

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 28, 2015

FILE NO: SUP-15-096

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to conduct a five-year review of a previously approved Special Use Permit, SUP-10-049, to allow the continued use of an existing off-premises billboard on property zoned General Commercial (GC).

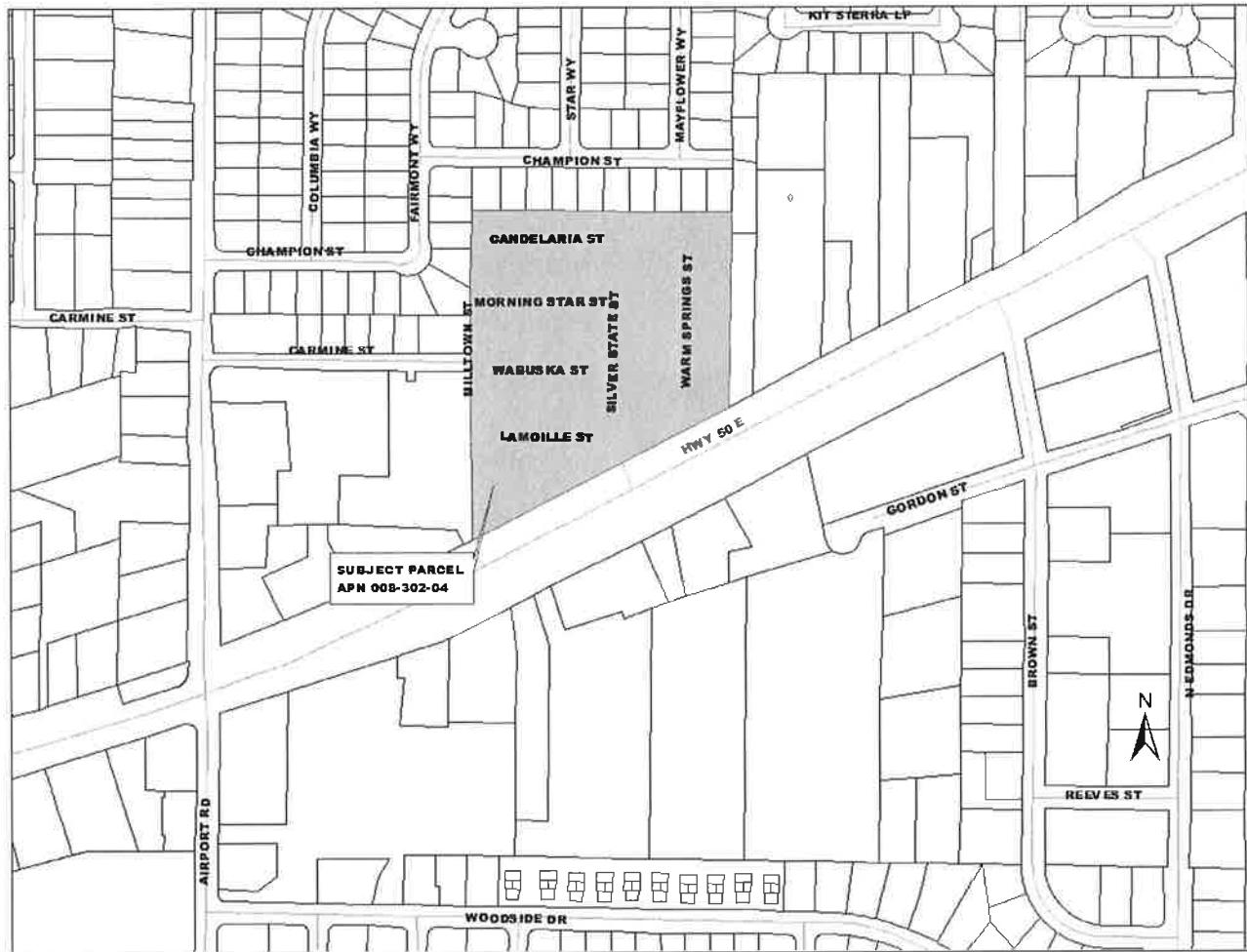
OWNER OF PROPERTY: Talebi Family Trust 8/13/03 & et al

APPLICANT/AGENT: Sign Pro/Steven Reynolds

ADDRESS: 3400 Highway 50 East

APN: 008-302-04

RECOMMENDED MOTION: "I move to approve SUP-15-096, a Special Use Permit request from Sign Pro (property owner: Talebi Family Trust 8/13/2003 & et al) to allow the continued use of an off-premises billboard, on property zoned General Commercial located at 3400 Highway 50 East, APN 008-302-14 based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.

The following conditions are applicable throughout the life of the billboard:

2. The maximum permitted sign height is 28 feet from the adjacent street elevation if the sign height is proposed to be changed.
3. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details (cut sheets) must be provided with the Building Permit application if a light fixture change is proposed.
4. The sign support structure must remain a monopole design with parallel faces, as shown on the plans previously approved, and structure must remain painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the structure for review and approval by the Planning Division. Any Building Permit submission will also require Planning Division review as well.
5. This approval is for the continued use of the existing off-premises sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off-premises signs, and with the approval of a new Special Use Permit.
6. Without further notice, the subject Special Use Permit shall expire the last day of September 2020, unless a new Special Use Permit to continue the use of the off-premises sign is acquired by that date. It is the applicant's responsibility to submit a complete Special Use Permit application in sufficient time to be scheduled for review prior to the expiration date.
7. Carson City Business License fees shall be paid for the billboard and kept current at all times. The Applicant/Owner must maintain this Business License without lapse. Failure to do so may constitute cause for revocation of the Special Use Permit.
8. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of the Business License and Special Use Permit.
9. The billboard shall be repaired to replace any missing panels and equipment within 90 days of approval of the Special Use Permit and maintained in acceptable condition for the billboard to be viable, usable and leasable.
10. A valid State of Nevada Department of Transportation (NDOT) sign permit tag number is required. Resolve conditions which have impeded the issuance of this tag with NDOT within 90 days after approval of the Special Use Permit or secure an acceptable extension of time from the Planning Division pending this issuance. The Applicant/Owner must maintain this NDOT license without lapse. Failure to do so may constitute cause for revocation of the Special Use Permit.

Permit.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.135 (General Commercial zoning), and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ZONING: General Commercial (GC)

KEY ISSUES: Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a Special Use Permit? Is the proposed billboard still compatible with surrounding properties? Has the existing billboard caused any material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Commercial (GC)/Mobile Home Park (on site) then mobile home residences

SOUTH: General Commercial (GC)/Highway 50 East then various commercial uses

EAST: General Commercial (GC)/Mobile Home Park (on site) then vacant, then retail sales

WEST: General Commercial (GC)/shopping center

SITE HISTORY

1. The original placement date of a billboard in this location is not known but was before 1974.
2. 11/19/87 Board of Supervisors approved continuation of billboard
3. 03/29/94 Planning Commission approved U-93/94-47 for renewal of existing billboard
4. 01/28/98 Planning Commission approved U-97/98-23 for renewal of existing billboard
5. 02/26/03 Planning Commission approved U-02/03-27 for renewal of existing billboard
6. 02/26/08 Planning Commission approved SUP-08-014 for renewal of existing billboard
7. 09/29/10 Planning Commission approved SUP-10-049 for replacement of the billboard

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 10 acres
2. EXISTING PRIMARY USE: Silver State Mobile Home Park and billboard
3. HEIGHT: Existing at approximately 28 feet overall above the existing grade. The distance from the bottom of the panel to the ground is 18 feet, with the top of the billboard being at 28 feet. The maximum allowed height for billboards is 28 feet from street elevation for new signs and from existing grade for existing signs. This billboard height is compliant. The height has not changed since the original installation of the billboard.
4. AREA: 300 square feet (10x30 feet). The maximum size allowed is 400 square feet.
5. NUMBER OF FACES: Two parallel faces
6. LIGHTING: The billboard has existing lighting. Documentation was previously submitted showing details for Holophane Panel-Vue lighting for outdoor advertising. Presently there are four Holophane brand light fixtures on this billboard, two on each face.

DISCUSSION

The subject parcel is located on the north side of Highway 50 East. An existing mobile home park is also located on the parcel. The billboard is located at the front of the property on the southwest portion of the parcel, with the billboard facing east and west, at a point southwest of the mobile home park, also located on the parcel. A billboard has been at this location for at least 40 years, with the original billboard being placed before 1974. The original billboard was replaced in 2010 and installed at a point 60 feet east of the original billboard location under SUP-10-049. No known complaints or concerns

have been registered regarding the location or existence of the billboard. The billboard does not have an active advertisement on the façades at this time. As a condition of the renewal of the permit, the applicant must submit verification of an active and current Carson City business license and State of Nevada Sign Permit tag for the billboard. In addition, the billboard shall be repaired to ensure it is able to remain active and available for advertising. If the Carson City business license or State of Nevada license are allowed to lapse, or if needed repairs are not completed in a timely manner, the billboard may be returned to the Planning Commission for additional review and possible revocation of approval.

The review date for this billboard was in September 2015, but the applicant requested and received approval of an extension of one month to complete the application and return it to the Planning Division for review at the regular October 2015 meeting. The next review date for this billboard, if approved, will be five years from the original review date, the last day of September 2020.

It is noted one panel on the south end of the billboard is missing. A condition of approval of a billboard is that it must be maintained in an acceptable condition. A recommended condition of approval includes the requirement for replacement of this missing panel within 90 days after approval of continuation of the billboard in this location under this Special Use Permit application, as well as continued maintenance of the billboard in an acceptable condition to allow it to be leasable. Reinstatement and maintenance of the required State of Nevada and Carson City business licenses is required within 90 days of approval of this Special Use Permit, or additional review and possible revocation of the Special Use Permit may be considered by the Planning Commission.

The following is a review of the billboard with regard to the specific guidelines of Development Standards Division 4.8.3:

4.8.3 Billboard Requirements:

- a. **Special Use Permit Required:** Approval of a Special Use Permit is required for a billboard. The current Special Use Permit was scheduled to expire on September 29, 2015. The applicant has submitted an application, but it was not in time for the September meeting, and was authorized to submit the application one month late. The applicant is requesting a reinstatement and renewal for an additional five year period of time, with the expiration date being reset to the last day of September 2020.
- b. **Permitted Streets:** Billboards are permitted along North and South Carson Street between Douglas and Washoe Counties, US Highway 50 between Lyon County and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. The property is addressed as 3400 Highway 50 East, and is located on Highway 50 between Lyon County and Carson Street.
- c. **Height:** The maximum permitted sign height is 28 feet from the adjacent permitted street elevation. The sign is in compliance with the permitted sign height, as it is 28 feet above base ground and existing grade. This is an existing billboard and the height is in compliance.
- d. **Number of Sign Faces:** One sign face per side (single or double-faced sign) is permitted. The subject billboard is a double faced sign with parallel facades.
- e. **Zoning of the Site:** New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts. The subject site is located on a parcel which is zoned

General Commercial (GC). This site is in compliance for zoning. However, existing billboards that are being renewed are not required to meet this requirement.

- f. Spacing Distance: Billboards may not be located within 1,000 feet of each other. This renewal does comply with this standard. However, existing billboards that are being renewed are not required to meet this requirement.
- g. Area of Sign: The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10 feet by 30 feet or 300 square feet and is in compliance.
- h. Setback from Certain Uses and Zoning: A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential zoning district. This proposal does comply with this standard, in that it is over 750 feet to the nearest residential zoning, Mobile Home 6,000 (MH6) north of this location. However, existing billboards that are being renewed are not required to meet this requirement.
- i. Setback from Redevelopment Areas: A billboard sign may not be within 1,000 feet of a redevelopment area. This billboard does comply with this restriction for proximity to Redevelopment Areas. However, existing billboards that are being renewed are not required to meet this requirement.
- j. Prohibited Supporting Structures: A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign. This billboard is freestanding and is in compliance with this standard.
- k. Prohibited Characteristics and Materials: Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may external lighting glare onto adjacent properties or rights-of-way. This billboard is in compliance with this standard.

PUBLIC COMMENTS: Public notices were mailed on October 9, 2015 to 64 adjacent property owners, and 88 residents of two mobile home parks, for a total of 152 notices within 300 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, no comments or letters in support or opposition to this proposal have been submitted to staff from a property owner or tenant in the vicinity. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on October 28, 2015, depending on their submittal date to the Planning Division.

CITY DEPARTMENT / OUTSIDE AGENCY COMMENTS: The following comments were received from City departments:

Building and Safety Department: No concerns

Engineering Department: No concerns

Fire Department: No concerns

Environmental Control Department: No concerns

Health Department: No concerns

FINDINGS: Pursuant to CCMC 18.02.080 (Special Use Permits), this application is reviewed with reference to the required findings written for the record in the applicant's justification letter and reviewed below. The extension of time, if approved, will be for five years from the original approval date, to

September 30, 2020.

1. *The project will be consistent with the master plan elements.*

The continued use of the billboard is consistent with Chapter 3: A Balanced Land Use Pattern, providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services and Chapter 5: Economic Vitality, promoting expansion of retail service base.

- Goal 1.1e and f: Does the project utilize sustainable building materials and construction techniques to promote water and energy conservation?

Sustainable materials were used in the construction of the billboard. It was manufactured with galvanized steel. The sign is well maintained and the applicant states it is clean and free of graffiti or other visual disturbance. No water is used at this site.

- Goal 3.2.b. Dark Skies.

The applicant states the billboard uses downward, not outward or upward lighting, with Holophane Panel-Vue lighting fixtures, which direct light downwards, not outwards or upwards. No lighting which is detrimental to the neighborhood or off-site is created by this billboard.

- Goal 5.2a: Does the project encourage the development of regional retail centers?

When the billboard is actively advertising products and services, it promotes economic vitality by promoting Carson City businesses, products and services along the Carson City corridor as tourists and travelers drive into or from Carson City. The billboard is currently void of advertising copy on the facades, but the applicant states billboard advertising will be resumed in the future.

2. *The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.*

The continued use of the billboard meets this finding in that it is an existing billboard, is already located within an area zoned commercial activity, with traffic passing directly east and west of this site on Highway 50. This is an area that has been previously developed with commercial enterprises. The billboard will have no negative economic impact to the surrounding commercial properties. The sign generates no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.

3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.*

The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.

4. *The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.*

The existing sign will not require the extension or expansion of any public services, facilities and services.

5. *The project meets the definition and specific standards set forth in Title 18 for billboards.*

The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.

6. *The project will not be detrimental to the public health, safety, convenience and welfare.*

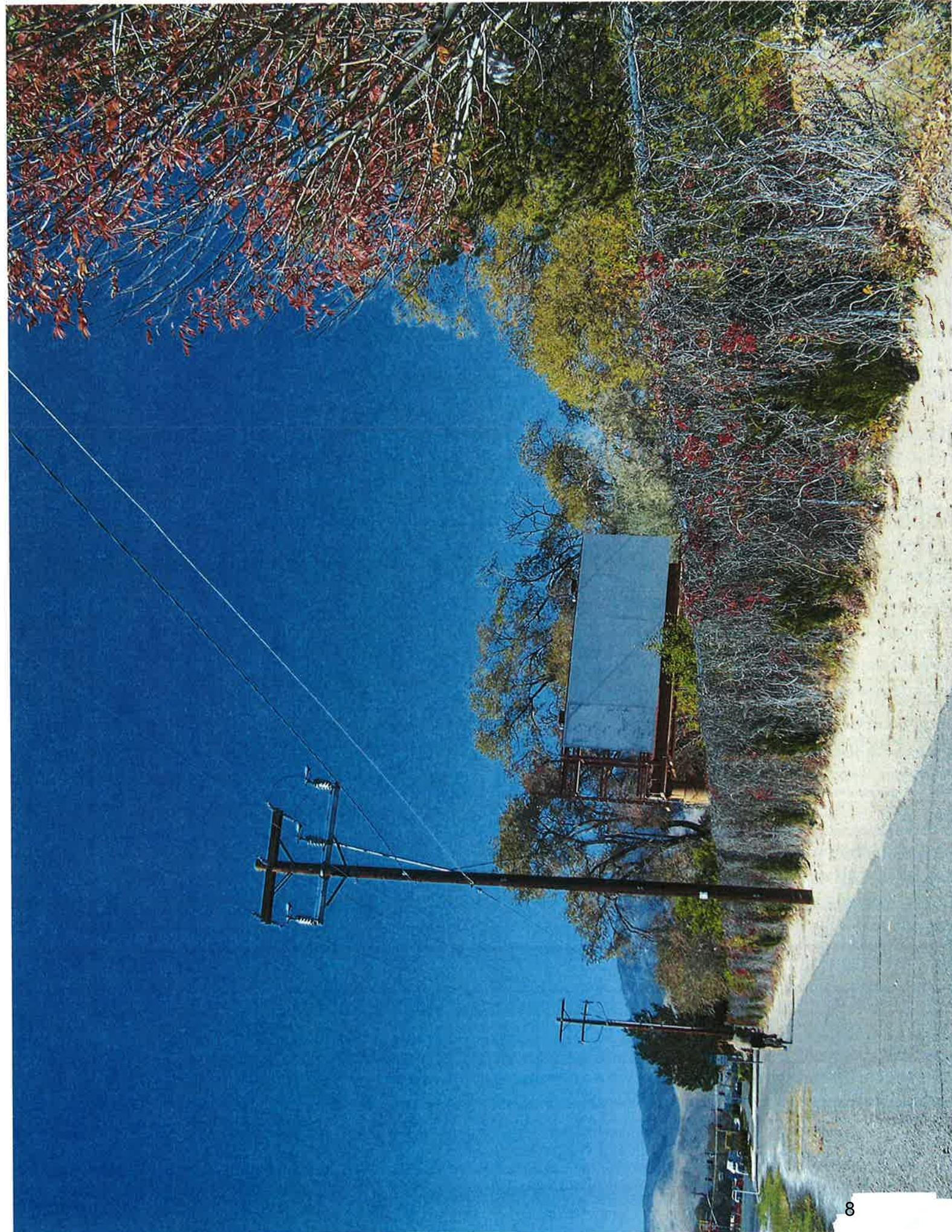
The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, and will cause no adverse impacts to surrounding properties.

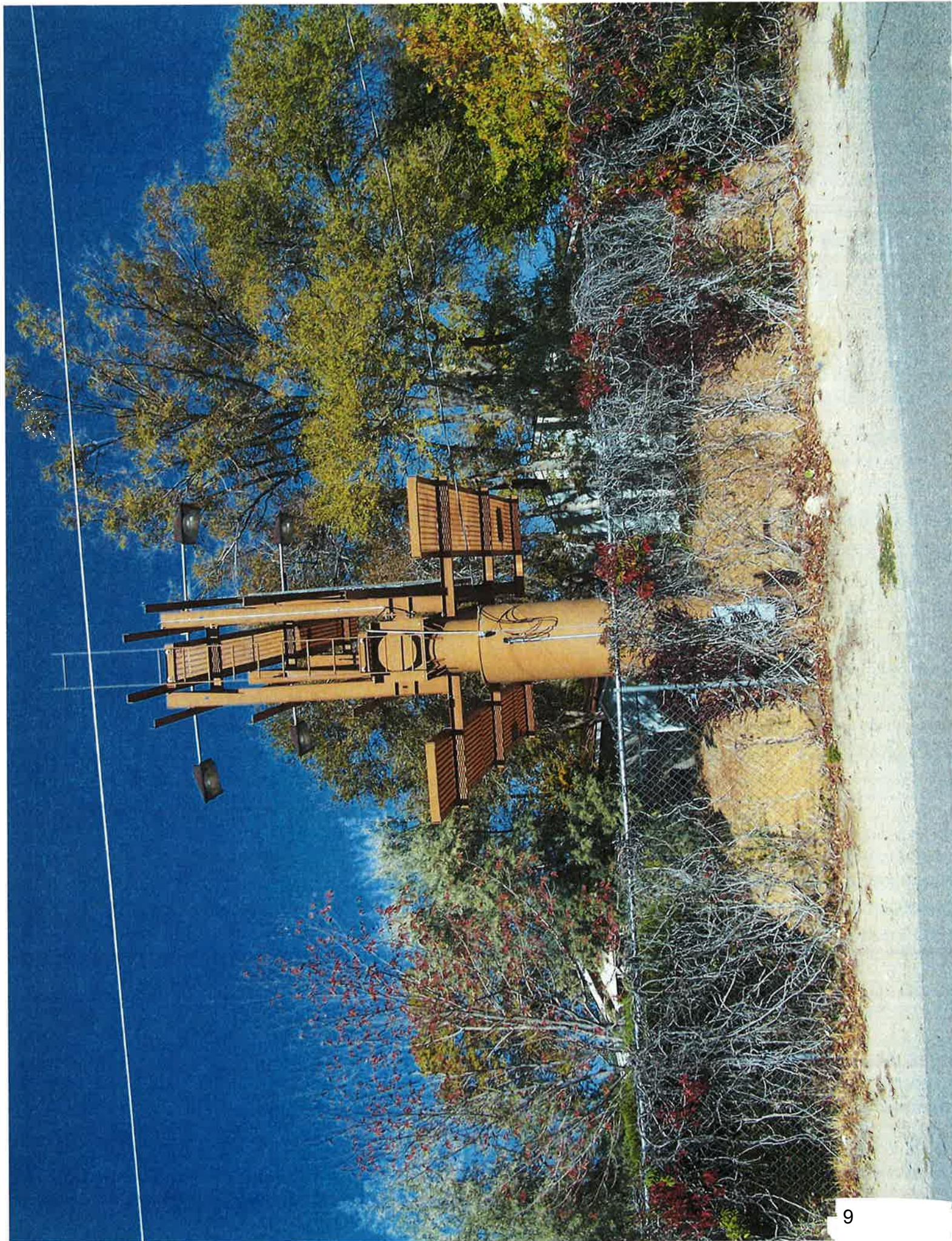
7. *The project will not result in material damage or prejudice to other property in the vicinity.*

An off-premises billboard has been on this site, at or near the existing location, for the last forty years, on a site that has also been developed as a mobile home park, and is in the vicinity of many commercial uses. No adverse effects have been noted regarding neighboring properties. Therefore, the continued use of the billboard sign is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

Site Photos
Building Division comment
Engineering Division comment
Fire Department comment
Environmental Control Department comment
Health Department comment
Application SUP-15-096









October 2, 2015

SUP-15-096



Building has no Comments at this time

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623



**Engineering Division
Planning Commission Report
File Number SUP 15-096**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: September 30, 2015

MEETING DATE: Oct. 28, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Silver State Mobile Home Park for the renewal of the permit for an existing billboard at 3400 Hwy 50 E, apn 08-302-04. The original permit number is SUP 10-049.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

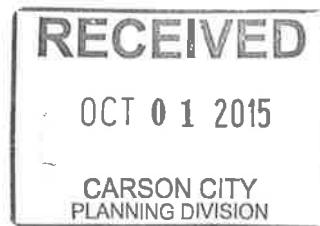
The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities will not be affected by this project.

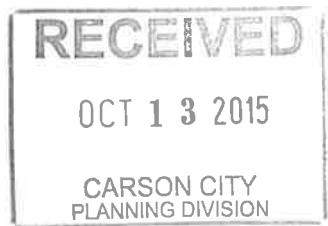
October 1, 2015

Fire has no comment for SUP 15-096



Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209



October 12, 2015

Major Project Review Committee

Re: # SUP – 15 - 096

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the approval of SUP-15-096 review:

1. ECA has no comments concerning this request.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

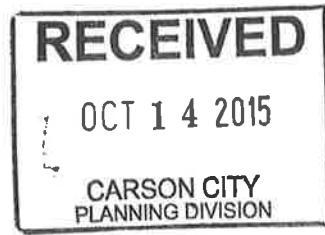
Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

October 14, 2015

Sup-15-096



Carson City Health and Human Services has no concerns with this project.

Dustin Boothe

Health and Human Services

Carson City Planning Division
108 E. Proctor Street - Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02



FILE # SUP - 15 - 2 SUP 15 - 096

APPLICANT PHONE #

Silver State Mobile Home Park 775-887-8817

MAILING ADDRESS, CITY, STATE, ZIP

27551 Almendra Mission Viejo CA 92691

EMAIL ADDRESS

signpro@integra.net

PROPERTY OWNER PHONE #

Silver State Mobile Home Park 949-636-6451

MAILING ADDRESS, CITY, STATE, ZIP

27551 Almendra Mission Viejo CA 92691

EMAIL ADDRESS

abetalebi@cox.net

APPLICANT AGENT/REPRESENTATIVE PHONE #

Steven Reynolds 775-887-8817

MAILING ADDRESS, CITY STATE, ZIP

1501 N. Carson Street CC 89701

EMAIL ADDRESS

signpro@integra.net

Project's Assessor Parcel Number(s):

8-302-04

Street Address ZIP Code

304 hwy 50 east CC 89701

Project's Master Plan Designation

commercial

Project's Current Zoning

gc

Nearest Major Cross Street(s)

Hwy 50 and Airport

Briefly describe your proposed project. (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

continue usage of outdoor advertising/billboard structure at site

PROPERTY OWNER'S AFFIDAVIT

I, EBRAHIM TALEBI, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature EBRAHIM TALEBI Address 27551 Almendra Date 7-17-15

Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY

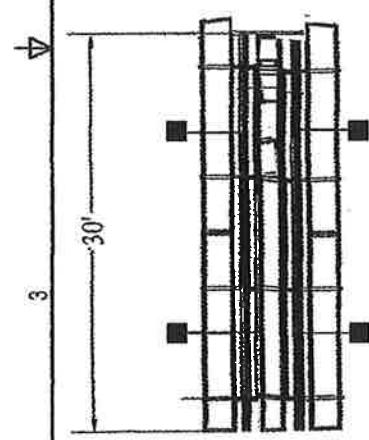
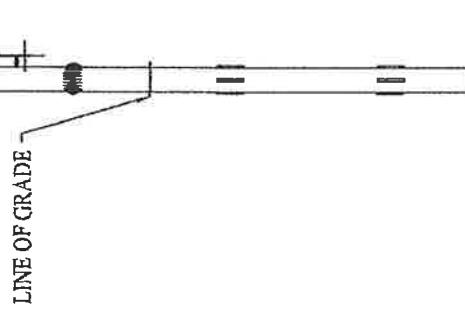
See Attached

On 2, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

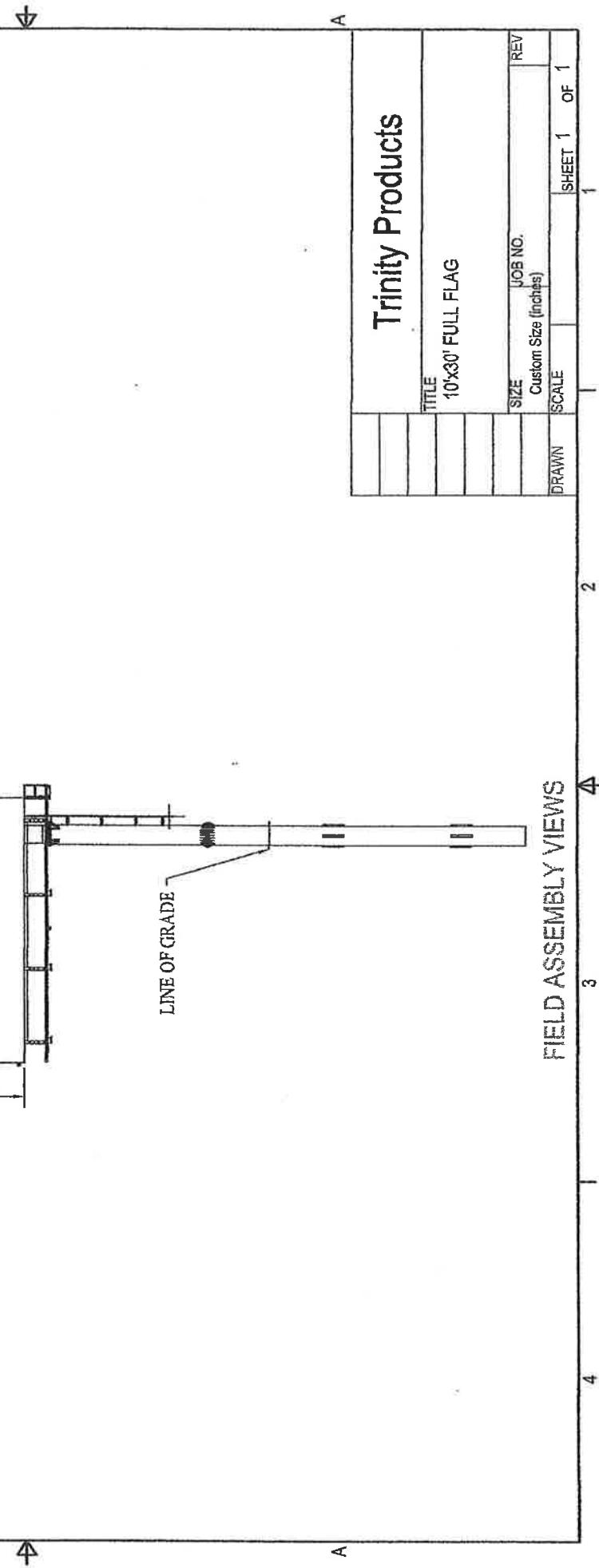
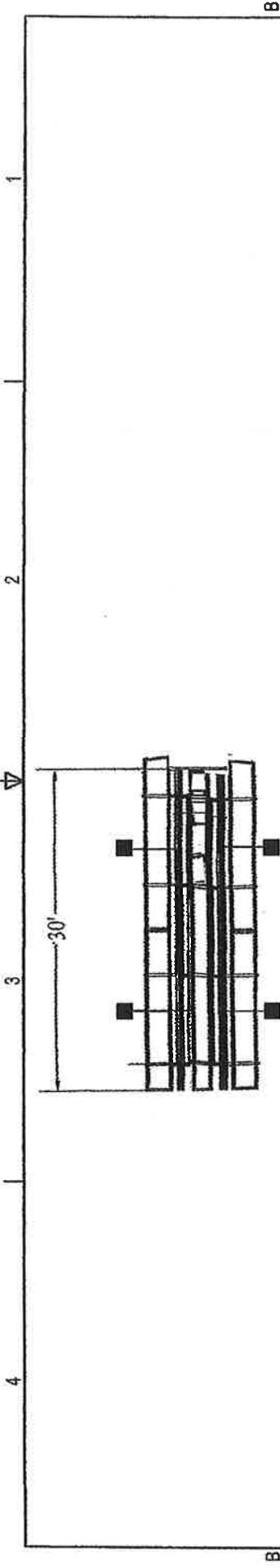
Notary Public

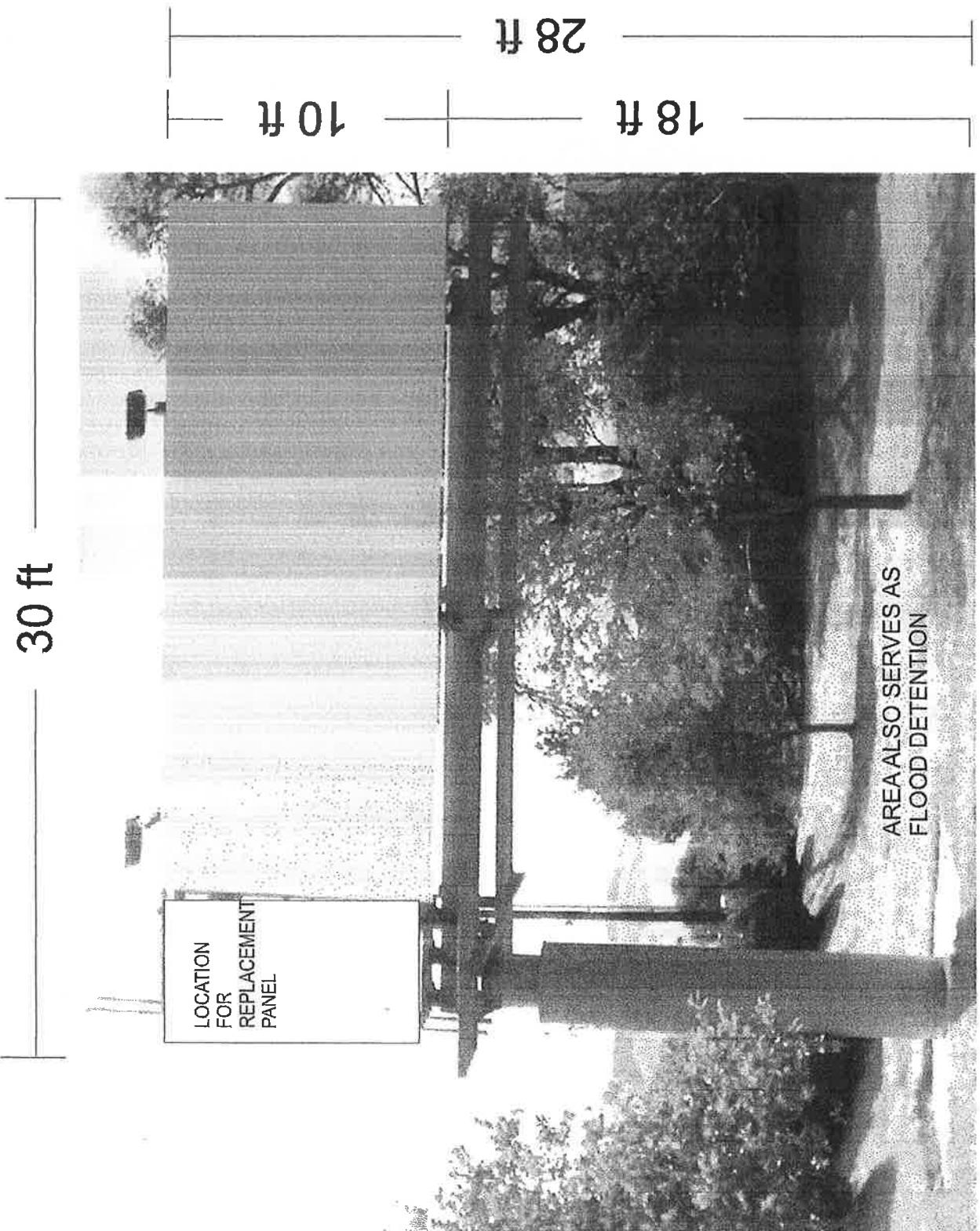
NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

Trinity Products	
TITLE	10x30' FULL FLAG
SIZE	Custom Size (inches)
DRAWN	SCAL
SHEET 1 OF 1	REV 1



FIELD ASSEMBLY VIEWS





ELEVATIONS
EAST ELEVATION
SCALE: 1" = 5 FT.

OUTDOOR BILLBOARD RENEWAL
SILVER STATE MOBILE HOME PARK
3400 HWY 50 EAST APN 008-302-04



TALEBI BILLBOARD
POWER CONDUIT
SOUTH ELEVATION

ELECTRICAL SERVICE
SOUTH ELEVATION
not to scale

OUTDOOR BILLBOARD RENEWAL
SILVER STATE MOBILE HOME PARK
3400 HWY 50 EAST APN 008-302-04



TALEB BILLBOARD
NORTH ELEVATION

NORTH ELEVATION
NOT TO SCALE.

OUTDOOR BILLBOARD RENEWAL
SILVER STATE MOBILE HOME PARK
3400 HWY 50 EAST APN 008-302-04

SUP RENEWAL: BILLBOARD AT 3400 HWY 50 EAST

Questionnaire Answers:

1. The project will be consistent with the master plan elements. The continued use of the billboard is consistent with Chapter 3: A Balanced Land Use Pattern, providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.

Goal 1.1e and f: Does the project utilize sustainable building materials and construction techniques to promote water and energy conservation? Sustainable materials were used in the construction of the billboard. There is no projected water usage and the lighting uses energy-saving spotlights.

Goal 5.2a: Does the project encourage the development of regional retail centers? The billboard, when leased, promotes economic vitality by promoting Carson City area products and services to local residents and hwy 50 travelers.

2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The continued use of the billboard meets this finding in that it is an existing billboard, is already located within an area zoned for industrial and commercial activity with traffic passing directly east and west of this site on Highway 50 East. A billboard has been on this site for over twenty years with no complaints from neighbors. The billboard will have no negative economic impact to the surrounding commercial properties, which are mainly a mobile home park owned by the billboard owners. The sign generates no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic. No additional vehicular and pedestrian traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.

4. The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements. The existing sign will not require the extension or expansion of any public services, facilities and services.

5. The project meets the definition and specific standards set forth in Title 18 for billboards. The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards, excepting: The permit from NDOT appears to have lapsed; the owner is currently pursuing reestablishing that

permit.

6. The project will not be detrimental to the public health, safety, convenience and welfare. The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, and will cause no adverse impacts to surrounding properties.

7. The project will not result in material damage or prejudice to other property in the vicinity. The existing sign is located in an area that has been developed with commercial and industrial uses. Therefore, the continued use of the sign will not result in material damage or prejudice to other properties in the vicinity.

No significant development has occurred in the neighborhood of the billboard since the SUP renewal was approved 5 years ago.

No plans exist for expanding the billboard from 30 ft. wide to 40 ft. wide.

Sign Permit Inspection Report

Field Inspection by Troy Smith Title UTILITY INSPECTOR Date 3/10/11
Nearest ~~existing~~ or proposed off premise sign is owned by ROGERS MEDIA The requested sign is 1480'
feet W (N, S, E, W) from the nearest sign. Permit number of nearest sign, if existing 4936
Approved for issuance by ✓ Milepost 45-50 - CC-13.05 W
Permit number 4662 Issued by Bill Baumthal Date 3/18/11

Standard Conditions

1. Any false or erroneous information will void the permit.
2. Sign shall not be erected or maintained from or over any Nevada Department of Transportation right-of-way.
3. Permit tag must be affixed to the sign and visible to controlled roadway prior to advertising being placed on sign.
4. It is the responsibility of the sign company to locate all property lines, including NDOT right-of-way lines.
5. Sign must be built within 180 days of the issuance of this permit or permit will be canceled with forfeiture of all fees.
6. Sign must be built in the EXACT location approved on the permit.
7. No flashing or intermittent lights, and illumination lights must be shielded from traffic.

Additional Conditions