

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 29, 2023

FILE NO: LU-2023-0060

AGENDA ITEM: 6.K

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE:

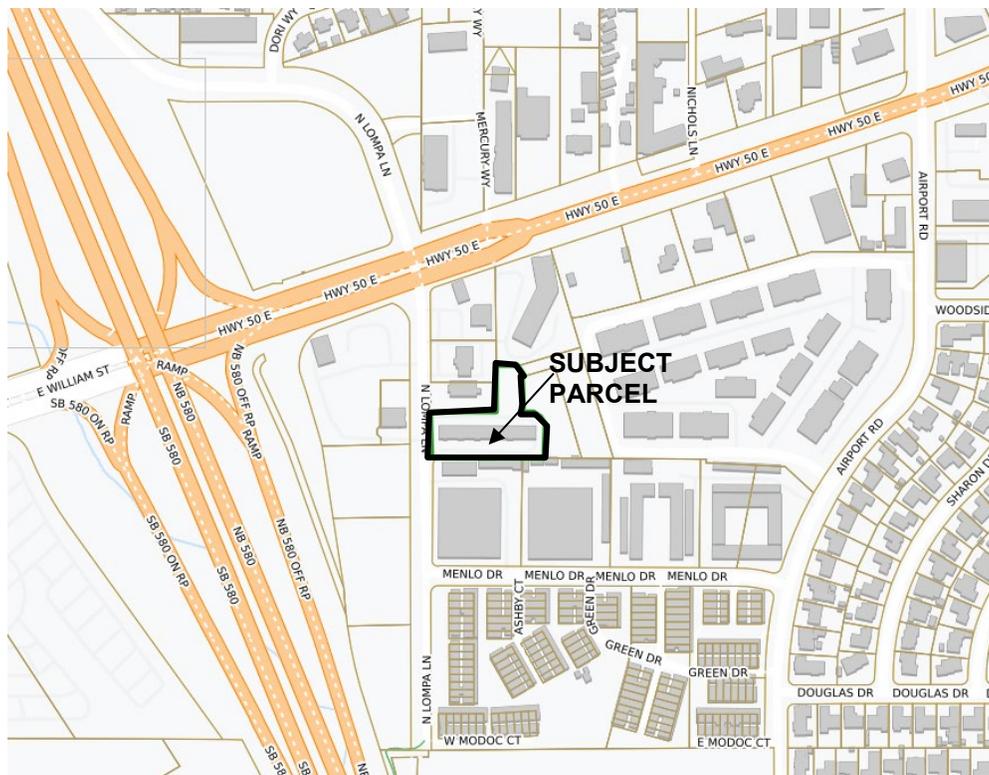
For Possible Action: Discussion and possible action regarding a request from Aeon One, LLC (“Applicant”) for a special use permit (“SUP”) to expand an existing multi-family residential use from 22 units to 23 units by converting 320 square feet of unused space within the existing footprint of the building, on property zoned General Commercial (“GC”), located at 1549 North Lompa Lane, Assessor’s Parcel Number (“APN”) 008-312-16.

Staff Summary: The Applicant is proposing to expand the existing apartment complex to add 1 unit for a total of 23. Carson City Municipal Code (“CCMC”) 18.04.030 allows for the expansion of an existing non-conforming use subject to first obtaining an SUP. The Planning Commission is authorized to approve an SUP.

RECOMMENDED MOTION:

I move to approve Special Use Permit LU-2023-0060 based on the ability to make the required findings and subject to the conditions of approval.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the plans presented to the Planning Commission.
2. All on and off-site improvements shall conform to city standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1-year extension of time must be requested in writing to the planning and community development department 30 days prior to the 1-year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the notice of decision for conditions of approval within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further considerations.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); CCMC 18.02.080 (Special Use Permit); CCMC 18.04.135.3 (General Commercial); Carson City Design Standards (“CCDS”) 1.18 (Residential development standards in a non-residential district).

MASTER PLAN DESIGNATION: Mixed-Use Commercial

ZONING DISTRICT: General Commercial

KEY ISSUES: Will the Special Use Permits meet the required findings, and will the proposed expansion of the existing apartment complex be compatible with the surrounding neighborhood and in keeping with the standards of the CCMC and CCDS?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Commercial / office; retail and service garage
SOUTH: Multi-family Apartment / apartments
WEST: General Commercial / fuel station and carwash
EAST: General Commercial / vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X and X shaded
SLOPE/DRAINAGE: Generally flat
EARTHQUAKE POTENTIAL/FAULT: Zone I Greatest Severity/Beyond 500 feet

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 0.83 acres
EXISTING LAND USE: Multi-Family Apartment

PREVIOUS REVIEWS:

U-90/91-32- Special use permit for multi-phase apartment complex.

DISCUSSION:

The subject property is 0.83 acres in size and zoned General Commercial. The property is developed with an existing 22-unit multi-family apartment complex with associated parking. The use was established following the approval of a special use permit (U-90/91-32) in 1991. The existing building constitutes phase 1 of the project. The other phases were never constructed, and the parcel was subsequently divided into three separate parcels. The use is considered non-conforming as it does not meet the current standards for a residential use in a non-residential zoning district (CCDS 1.18). The subject property is surrounded by both commercial and residential uses.

The applicant is proposing the addition of a new 1-bedroom unit within the existing footprint of the building, increasing the total number of units to 23. Structural modifications are limited to the interior of the building. The proposed apartment will include a bedroom, bathroom, and kitchen within approximately 320 square feet, as well as access to an outdoor patio area.

Parking is provided on-site. The existing parking exceeded the parking ratio that was required at the time the apartments were constructed but the parking does not meet the current parking ratios. At the time of approval in 1991, the existing 22 units required a total of 34 on-site parking spaces (1.5 spaces per 1 bedroom unit and 2 spaces per 2-bedroom unit). A total of 37 parking spaces are provided for the existing 22 units, resulting in a total of 3 more spaces than was required in 1991. The new unit, using current parking requirements, would require a total of 2 spaces. Therefore, using a combination of the parking requirements from 1991 (for the existing units) and the current parking requirements (for the proposed unit), there is sufficient on-site parking to accommodate the proposed unit.

The Planning Commission is authorized to approve a Special Use Permit upon making the seven required findings of fact.

PUBLIC COMMENTS: Public notices were mailed on March 15, 2023 to 43 property owners within 450 feet of the subject site pursuant to the provisions of NRS and CCMC for the Special Use Permit application. As of the completion of this staff report, no public comments have been received. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on March 29, 2023 depending upon their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering:

The Carson City Public Works Department, Development Engineering Division (“Development Engineering”) has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility
Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The closest intersection is N Lompa Ln and Hwy 50 E. N Lompa is minor collector while Hwy 50 E is a highway. There is onsite parking via an existing parking lot while there is no on-street parking on N Lompa. The pavement condition of N Lompa is fair. There are no improvements required.

CCMC 18.02.080(5)(d) - Public Services

This proposed project has no noticeable impact to sanitary sewer is indicated and the city sewer has sufficient capacity. There is no storm drain requirements for the interior modifications.

Our records currently do not reflect backflow preventers for the domestic or fire line. An apartment complex requires a reduced pressure principal assembly backflow preventer for the domestic water line; however, if a fire sprinkler system is required, the type of fire sprinkler system determines the type of backflow preventer required. Per CCMC, at the time of building permit application, this project will either need to install the required backflow preventers or, if the backflow preventers are existing, present passing backflow preventer test results to our office and trackmybackflow.com since this project is adding fixture units.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding. This project must meet all Carson City Development Standards and Standard Details.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project will meet engineering standards for health and safety. The property is located in a shaded and unshaded Zone X FEMA flood zone so no special flood mitigation is required. The closest fault is over 500 feet away. No improvements are required.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis. Per CCMC, if fire sprinklers are required, a water main analysis will be required at the time of building permit application. The water main analysis is only required to ensure there is enough fire flow to meet the structures fire requirements.

Fire Department

1. The project shall meet or exceed the 2018 International Fire Code requirements.

2. The project shall meet or exceed the 2018 International Fire Code Northern Nevada Amendments.

Environmental Control Authority

The Carson City Public Works Department, Environmental Control Authority (“ECA”) has no requirements for the planning portion of this project. Please be aware that there may be additional requirements for asbestos abatement if the project will disturb more than 160 square feet of interior wall during renovation.

Building Division

1. Plans must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building, Mechanical, Plumbing, Electrical and Energy) on the cover sheet that govern the design, construction, and inspection of the proposed alteration. Please include reference to the 2018 IEBC and identify the level of alteration.
2. All plan submittals must comply with *The Blue Book, A Reference Guide for the Nevada Design and Construction Industry*
3. Please refer the plan submittal handout available on the Carson City Community Development Department, Building Division webpage.
4. Apply at Carson City permit center digitally at permitcenter.carson.org

SPECIAL USE PERMIT FINDINGS: Staff recommends approval of the Special Use Permit based on the findings below and the information contained in the attached reports and documents, pursuant to CCMC 18.02.080.5 (Findings), subject to the recommended conditions of approval, and further substantiated by the applicant’s written justification. In making findings for approval, the Planning Commission must consider:

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

The requested development is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1). Carson City is committed to a compact pattern that makes efficient use of land area and water resources available for urban growth, and that fosters the provisions of infrastructure and services in a cost-effective manner. The project is a small expansion of an existing apartment complex which is currently served by water and sewer and will continue to be.

Guiding Principle 7 discusses compact, mixed use activity centers, stating “Carson City will encourage the creation of compact, mixed-use activity centers in easily accessible and highly visible locations of the community. The activity centers will promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods. Activity centers will vary in size and composition depending upon their location, context, and level of priority.” Staff finds that the proposed

development is consistent with the concepts of compact development, placing people near economic centers to encourage mixed use activity centers.

2. ***Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and 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 subject property is adjacent to multi-family residential development to the south and various commercial uses to the north, east, and west. The proposed increase in units from 22 to 23 will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The use is an existing non-conforming use and the proposed increase in units will not result in an increase in the footprint of the existing building and sufficient parking is provided on-site. Staff finds the project as conditioned will not be detrimental to the surrounding properties or general neighborhood.

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

The project will have little or no detrimental effect on vehicular or pedestrian traffic. The project is limited in scope, consisting of the expansion of an existing non-conforming multi-family apartment complex from 22 units to 23 units, without any increase in the footprint. The project will not result in a significant increase in 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 project will not overburden existing public services and facilities. The project is limited in scope, consisting of the expansion of an existing non-conforming multi-family apartment complex from 22 units to 23 units, without any increase in the building footprint. Police, fire, and schools already serve this area. The existing sewer, water, and storm drain facilities are sufficient to provide service.

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;***

The applicant is proposing the expansion of an existing apartment complex from 22 units to 23 units. Structural modifications are limited to the interior of the existing building and will not result in an increase in the existing footprint. CCMC 18.04.030 allows for the expansion of an existing non-conforming use subject to first obtaining a Special Use Permit. Therefore, the proposed increase in the number of units from 22 to 23 requires a special use permit.

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

The project will not be detrimental to the public health, safety, convenience, or welfare. The project proposes the expansion of an existing apartment complex from 22 units to 23 units within the existing footprint of the building. Existing on-site parking is sufficient to accommodate the new unit.

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

The subject property is adjacent to multi-family residential development to the south and various commercial uses to the north, east, and west. The project proposes the expansion of an existing apartment complex from 22 units to 23 units within the existing footprint of the building. Existing on-site parking is sufficient to accommodate the new unit. As conditioned, the proposed project will not result in material damage or prejudice to other property in the vicinity.

Attachments

Application LU-2023-0060

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

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.

FILE

APPLICANT PHONE #
Aeon One, LLC (858) 395-1528

MAILING ADDRESS, CITY, STATE, ZIP
3945 Camino Del Rio South, 2nd Floor San Diego, CA 92108

EMAIL ADDRESS
tmeyer@investaeon.com

PROPERTY OWNER PHONE #
Carson Royal LLC & Carson Royal 2 LLC (858) 395-1528

MAILING ADDRESS, CITY, STATE, ZIP
3945 Camino Del Rio South, 2nd Floor San Diego, CA 92108

EMAIL ADDRESS
tmeyer@investaeon.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Thad L. Meyer (858) 395-1528

MAILING ADDRESS, CITY STATE, ZIP
3945 Camino Del Rio South, 2nd Floor San Diego, CA 92108

EMAIL ADDRESS

tmeyer@investaeon.com

Project's Assessor Parcel Number(s):

008-31-216

Street Address

1549 North Lompa Lane

Project's Master Plan Designation

2006 Carson City Master Plan

Project's Current Zoning

GC

Nearest Major Cross Street(s)

Hwy 50 & North Lompa Lane

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Add (1) unit of a one-bedroom apartment in an existing apartment building. The work includes framed walls, MEP & finish work.

No site / exterior work are proposed.

PROPERTY OWNER'S AFFIDAVIT

I, Thad L. Meyer *MANAGER, Aeon One, LLC*, 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.

Thad Meyer
Signature

3945 Camino Del Rio South, 2nd Floor San Diego, CA 92108

Address

2-6-23
Date

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

STATE OF ~~NEVADA~~ California
COUNTY San Diego

On 02/06/2023, Thaddeus Lee Meyer, 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.

Maira Marquez
Notary Public



MAIRA MARQUEZ
Commission No. 2374656
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires September 11, 2025

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

Thad L. Meyer
Print Name

2-6-23
Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Royal Apartment Additional Unit

Reviewed By: Thad L. Meyer

Date of Review: 2/3/2023

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)? *Proposed project in existing development*
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)? *Use Energy Star equipment & water-conservative fixture*
- Located in a priority infill development area (1.2a)? *Proposed project in existing development*
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)? *Proposed project in existing development - ex paved pathway connecting to public street*

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)? *Proposed project in existing development*
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)? *Proposed project in existing development*
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)? *Proposed project in GC Zoning*
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)? *Proposed project in existing development*
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)? *Proposed project in existing development (interior work only)*
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)? *Proposed project in existing development*
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)? *Proposed project in existing development - new dwelling unit to receive unit-dedicated utilities installed by licensed contractors*
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)? *Proposed project in GC Zoning*

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)? *The existing development is accessible to public facilities incl a bus stop & shoppings.*
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)? *Proposed project in existing development*

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j) The existing development including adjacent properties owned by the same owner includes one- or two-bedroom units for providing more options to renters.
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)? Quality commercial-grade materials to be installed upon issuance of building permit
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)? Proposed project in existing development
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)? Proposed project in existing development
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)? Proposed project in existing development
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)? Proposed project in GC Zoning
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)? The proposed project is expected to a negligible impact to the existing development's original project scheme.

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)? *Proposed project is accessible to public transportation as a bus stop is right outside the gate on N Lompa Lane.*
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)? *Proposed project in existing development w/ 2 existing entry/exit points (gates).*
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)? *A U-shape driveway is existing in the development, and the width is about 25' throughout.*

Royal Apartments Carson Special Use Permit Amendment

Project Descriptions and Findings

Prepared for:
Royal Carson LLC & Royal Carson 2 LLC
C/O: Aeon One, LLC
3945 Camino Del Rio South, 2nd Floor
San Diego, CA 92108

Prepared by:
Teklus Construction, LLC
3855 Warren Way, Ste B
Reno, NV 89509

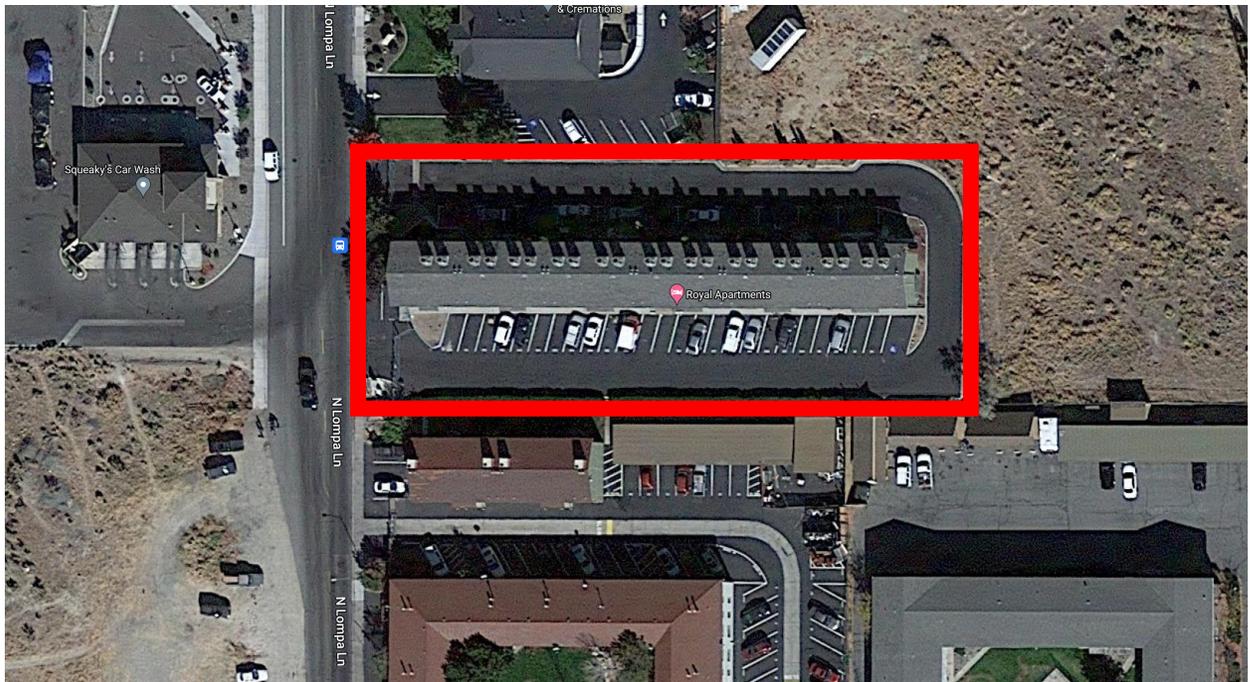
PREFACE

This document is prepared to supplement a Special Use Permit amendment application for requesting approval to add one dwelling unit to the existing apartment building located on North Lompa Lane in Carson City, Nevada. The following narrative and attached exhibits detail, illustrate, and demonstrate the proposed project and its impact on the existing development and public facilities.

PROJECT INTRODUCTION

The project site is located at 1549 North Lompa Lane, and the current zoning is GC (general commercial).

The current development is served by all essential utilities including electricity, gas, potable water, sanitary sewer. The building is surrounded by a private driveway and 37 full-size parking spaces. There are also 2 ADA parking stalls on the property. The driveway is built to provide a paved, non-obstacle, all-weather access for the residents and emergency services.



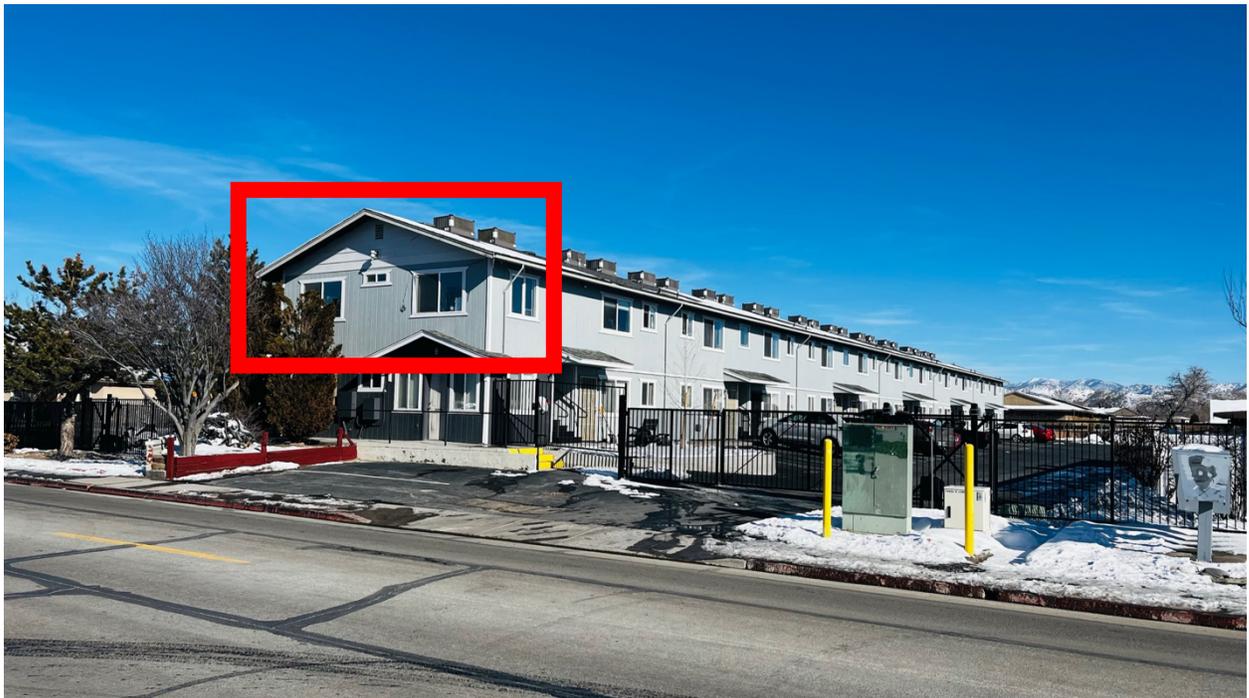
The proposed dwelling unit is at the west-end corner on the second floor inside the existing 2-story apartment building which currently has 21 one-bedroom and 1 two-bedroom units.

The proposed dwelling unit is approximately 320 square feet, and a 45" wide covered stairway is provided for access. The unit is planned to include a kitchen, bathroom, bedroom, and closets as shown in the attached exhibit. Upon the completion of the build-out which requires a separate building permit, it'll be served by dedicated essential utility services including electricity, gas, potable water (cold and hot), and sanitary sewer. Adequate heating, ventilation, and air conditioning are also included in the build-out plan.

To the south of the project site, existing multi-family home developments are included. North Lompa Lane is located to the west. Office buildings exist to the north.



Street view of project building from southwest



Street view of proposed additional unit from southwest

SUP PERMIT FINDING #1

The proposed project is inside the existing apartment building that was previously approved by the City and issued a special use permit prior to the initial construction. No alteration to the building exterior or the use of the building is planned.

The proposed project is consistent with the previously approved special use permit, and this application is to request approval for adding a one-bedroom dwelling unit inside the existing building whose current use is the same as that of the proposed unit.

The applicant understands that a separate building permit is required before the commencement of the construction work, and it provides the same amenities that can be found in other existing units in the same building.

SUP PERMIT FINDING #2

The project site is within Zoning GC (general commercial) and surrounded by other developments as follows:

- North: low-rise office buildings
- East: Vacant land
- South: low-rise apartment buildings
- West: North Lompa Lane (public) with commercial developments along the street

The site is located approximately 400' south of the intersection of North Lompa Lane and Lincoln Highway (Highway 50). Within one mile from the intersection, there are public parks, shopping centers, service stations, and other residential developments.

Since the applicant doesn't plan any alterations to the building exterior or its use, the neighborhood's

living environment won't be affected. A prospective renter is properly screened for the peaceful living of other tenants on the property and the neighborhood.

An increase in rental income is expected to help the applicant continue providing a pleasant living environment for the renters and maintaining the property adequately. They result in attracting more desirable renters and contribute to a safer neighborhood.

The existing exterior improvements such as arterial landscape, lighting, driveway, sidewalk, parking spaces, and screenings are believed to meet the City's development codes or ordinance requirements. The applicant has no intention to alter the existing improvements.

The additional unit will provide an affordable housing opportunity to the people of Carson City when the area's housing cost has been increasing. Although the rent is not determined as of this application, based on the size of the unit, it's expected that the proposed rent would be more affordable than a vast majority of rental properties in the neighborhood. The approval of this application helps to reduce the shortage of affordable rental properties although the impact appears to be insignificant while the proposed project adds 1 one-bedroom apartment unit.

SUP PERMIT FINDING #3

The proposed unit is expected to have no or an insignificant effect on vehicular or pedestrian traffic in the neighborhood. The project site has an existing private driveway surrounding the existing building, and there are 2 existing vehicular gates along with 2 pedestrian gates. The driveway is currently connected to North Lompa Lane, and the onsite sidewalk is connected to the roadside pedestrian pathway.

SUP PERMIT FINDING #4

The proposed unit is expected to have an insignificant effect on the school district, police, or fire protection if any at all.

The proposed unit includes a kitchen sink, shower, toilet, and vanity sink. Its expected impact on the existing utility system is negligible. The existing onsite utilities are served by utility companies or agencies, and there is no well or septic system on the property.

The property is adequately designed and built for proper surface drainage and protection from flooding. This application doesn't include any site work such as grading, paving, or landscaping.

The applicant doesn't anticipate any need for new roadway improvements associated with this application.

The applicant and preparer of this application came to the conclusions mentioned in this report based on the fact that the proposed project adds only 1 one-bedroom apartment unit in the existing building where 22 apartment units currently exist. Other sources such as GIS data obtained on the City's website and onsite field observation are also used to prepare this report.

SUP PERMIT FINDING #5

The proposed project is located inside the existing building that was previously approved by a special use permit and built in accordance with the permit. The special use permit was necessary because the original permittee planned to build a multi-family home project within Zoning GC (general commercial).

This application is applied for approval to add one additional unit to the building, and the unit is planned to be used in the same manner as that of other existing units in the building.

SUP PERMIT FINDING #6

The use and nature of the property won't be altered by this application. The proposed project is not expected to have any severe impacts on public health, safety, convenience, or welfare.

An increase in population would be 1 or 2 upon the occupancy of the proposed project. The applicant believes the increase would have a negligible impact on public services and the living environment of the City.

SUP PERMIT FINDING #7

The use and nature of the property won't be altered by this application. The exterior appearance of the property will stay the same after the completion of the proposed project. No material damage or prejudice to other properties in the vicinity is expected.

The proposed project will have an insignificant impact on the neighborhood's living environment.

PROJECT PICTURES



South view of proposed additional unit



West view of proposed additional unit



West view of proposed additional unit



Electricity meters on west exterior wall



Gas meters on east exterior wall



Driveway, sidewalk, and parking stall on south side of building



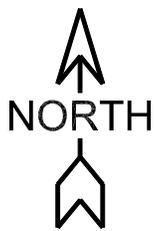
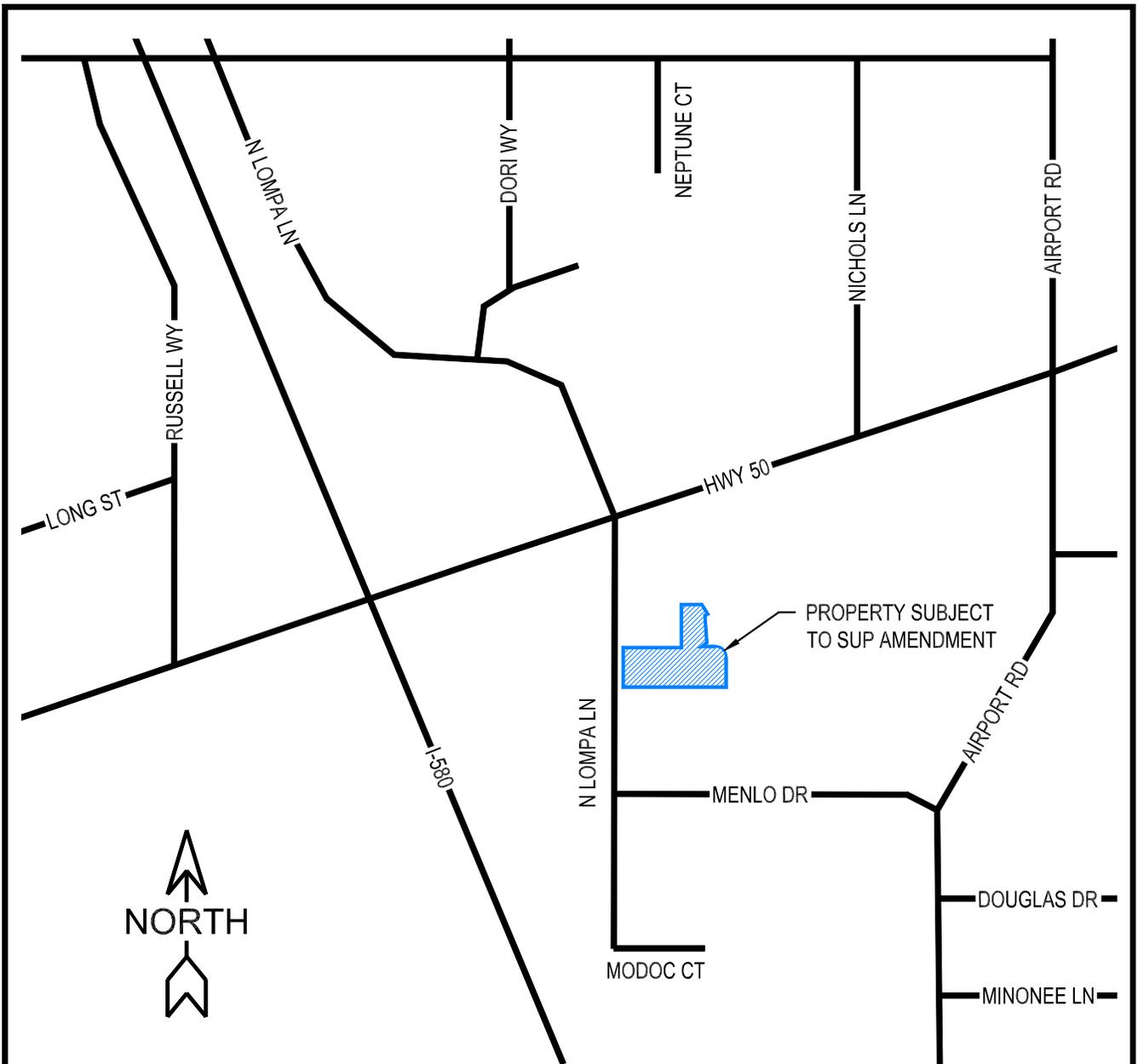
Driveway and parking stall on north side of building



Neighborhood – northwest from project



Neighborhood – south from project



PROPERTY INFORMATION

OWNER: ROYAL CARSON LLC & ROYAL CARSON 2 LLC
 C/O: AEON ONE LLC
 3945 CAMINO DEL RIO SOUTH, 2ND FLOOR
 SAN DIEGO, CA 92108

APPLICANT: SAME

REQUEST: TO BUILD NEW DWELLING UNIT IN EXISTING BUILDING

LOCATION: 1549 NORTH LOMPA LANE

ZONING: GC - GENERAL COMMERCIAL

APN: 008-31-216

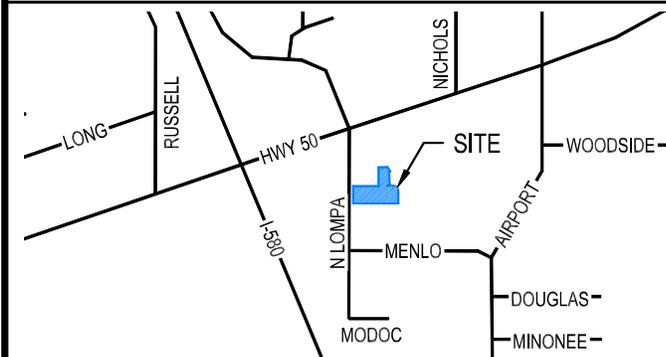
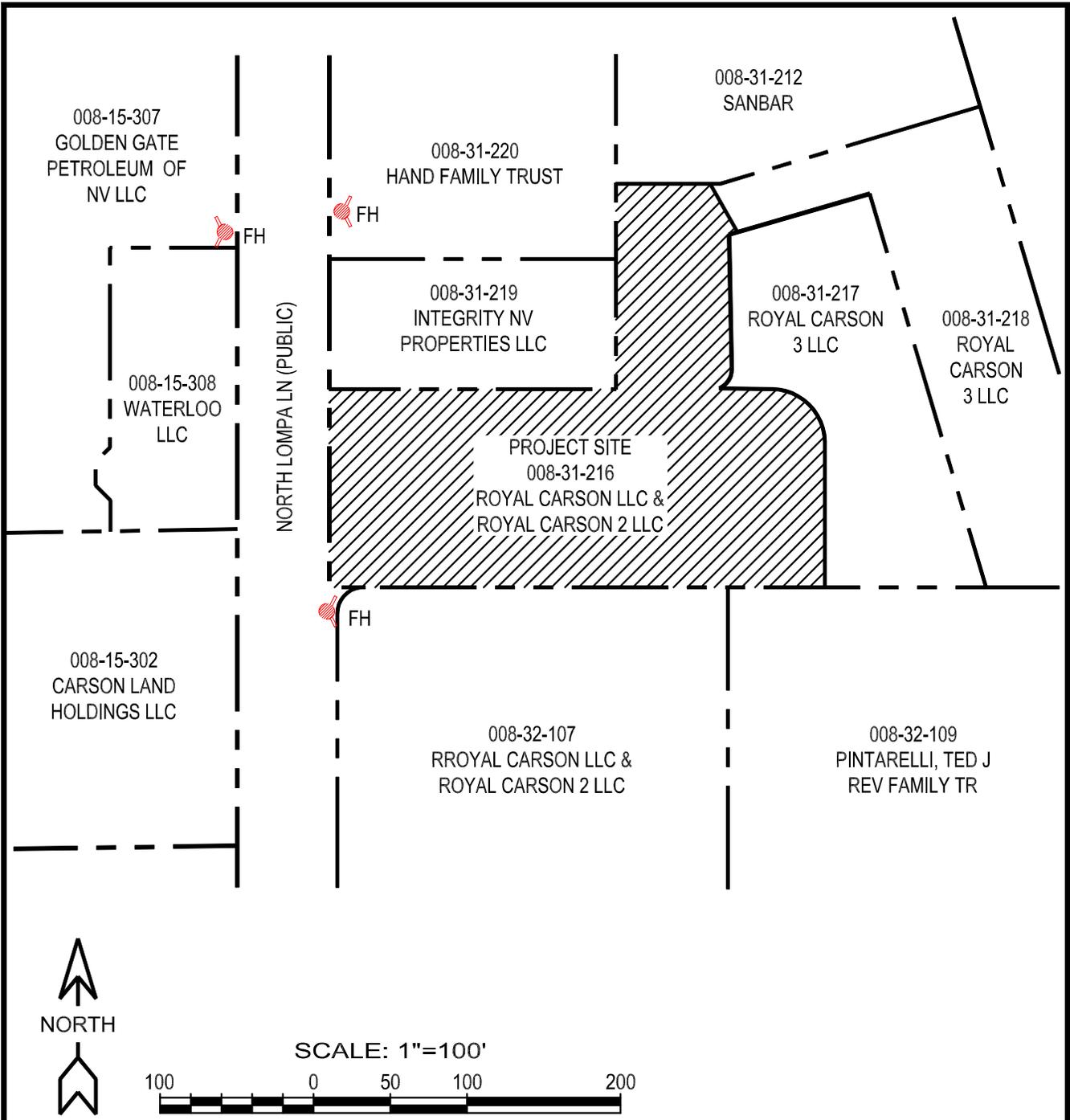
LOT SIZE: 0.83AC



PREPARED BY: TEKLUS CONSTRUCTION
 NV LIC. 83266, CA LIC. 1071836
 3855 WARREN WAY, STE B
 RENO, NEVADA 89509
 INFO@TEKLUS.COM

ROYAL CARSON
 SUP AMENDMENT -
 VICINITY MAP &
 PROPERTY INFO

EX1



PROPERTY INFORMATION

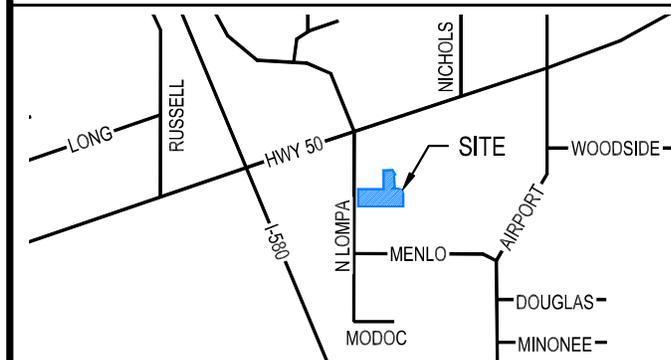
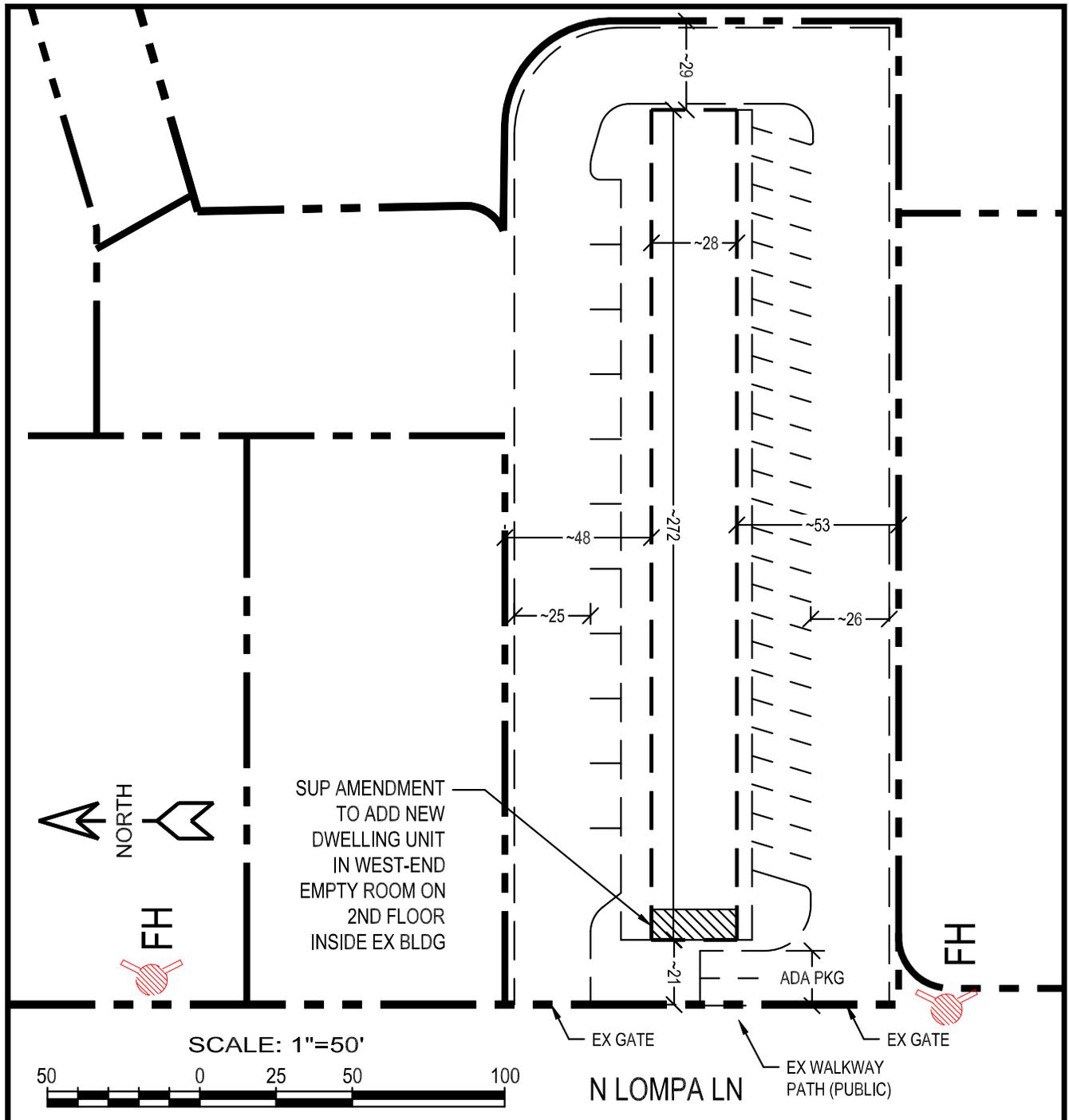
OWNER: ROYAL CARSON LLC & ROYAL CARSON 2 LLC
 C/O: AEON ONE LLC
 3945 CAMINO DEL RIO SOUTH, 2ND FLOOR
 SAN DIEGO, CA 92108

APPLICANT: SAME
 REQUEST: TO BUILD NEW DWELLING UNIT IN EX BUILDING
 LOCATION: 1549 NORTH LOMPA LANE
 ZONING: GC - GENERAL COMMERCIAL
 APN: 008-31-216
 LOT SIZE: 0.83AC

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 3855 WARREN WAY, STE B
 RENO, NEVADA 89509
 INFO@TEKLUS.COM

**ROYAL CARSON
 SUP AMENDMENT - SITE
 PLAN**

EX2



PROPERTY INFORMATION

OWNER: ROYAL CARSON LLC & ROYAL CARSON 2 LLC
 C/O: AEON ONE LLC
 3945 CAMINO DEL RIO SOUTH, 2ND FLOOR
 SAN DIEGO, CA 92108

APPLICANT: SAME
 REQUEST: TO BUILD NEW DWELLING UNIT IN EX BUILDING
 LOCATION: 1549 NORTH LOMPA LANE
 ZONING: GC - GENERAL COMMERCIAL
 APN: 008-31-216
 LOT SIZE: 0.83AC

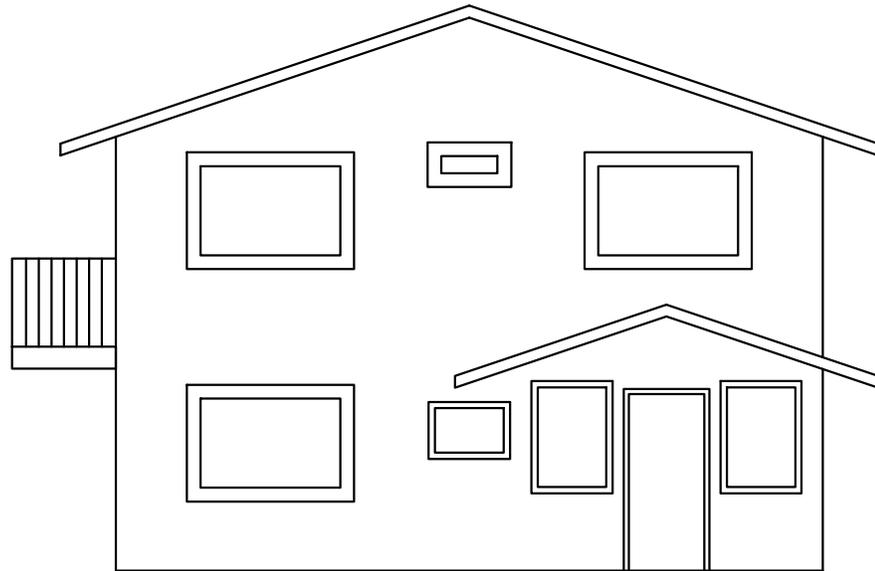


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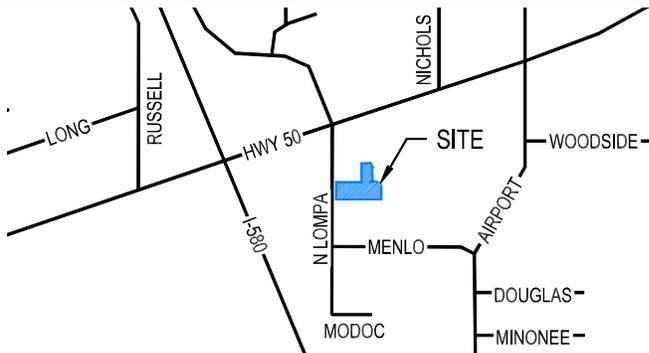
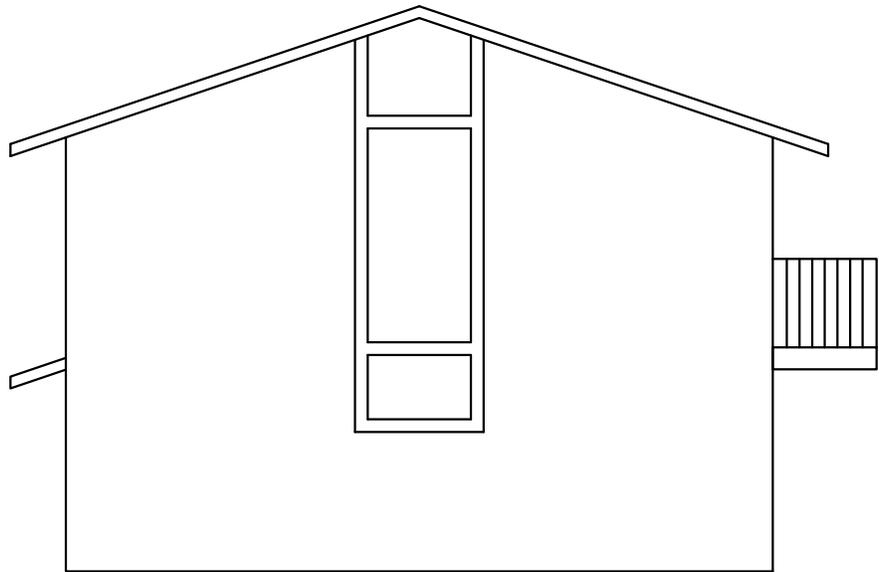
ROYAL CARSON
 SUP AMENDMENT -
 ENLARGED SITE PLAN

EX3

WEST



EAST



PROPERTY INFORMATION

OWNER: ROYAL CARSON LLC & ROYAL CARSON 2 LLC
 C/O: AEON ONE LLC
 3945 CAMINO DEL RIO SOUTH, 2ND FLOOR
 SAN DIEGO, CA 92108

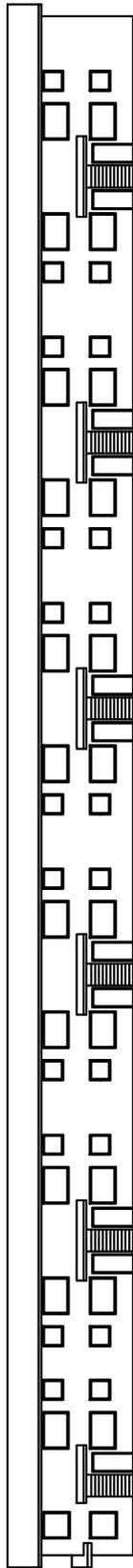
APPLICANT: SAME
 REQUEST: TO BUILD NEW DWELLING UNIT IN EX BUILDING
 LOCATION: 1549 NORTH LOMPA LANE
 ZONING: GC - GENERAL COMMERCIAL
 APN: 008-31-216
 LOT SIZE: 0.83AC



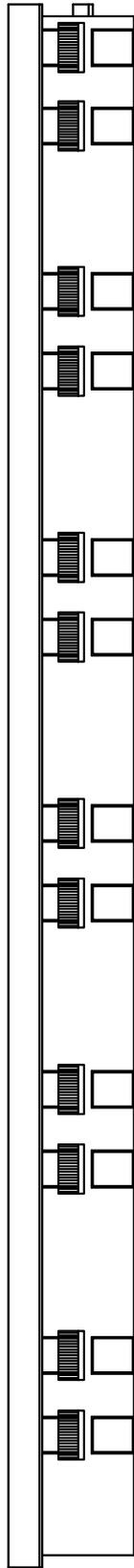
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ROYAL CARSON
 SUP AMENDMENT -
 BUILDING ELEVATIONS

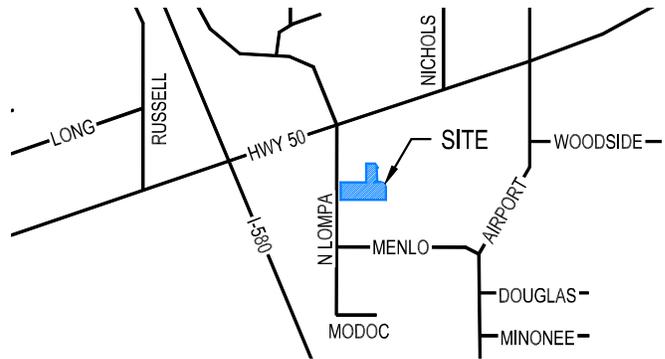
EX4



SOUTH



NORTH



PROPERTY INFORMATION

OWNER: ROYAL CARSON LLC & ROYAL CARSON 2 LLC
 C/O: AEON ONE LLC
 3945 CAMINO DEL RIO SOUTH, 2ND FLOOR
 SAN DIEGO, CA 92108

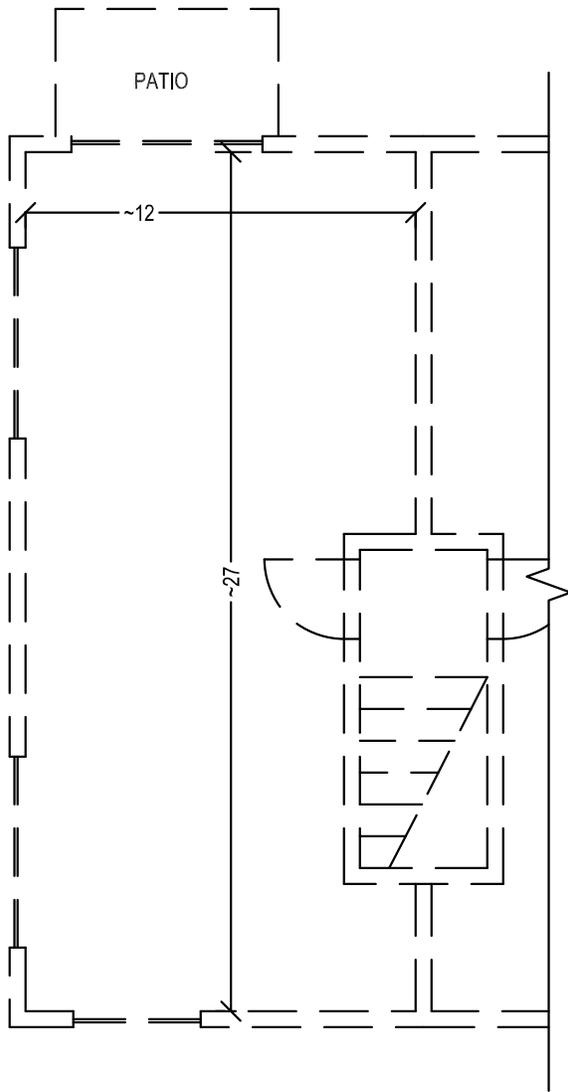
APPLICANT: SAME
 REQUEST: TO BUILD NEW DWELLING UNIT IN EX BUILDING
 LOCATION: 1549 NORTH LOMPA LANE
 ZONING: GC - GENERAL COMMERCIAL
 APN: 008-31-216
 LOT SIZE: 0.83AC



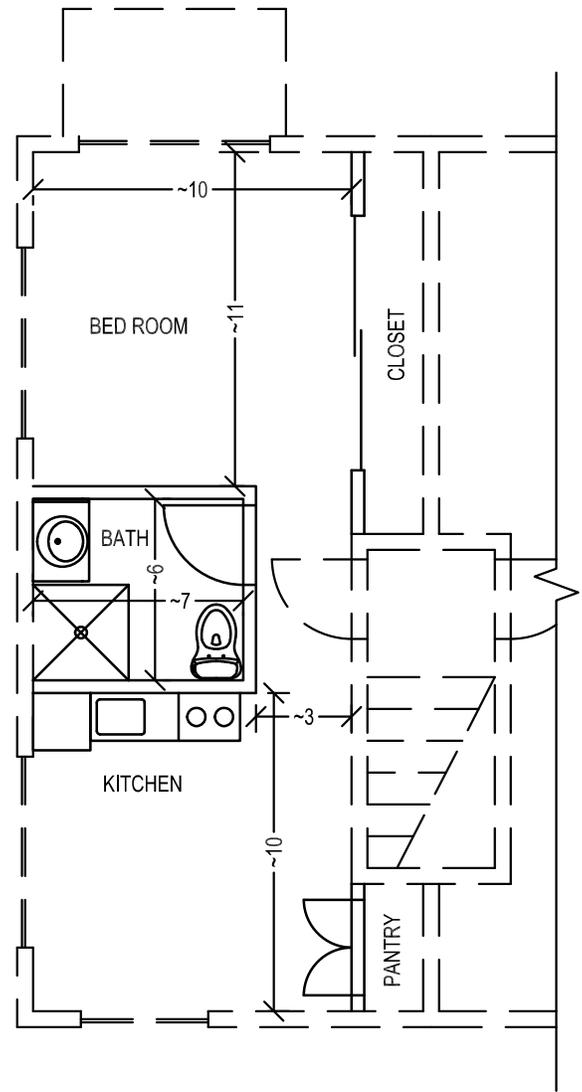
PREPARED BY: TEKLUS CONSTRUCTION
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ROYAL CARSON
 SUP AMENDMENT -
 BUILDING ELEVATIONS

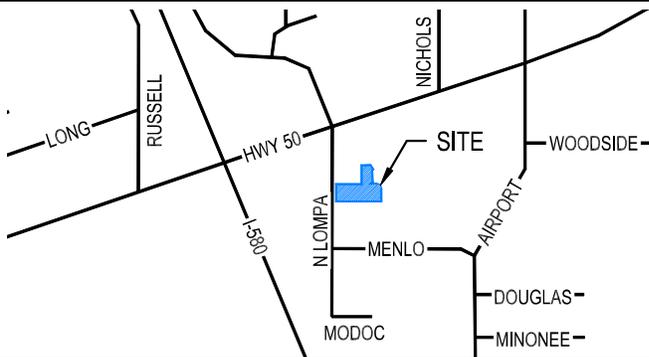
EX5



EXISTING



PROPOSED
(CONCEPTUAL)



PROPERTY INFORMATION

OWNER: ROYAL CARSON LLC & ROYAL CARSON 2 LLC
 C/O: AEON ONE LLC
 3945 CAMINO DEL RIO SOUTH, 2ND FLOOR
 SAN DIEGO, CA 92108

APPLICANT: SAME
 REQUEST: TO BUILD NEW DWELLING UNIT IN EX BUILDING
 LOCATION: 1549 NORTH LOMPA LANE
 ZONING: GC - GENERAL COMMERCIAL
 APN: 008-31-216
 LOT SIZE: 0.83AC



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ROYAL CARSON
 SUP AMENDMENT -
 FLOOR PLANS

EX6

Carson City Property Inquiry

Property Information

Parcel ID	008-312-16	Parcel	0.8300
Tax Year	2023 <input type="button" value="v"/>	Acreage	
Land Use	RES	Assessed Value	448,445
Group		Tax Rate	0.0000
Land Use	340 - Five or More Units - High Rise	Total Tax	\$0.00
Zoning	GC	Fiscal Year	
Tax District	024	(2023 - 2024)	
Site Address	1549 N LOMPA LN	Total Unpaid	\$6,511.60
Neighborhood	Available	All Years	

Public Notes ROOFED PORCH, 1-2 BDRM 1 & 3/4 BATH UNIT 21-1 BDRM 1 BATH UNITS

Sketches & Photos

Converted Sketch

The sketch shows a floor plan with several units. Each unit has a small diagram of a balcony. Labels include 'Balcony' above each unit, 'Second Floor' in the center, and 'FIRST FLOOR' at the bottom. The units are numbered 1 through 10. The text 'APARTMENTS' and 'FIRST FLOOR' is also present in a box at the bottom of the sketch.

Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	506,167	775,106	0	1,281,273
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	506,167	775,106	0	1,281,273
Assessed Value	Land	Building	Per. Property	Totals
Residential	177,158	271,287	0	448,445
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	177,158	271,287	0	448,445
	New Land	New Const.	New P.P.	
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	0	0	

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	PARCEL B MAP #1889		09	15N	20E	

No Personal Exemptions

No Billing Information

- Payment History				
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2022 - 2023)	\$12,897.46	\$6,385.86	\$6,511.60
+	(2021 - 2022)	\$12,320.64	\$12,320.64	\$0.00
+	(2020 - 2021)	\$11,879.48	\$11,879.48	\$0.00
+	(2019 - 2020)	\$11,466.69	\$11,466.69	\$0.00
+	(2018 - 2019)	\$10,941.52	\$10,941.52	\$0.00
+	(2017 - 2018)	\$10,500.52	\$10,500.52	\$0.00
+	(2016 - 2017)	\$10,235.16	\$10,235.16	\$0.00
+	(2015 - 2016)	\$10,218.03	\$10,218.03	\$0.00
+	(2014 - 2015)	\$9,900.75	\$9,900.75	\$0.00
+	(2013 - 2014)	\$9,809.96	\$9,809.96	\$0.00

Show 5 More (17)

- Related Names	
<p>CURRENT OWNER FOR 2023 (2023 - 2024)</p> <p>Name ROYAL CARSON 2 LLC</p> <p>Mailing Address</p> <p>Status Current</p> <p>Account</p>	<p>CURRENT OWNER FOR 2023 (2023 - 2024)</p> <p>Name ROYAL CARSON LLC</p> <p>Mailing Address</p> <p>Status Current</p> <p>Account</p>
<p>CURRENT Mail To FOR 2023 (2023 - 2024)</p> <p>Name ROYAL CARSON LLC, ROYAL CARSON 2 LLC</p> <p>Mailing Address C/O AEON ONE LLC 3945 CAMINO DEL RIO SOUTH 2ND FL SAN DIEGO, CA, 92108</p> <p>Status Current</p> <p>Account</p>	

Structure 1 of 2					
Property Type	Description	Style	Units	Total Floor Area	Year Built
RES	APARTMENT BLDG	100% Two Story	22	14,064	1993
Accommodations		Mobile Home			
# of Stories	2.00	DRS Length Style One	0.00		
# of Bedrooms	23.00	DRS Width Style One	0.00		
# of Bathrooms	21.75	DRS Length Style Two	0.00		
# of Bsmt Bedrooms	0.00	DRS Width Style Two	0.00		
# of Bsmt Bathrooms	0.00				
Roofing		Exterior Walls			
Composition Shingle	100 % of Total Floor Area	Frame, Hardboard Sheets	100 % of Total Floor Area		
Floor Cover		Heating/Cooling			
Automatic Floor Cover Allowance		Warmed & Cooled Air	100 % of Total Floor Area		
Plumbing Fixtures		Built-In Appliances			
Plumbing Fixtures	110 Number of Fixtures	Automatic Appliance Allowance			
Porches, Decks, Breezeways		Subfloor			
Slab Porch with Roof	336 Porch Area	Slab on Grade	% of Total Floor Area		
Balconies		Raised Subfloor	% of Total Floor Area		
Wood Balcony	352 Balcony Area				

● Structure 2 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA

Categories	
BARRIER POSTS-EACH	5 Quantity Year Built: 1993
BLACKTOP-VERY VERY LARGE AREA 3000+ SF	20,358 Square Ft. Year Built: 1993
CHAIN LINK FENCE-6'	822 Linear Ft. Year Built: 1993
CONCRETE GUTTER	366 Square Ft. Year Built: 1993
CURB & GUTTER	555 Square Ft. Year Built: 1993
CURB-CONCRETE LIN FT	165 Square Ft. Year Built: 1993
ELECTRIC GATE- SLIDING/OPENER/READER	2 Quantity Year Built: 1993
FLATWORK-CONCRETE 3" LRG (1000-2999SF)	1,342 Square Ft. Year Built: 1993
IRON PIPE RAILING LF	45 Linear Ft. Year Built: 2007
PLASTIC PICKET FENCE	50 Linear Ft. Year Built: 2017
SPLIT RAIL FENCE-2 RAILS	64 Linear Ft. Year Built: 1993
SPRINKLERS- RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1993
STEPS-CONCRETE	12 Linear Ft. Year Built: 2007
WALL-CONC BLK 6"	90 Square Ft. Year Built: 1993

Sales History						
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2022	528260	GRANT BARGAIN SALE DEED	12/21/2021	H & M ROYAL LLC	ROYAL CARSON 2 LLC ROYAL CARSON LLC	\$9,500,000
2018	487474	GRANT BARGAIN SALE DEED	8/10/2018	RYMAS NEFAS	H&M ROYAL LLC	\$5,175,000
2012	425983	GRANT BARGAIN SALE DEED	9/7/2012	PURDON ENTERPRISES-NEVADA, LLC	RYMAS NEFAS	\$1,850,000
1991	119632		9/3/1991		WILLIAM PURDON	\$151,850

No Genealogy Information

No Taxing Entity Information