street.

Staff request a continuance of this matter in order to order to complete all necessary documents.

II. **Background**

The subject property is an irregular-shaped, 13,734 square foot corner lot that is located on the southeast corner of 220th Street and Dolores Street. The project site is zoned RM-12-D (Residential, Multifamily – Design Overlay) and has a General Plan land use designation of medium density.

There are currently two structures – a 1,859-square-foot single family dwelling with an attached 2-car garage and an accessory living quarters with an attached carport and open patio (1,343 square feet) – located on the subject property. According to the building and safety permit records, the accessory living quarters was legally built in 2006. It has a living room, two bedrooms and one bathroom



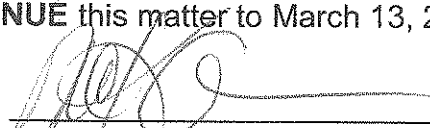
with no kitchen. As such, the structure is subject to a conditional use permit. but it exceeds 500 square feet (the maximum allowable square feet of floor area).

III. **Recommendation**

That the Planning Commission:

- **CONTINUE** this matter to March 13, 2012

Prepared by:


McKina Alexander, Planning Technician

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer

