

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 17, 2019

FILE NO: LU-2019-0069

AGENDA ITEM: E.1

STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a modification to a Special Use Permit (SUP-15-078) allowing a new 189 square foot patio cover to be added to the existing guest building and a new 224 square foot freestanding pergola resulting in the cumulative square footage of accessory buildings exceeding 75% of the square footage of the primary structure, on property zoned single family 1 acre (SF1A), located at 2053 Valley View Drive, APN 010-185-08. (Heather Ferris, hferris@carson.org).

STAFF SUMMARY: In 2015 the Planning Commission approved a Special Use Permit (SUP-15-078) for a guest building exceeding 1,000 square feet, the square footage of detached accessory structures totaling more than 75% of the size of the primary structure, and the total square footage of detached accessory structures exceeding 5% of the parcel size. The applicant is proposing the construction of a 224 square foot free-standing lattice patio cover and a 189 square-foot solid patio cover. Carson City Municipal Code 18.05.055 requires approval of a Special Use Permit when the cumulative square footage of accessory structures is more than 75% of the square footage of the primary structure, and when the cumulative square footage of accessory structures is more than 5% of the parcel size on parcels 21,000 square feet or larger. The Planning Commission is authorized to approve a modification to a Special Use Permit.

PROPOSED MOTION: "I move to approve LU-2019-0069, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 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 consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of issuance of the Special Use Permit. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.

The following shall be submitted with a building permit application:

5. Provide manufacturer's specification detail sheets for any proposed exterior lighting. All lighting must be downward and residential in nature. No outward or upward lighting is allowed.
6. Provide proposed colors for the exterior of the new structures. Colors must be neutral or earth tones or match the existing primary structure on site.

The following are general requirements applicable through the life of the project:

7. Any other accessory structures proposed for this site in the future will require additional review and approval of a Special Use Permit prior to construction.
8. Unless specifically noted, all conditions enumerated in Special Use Permit SUP-15-078 remain in effect.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.055 (Single Family 1Acre); 18.04.190 (Residential Districts Intensity and Dimensional Standards); 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 1 acres (SF1A)

KEY ISSUES: Will the proposed patio cover and pergola have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/vacant
EAST: Single Family 1 Acre/Single Family Residence
SOUTH: Single Family 1 Acre/Single Family Residence
WEST: Single Family 1 Acre/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE POTENTIAL: Moderate (beyond 500 feet)
3. SLOPE: Generally flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.05 acres
2. PROPOSED STRUCTURE SIZE: 189 square foot patio cover and 224 square foot pergola
3. PROPOSED STRUCTURE HEIGHT: Approximately 9'
5. REQUIRED SETBACKS: 30 feet from front; 15 feet from side; 20 feet from street side; 30 feet from rear. As proposed, the structures will meet these setbacks.
6. VARIANCES REQUESTED: None

BACKGROUND AND DISCUSSION:

In 2015 the Planning Commission approved a Special Use Permit (SUP-15-078) for a guest building exceeding 1,000 square feet or 50% of the living area of the primary dwelling (whichever is less); the square footage of detached accessory structures totaling more than 75% of the size of the primary structure; and the total square footage of detached accessory structures exceeding 5% of the parcel size.

The existing primary residence is comprised of 1,719 square feet of living space with an attached 440 square foot garage (2159 square feet total). The guest building is comprised of 1,368 square feet with an attached 907 square foot garage. Additionally, there are two sheds located on the property, each 92 square feet in size. The living area of the guest building is approximately 80% of the living area of the primary residence. The cumulative square footage of all of the existing detached accessory structures totals 2,467 square feet or approximately 115% of the square footage of the primary structure (2159 square feet) and approximately 5.4 % of the lot area.

The applicant is proposing the construction of a 224 square foot free-standing lattice patio cover and a 189 square-foot solid patio cover attached to the guest building. This would increase the total cumulative square footage of accessory structures to 2,880 or approximately 133% of the square footage of the primary structure and approximately 6.3% of the lot area.

Carson City Municipal Code 18.05.055 requires approval of a Special Use Permit when the cumulative square footage of accessory structures is more than 75% of the square footage of the primary structure, and when the cumulative square footage of accessory structures is more than 5% of the parcel size on parcels 21,000 square feet or larger. These proposed additions increase the cumulative square footage of accessory structures as reviewed and approved in 2015 and therefore require a modification to the Special Use Permit. The Planning Commission is authorized to approve a modification to a Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 900 feet of the subject site on November 25, 2019. As of the writing of this report, no public comments were received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on December 17, 2019 depending on the date of submission of the comments to the Planning Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Fire Department:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Project is in the identified Wildland-urban interface area. Project must comply with the 2018 International Wildland-Urban Interface Code and Northern Nevada Wildland-Urban Interface Code Amendments as adopted by Carson City.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The primary uses of the Low Density Residential master plan designation states neighborhoods primarily include single-family residences. Accessory structures are considered an accessory use and are therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. The proposed addition of a detached pergola and an attached patio cover to the existing guest building are consistent with anticipated single family residential uses.

2. 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 proposed patio cover and pergola will not be detrimental to the surrounding properties or the general neighborhood. The need for the Special Use Permit is triggered by the cumulative square footage of the existing and proposed accessory structures, not the use itself. Patio covers and pergolas are common uses associated with single family residential lots.

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

Accessory structures are permitted accessory uses in the Single Family 1 acre zoning district. The construction of a patio cover and pergola for personal use by the residents will not result in an increase in vehicular or pedestrian traffic and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

4. 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.

Accessory structures are permitted accessory uses in the Single Family 1 acre zoning district. The construction of a patio cover and pergola for personal use by the resident will have no impact on existing public water or sewer services. The Fire Department currently serves this residence. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada amendments (2018 IFC) and the 2018 International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface Amendments as adopted by Carson City.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

As conditioned, the project meets the definition and specific standards set forth in this title for this particular use. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures are permitted accessory uses in the Single Family 1 Acre zoning district. Per Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structure, if the cumulative square footage of accessory structures exceeds 75% of the size of the primary structure a Special Use Permit is required. Additionally, if the cumulative square footage exceeds 5% of the parcel size, a Special Use Permit is required.

The existing primary residence is comprised of 1,719 square feet of living space with an attached 440 square foot garage (2159 square feet total). The guest building is comprised of 1,368 square feet with an attached 907 square foot garage. Additionally, there are two sheds located on the property, each 92 square feet in size. The living area of the guest building is approximately 80% of the living area of the primary residence. The cumulative square footage of all of the existing detached accessory structures totals 2,467 square feet or approximately 115% of the square footage of the primary structure (2159 square feet) and approximately 5.4 % of the lot area. The applicant is proposing the construction of a 224 square foot free-standing lattice patio cover and a 189 square-foot solid patio cover attached to the guest building. This would increase the total cumulative square footage of accessory structures to 2,880 or approximately 133% of the square footage of the primary structure and approximately 6.3% of the lot area.

6. Will not be detrimental to the public health, safety, convenience and welfare.

Accessory structures are permitted accessory uses in the Single Family 1 acre zoning district. A Special Use Permit is required if the cumulative square footage of the accessory structures exceeds 75% of the size of the primary structure or 5% of the parcel size. The proposed pergola and patio cover will not be detrimental to the public health, safety, convenience and welfare. The structures will require a building permit which will require the structures to be built to current standards.

7. Will not result in material damage or prejudice to other property in the vicinity.

This review is based on the cumulative square footage of the accessory structures compared to the square footage of the primary structure (single family residence) and the land coverage by the accessory structures when compared to the overall square footage of the parcel. The project site is a larger, single family lot in a rural setting. Detached accessory structures such as pergolas and patio covers are common single family residential uses and will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Application (LU-2019-0069)

RECEIVED

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 18.02.080

NOV 15 2019

CARSON CITY
PLANNING DIVISION

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR

\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: Planning Commission application
submittal schedule.Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

Project's Assessor Parcel Number(s):

Street Address

010-185-08

2053 Valley View Dr Carson City NV 89701

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Low Density Residential

Single Fam. ly (1 Acre)

Conte Dr at Valley View

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

See attached - add patio cover and pergola to guest home

PROPERTY OWNER'S AFFIDAVIT

I, Norman Chamberlin, 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.

Norman Chamberlin

Signature

3930 Conte Dr., Carson City, NV 89701

Address

11/15/19

Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY

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On 11/15/19, 2019, 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

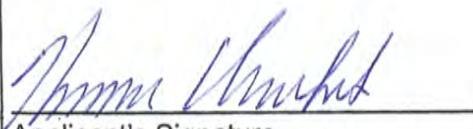
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

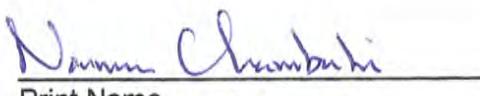
Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

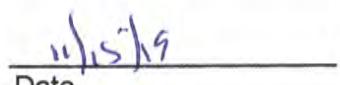
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature



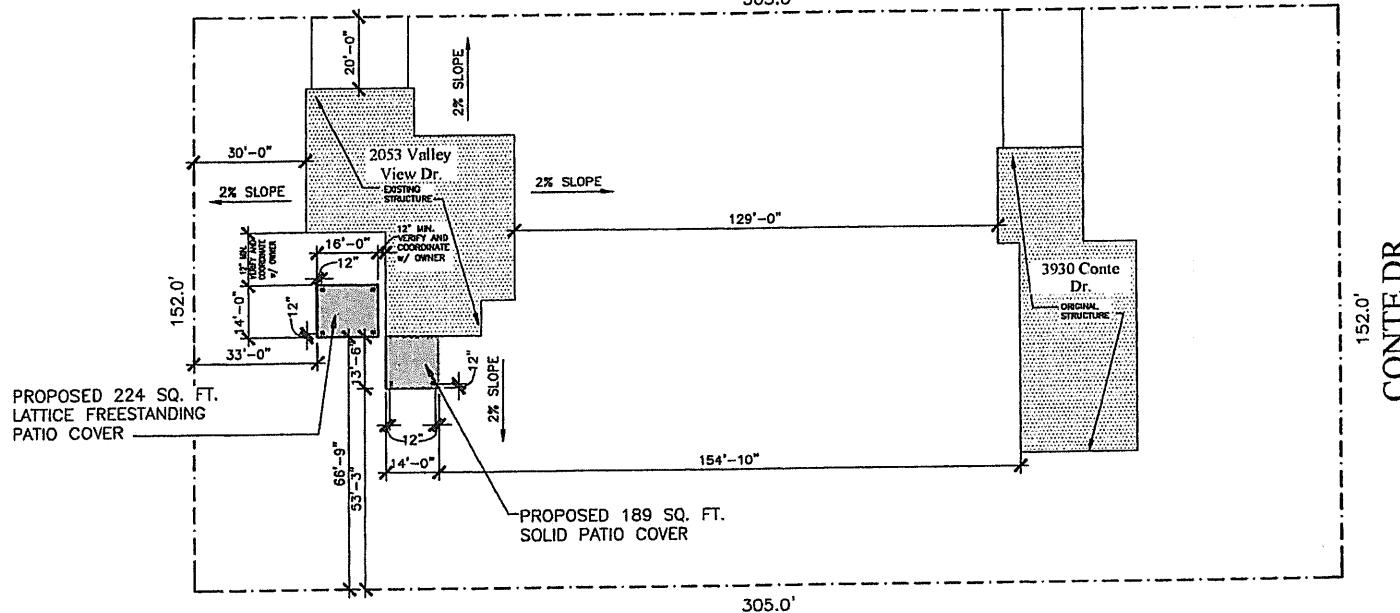
Print Name



Date

VALLEY VIEW DR.

305.0'



PLOT PLAN

$$\frac{1}{32}'' = 1'-0''$$



Norman Chamberlin
775-745-5521
APW 010-185-08
Special Use Permit

New Patio Covers At
Guest House For
Sandra Chamberlin
3930 Conte Dr
Carson City NV 89701

BUILDING DATA:
EXISTING HOUSE BUILT IN 2018
GARAGE: 902 SQ. FT.
LIV. AREA: 1,367 SQ. FT.
TOTAL BUILDING: 2,269 SQ. FT.

PROPOSED SOLID PATIO COVER: 189.0 SQ. FT.
PROPOSED LATTICE PATIO COVER: 224.0 SQ. FT.

APN: 010-185-08

DESCRIPTION:
JURISDICTION: DOUGLAS COUNTY
CARSON CITY

SUB DIVISION: CATELEDGE
LOT #: 8
LOT AREA: 1.07 ACRES

Quality First
Home Improvement
6545 Sunrise Blvd.
Citrus Heights, CA 95610
info@qualityfirshome.com

JOB NUMBER		ADDENDUM	REHEAT:
RENPC 3246, Chamberlin		△ -	PL-1
DATE	10/10/2019		
DRAWN BY	T.E.S.		

Special Use Permit/Variance Application

CCMC 18.02.080(5) FINDINGS

To add new patio covers for shade and protection of French doors

Owner: Norman Chamberlin
3930 Conte Drive
Carson City, NV 89701
775-745-5521

Applicant: Sandra Chamberlin ph 650-248-6194
Request: To add new patio covers for shade and protection of French doors
Location: 3930 Conte Drive
Zoning: Single Family (1 Acre)

Master Plan Land Use Designation: Low Density Residential

APN: 010-185-08

Site Plan Prepared by Quality First Home Improvement, 6545 Sunrise Blvd., Citrus Heights CA 95610

CCMC 18.02.080(5) FINDINGS

1. *Will be consistent with the objectives of the Master Plan elements.*

The patio covers will be consistent in design and construction with the existing main home and guest home on this property. It will utilize sustainable and long lasting, low maintenance materials.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.*

The patio covers will not be detrimental to the surrounding properties. The patio covers are located on the non-street facing side of the property, are consistent in design and construction of the existing main home and guest home on this property, and do not exceed the height of the eaves of the guest home. No additional lighting will be required. No additional landscaping is required.

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

The patio covers have no effect on the existing vehicular and pedestrian traffic.

4. *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 patio covers are not altering the guest home's public services or facilities. No additional water supply or sewage is involved nor changes to storm drainage. No road improvements are involved.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

The patio covers are for the use and protection of the existing guest home and its resident. The patio covers provide weather and sun protection in the use of the associated outdoor space of the guest home.

6. Will not be detrimental to the public health, safety, convenience, and welfare.

The patio covers are within the private residence and will not be accessible to nor used by the public.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The patio covers will provide sun and weather protection for the guest home's French doors as well as enhance the exterior appearance of the guest home. Additionally, the patio covers will provide additional enjoyment of outdoor space for the residents of the guest home.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITOL

COMMUNITY DEVELOPMENT

September 23, 2019

Quality First Home Improvements
4840 Mill Street
Reno, NV 89502

Email: bhaeger@qualityfirsthome.com

Application/permit #: 19-1337
Project Address: 3930 Conte Drive
Project: Patio Covers

Deficiencies requiring corrections are noted below. In addition to the deficiencies, please include the following items with your resubmittal:

1. 1 completely new digital set of corrected plans and all supporting documents properly formatted. All sheets need to be sealed and signed by the design professionals. **initial as acknowledged**
2. The corrected and/or revised plan sets must have all corrections or revisions clouded, numbered and reprinted on the plan sheets. **initial for acknowledged**
3. Provide an itemized type written response to each of the below noted deficiency comments. The response letter shall be typewritten and on letterhead, with a copy of this letter. **initial as acknowledged**

PLANNING DIVISION – Kathe Green 775-283-7071 Kgreen@carson.org

1. Provide an accurate site plan. The parcel extends from the house at 3930 Conte Dr to 2053 Valley View Drive.

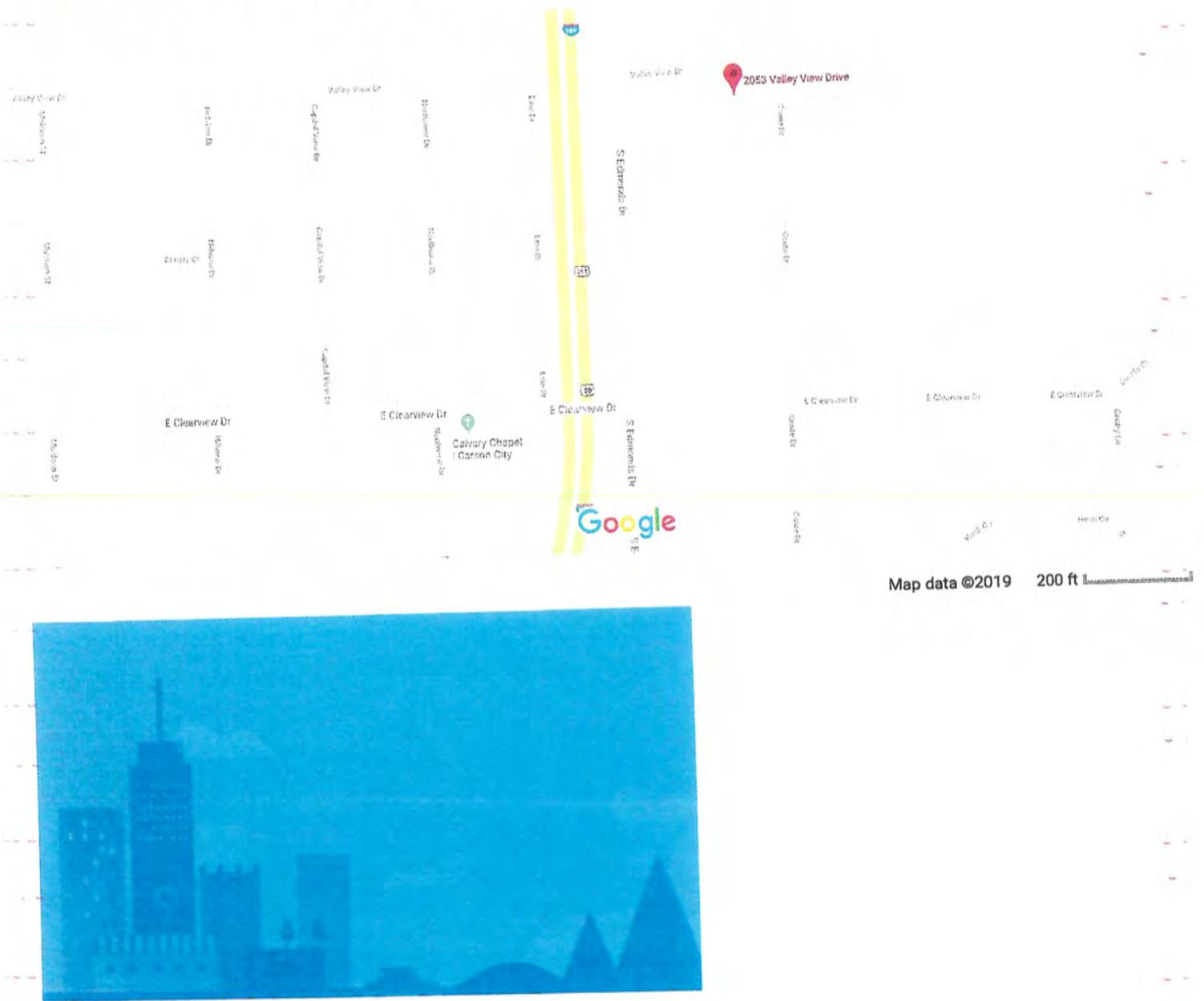
No additional structures are allowed on this parcel without review and approval of a modification of Special Use Permit SUP-15-078, as the site exceeds the square footage of structures (attached or detached) allowed without this process. An application for the Special Use Permit is attached. The cost to apply is 75% of the regular cost, or \$1,650.00 plus postage costs to notify the neighbors. There is no guarantee of approval and no refund of fees.

All of the above noted information is required so that staff may complete the approval process for your Building Permit application. **Plans left in review with no response will automatically expire in 180 days.**

If items 1-3 at the top of the page have not been addressed/followed; the correction submittal will **NOT BE ACCEPTED**. Please acknowledge these by initialing above and providing this letter with your resubmittal.

Once corrections are received please note that, information in regards to plan review comments will not be given via phone call. We will be in contact with either additional plan review comments or with permit pick up information **via email after all departments have completed their reviews.**

Google Maps 2053 Valley View Dr



2053 Valley View Dr

Carson City, NV 89701



Directions



Save



Nearby



Send to your phone



Share











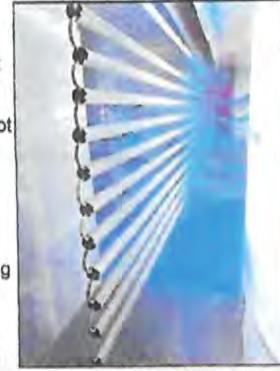
You are here: Home > Superior Color Retention

Why Aluminum**Aluminum- A Precious Metal for your Home****Maintenance Free Aluminum****Superior Color Retention****High Strength Aluminum****Fireproof Aluminum Products****Sustainable – Green****Superior Color Retention**

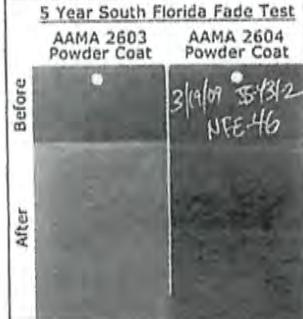
Aluminum fencing, decking and railings provide a look that lasts. No matter the sun exposure, humidity or salinity in the area, SuperDurable™ powder coat finish ensures that you never have to scrape, stain, seal, paint or waterproof your aluminum home products. SuperDurable™ powder coat finish is completely UV stable; it retains its color and does not fade like traditional composite deck products. This UV-resistant quality also provides a cooler surface for your outdoor living space.

How SuperDurable™ Powder Coat Finishing Works

Powder coatings are the best in the industry for a durable finish, uniform color and bonding capabilities. In almost all cases, powder coatings perform better than traditional paint or solvent-based coatings. SuperDurable™ powder coat finish is applied according to specification AAMA 2604, which is higher than the typical AAMA 2603 specification in the market. These industry standards require multiple tests and quality control regulations for abrasion, adhesion, chemical hardness, impact and outdoor exposure. SuperDurable™ powder coat finish offers superior color retention.



SuperDurable™ coating is a dry finishing process in which particles of pigment and resin are finely ground and electrostatically charged. The aluminum components that will be coated are charged with the opposite charge. When the charged powder particles are sprayed onto the board, they adhere completely until they are melted and fused in a curing oven. Our SuperDurable™ powder coat finish has three to four times the thickness of wet, baked-on paints and has a high impact resistance. It will not peel off of your aluminum like enamel finishes, is extremely durable to the elements and resistant to most chemicals and solvents.

Did You Know?

SuperDurable™ powder coat finish (AAMA 2604) passed over 3,000 hours of Salt Spray exposure (compared to typical coatings that last only 1,500 hours under AAMA 2603).

SuperDurable™ powder coat finish (AAMA 2604) passed a 5-year South Florida Exposure Test (compared to typical coatings that last only 1 year under AAMA 2603).

Color Retention Results

Product	Average Fading - Delta E	Test Duration
Powder Coat from Nexan	Less or equal to 5.00**	43,800 Hours - 5 Years
GeoDeck™	6.29***	2,000 Hours - 83 Days
TimberTech®	6.99***	2,000 Hours - 83 Days
Fiberon®	8.99***	2,000 Hours - 83 Days
EverGrain®	9.67***	2,000 Hours - 83 Days
Trex®	12.70***	2,000 Hours - 83 Days

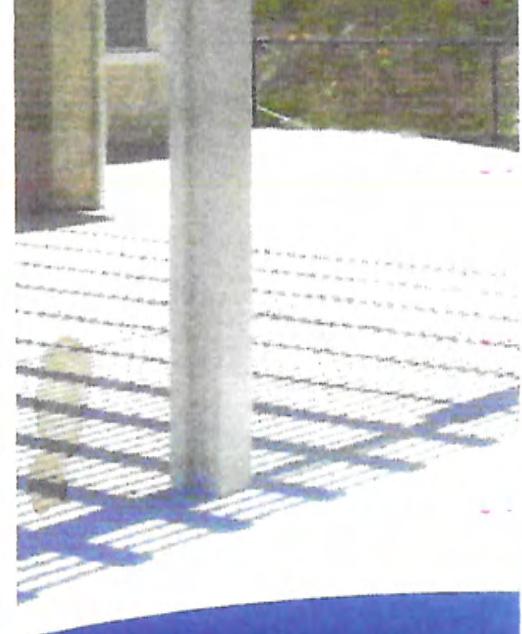
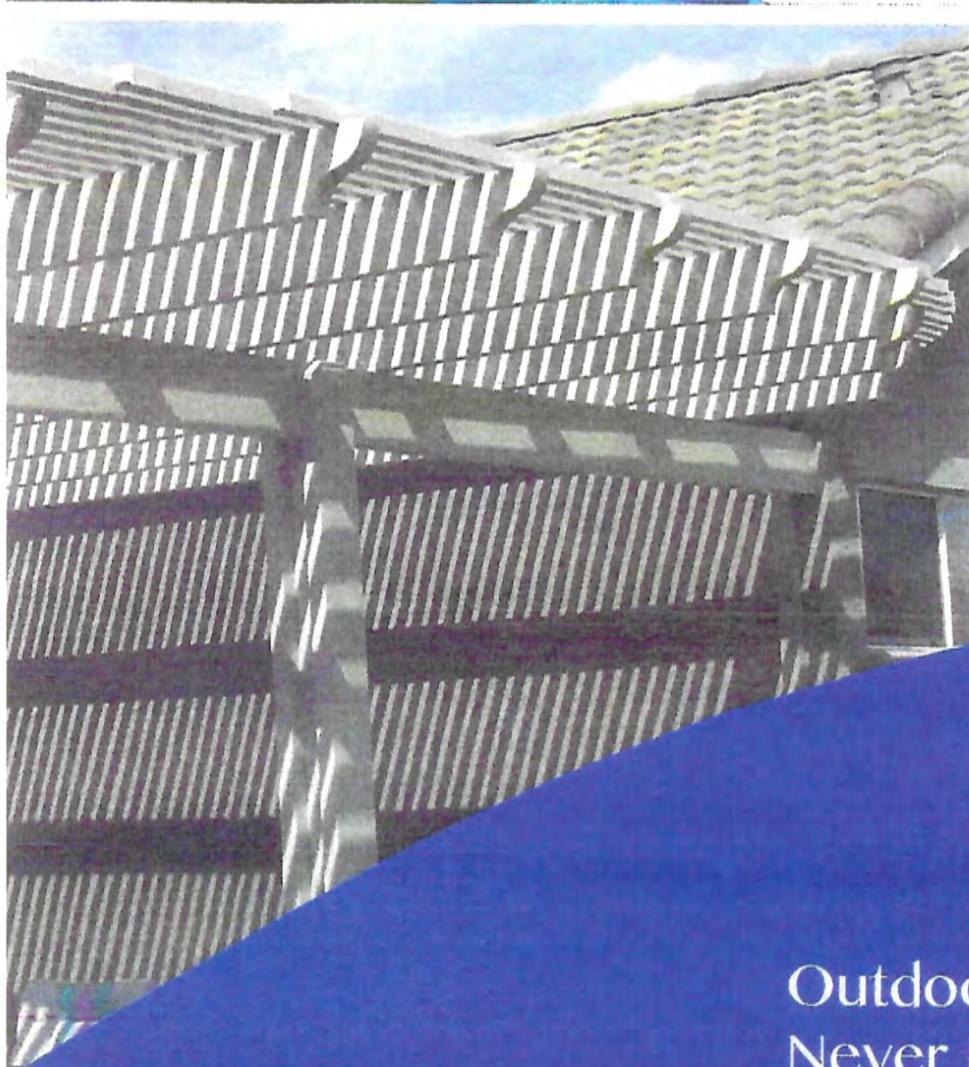
*All trademarks are the property of their respective owners.

**AAMA 2604 test standards for Nexan's Products.

***October 2008 - Intertek Plastics Laboratories test for others.

AAMA Specifications for Paint

Specification	2603	2604 - NEXAN
South Florida Weathering:		
Color retention	1 year. "slight" fade	5 yrs: Fade = 5 Delta E
Chalk resistance	1 year. "slight" chalk	5 yrs: Chalk = 8



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Sunrooms, Patio Enclosures and Patio Covers
for the Home Improvement Contractor
Since 1962



DURALUM TM

Outdoor Living Will
Never Be The Same
With A **Weatherwood™**
Patio Cover Added
To Your Home
just imagine the possibilities



Phoenix Lattice



Combo with Phoenix & Monterey Insulated Cover

Our **Exclusive** line of **Affordable Weatherwood™** patio covers offers you a choice of either lattice, solid, fully insulated covers or a combination of the three.

Choose from a wide variety of colors and end cuts.
Your factory authorized dealer will share
all of the options available with you.

Each and every patio cover we manufacture meets or exceeds state, county and local building codes.

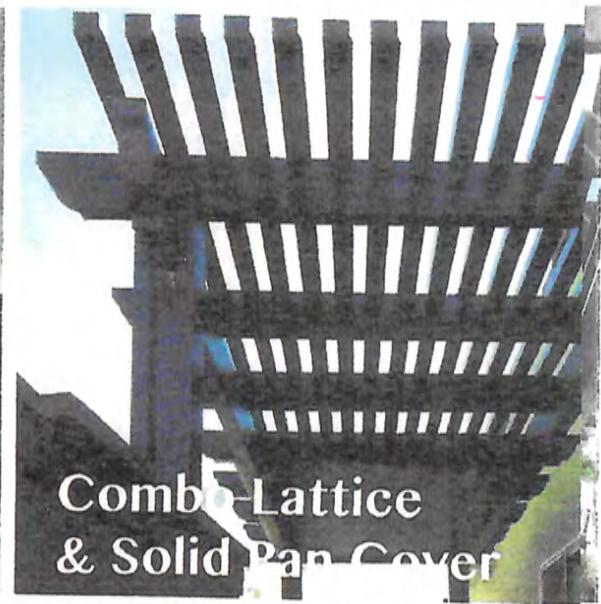




Free Standing Monterey Insulated

Even if you have winds as strong as 130 MPH or you are in an area where it snows, **our patio covers are engineered to withstand just about any environmental situation.**

don't settle for anything less



Unlike wood, **WeatherWood™** gives you
a **Lifetime** of **Trouble-Free** enjoyment.

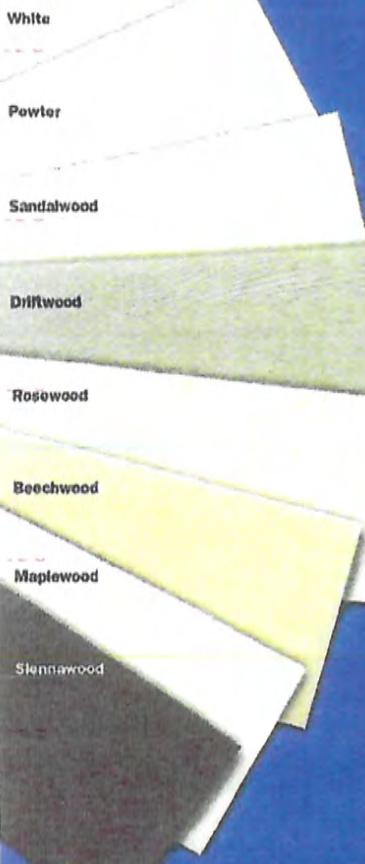
No more sanding, staining and painting.

The advantages are endless as will be the years of enjoyment you and your family will have by adding a Duralum WeatherWood™ cover to your Outdoor Living Lifesytle. Start enjoying your backyard the way you always dreamed of by visiting Duralum.com.

You won't be disappointed.

Phoenix Free Standing Cover





Our **WeatherWood™** paint process gives you the look of real wood and the durability of aluminum.

|| Your home deserves the very best and that is why you should choose the Duralum family of patio covers. ||

ACCEPT NO SUBSTITUTE

Solar Ready

Our Monterey Insulated Covers are engineered to allow Solar Panels to be attached to them should you desire to do so. Ask your Duralum dealer for details

