

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 27, 2023

FILE NO: LU-2023-0313

AGENDA ITEM: 6.A.

STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Eduardo Vega (“Applicant”) for a special use permit (“SUP”) to allow for the construction of an addition to an existing accessory structure with a cumulative square footage totaling 100.5 percent of the size of the primary structure on property zoned Single Family 1 Acre (“SF1A”) located at 870 E. Roland Street, Assessor’s Parcel Number (“APN”) 009-212-10. (Lena Reseck, lreseck@carson.org)

Staff Summary: The Applicant is proposing the addition of an 870 square foot carport to an existing 1,200 square foot detached garage. A carport is a permitted accessory use in the Single Family 1 Acre zoning district; however, Carson City Municipal Code (“CCMC”) 18.05.055 requires approval of an SUP if the cumulative square footage of the accessory structure(s) on-site are more than 75 percent of the square footage of the primary structure. The primary structure is 2,180 square feet.

PROPOSED ACTION: “I approve the special use permit 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 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 Administrative Permit Hearing 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 Administrative Permit Hearing approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("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. The Applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The exterior building materials and colors shall be compatible with the existing garage. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.

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

7. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the Special Use Permit. Any other detached accessory structures proposed for the site may require additional review and approval of a Special Use Permit prior to construction.

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

MASTER PLAN DESIGNATION: Low-Density Residential ("LDR")

PRESENT ZONING: Single Family 1 Acre

KEY ISSUES: Will the proposed accessory structure have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/Single Family Residence
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: Zone X Shaded and Zone AH
2. EARTHQUAKE FAULT: III (Moderate Severity) beyond 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.03 acres
2. PROPOSED STRUCTURE SIZE: 870 square feet
3. PROPOSED STRUCTURE HEIGHT: 12 feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 30 feet; Side: 15 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 52.6 feet; Side: 83 feet on side and 20+ feet on street side; Rear: 30+ feet

DISCUSSION AND BACKGROUND: The Applicant is seeking to construct a carport addition to the existing 1,200 square foot detached garage. A carport is a permitted accessory use in the Single Family 1 Acre zoning district; however, CCMC 18.05.055 requires approval of an SUP if the cumulative square footage of the accessory structure(s) on-site are more than 75 percent, of the square footage of the primary structure. The subject property has a single-family residence totaling 2,180 square feet. The square footage of the proposed carport addition totals 870 square feet. There is also a 120 square foot shed on the property. The total accessory structure square footage including the proposed carport will be 2,190 square feet or 100.5 percent of the residence. The carport will be attached to the front of the existing garage and will comply with current setbacks.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 30 adjacent property owners within 300 feet of the subject site on September 14, 2023. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on September 27, 2023, depending on the date of submission of the comments to the Planning Division.

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

Building Division:

The Building Division of the Carson City Community Development Department has no preference or objection to the administrative permit request provided that the following conditions are met.

- Plans for construction must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building and Fire) that govern the design, construction, and inspection of the proposed facility.
- All plan submittals must comply with The Blue Book, A Reference Guide for the Nevada Design and Construction Industry.
- Apply at Carson City permit center digitally at permitcenter.carson.org.

- A conformed set of plans shall be submitted for Building permit plan review. Plan set must include all MEPs, Structural, Architectural, Entitlements, Energy, Special Inspections, and Civil pages, etc.

Development Engineering Division:

The Development Engineering Division of the Carson City Community Development Department (“Development Engineering”) has no preference or objection to the administrative permit request provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - The carport is very near a FEMA AH flood zone. If the carport extends into the AH flood zone it must meet the requirements of CCMC 12.09 Flood Damage Prevention.
 - CCDS 12.12 requires driveways to be paved. The first 20 feet of the driveway to the carport must be paved by a licensed contractor. A rural driveway apron is acceptable.

Engineering Discussion:

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 project has a negligible impact on vehicular and pedestrian traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has no impact on City sewer, water, or storm drain services.

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

Development Engineering has no comment on this finding.

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

The project will meet engineering standards for health and safety if Development standards are met.

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.

FINDINGS: Staff’s recommendation is based upon the findings as required by CCMC 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The primary use of the Low-Density Residential master plan designation is single-family residences. A carport is considered an accessory use to a residential use and is therefore consistent with the

master plan. The project site is a larger single family lot in a rural setting. Detached accessory structures are common in such areas.

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 carport will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. The need for the SUP is due to the cumulative square footage of the accessory structure, not the use itself. Detached accessory structures such as garages, shops, and sheds are common on single family lots in rural areas.

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

A carport is a permitted accessory use in the Single Family 1 Acre zoning district. The construction of the carport will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use 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.

A carport is a permitted accessory use in the Single Family 1 Acre zoning district. The project does not include new connections to sewer or water and does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing services and facilities.

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 application has been reviewed for compliance with the code. 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. A carport is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 75 percent of the size of the primary structure requires approval of an SUP. The proposed 870 square foot carport addition to the existing 1,200 square foot detached garage and 120 square foot shed is 100.5 percent of the size of the primary residence. The primary residence is 2,180 square feet. The proposed carport will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

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

A carport is a permitted accessory use in the Single Family 1 Acre zoning district. An SUP is only required because the cumulative square footage of the accessory structures is more than 75 percent of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience, and welfare. Prior to construction beginning, the Applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

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

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, such as carports, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 75 percent of the size of the primary structure an SUP is required. The proposed 870 square foot addition to the existing 1,200

square foot detached garage and 120 square foot shed is 100.5 percent of the size of the primary residence and will be constructed in compliance with all required setbacks and height limitations of the Single Family 1 Acre zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2023-0313)

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: _____

Submission 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 # LU-2023-0313

APPLICANT Eduardo Vega PHONE # (530) 318-8572

MAILING ADDRESS, CITY, STATE, ZIP
870 E. Roland St Carson city NV 89701

EMAIL ADDRESS
servicesvega@aol.com (530) 318-8572

PROPERTY OWNER Eduardo Vega PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
870 E. Roland St. Carson city NV 89701

EMAIL ADDRESS
servicesvega@aol.com

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

009-212-10

Street Address

870 E Roland St

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

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

870 E Roland St 59 foot carport attached to existing detached structure

PROPERTY OWNER'S AFFIDAVIT

I, Eduardo Vega, 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 Eduardo Vega

Address _____

Date _____

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

STATE OF NEVADA)
COUNTY)

On _____, 20____, _____, 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 _____

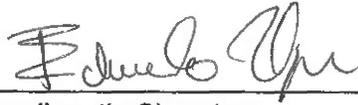
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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

Eduardo Vega
Print Name

07/28/23
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: _____

Reviewed By: _____

Date of Review: _____

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)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- 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)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

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)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

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)
- 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)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- 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)?
- 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)?
- 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)?
- 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)?

CHAPTER 7: A CONNECTED CITY

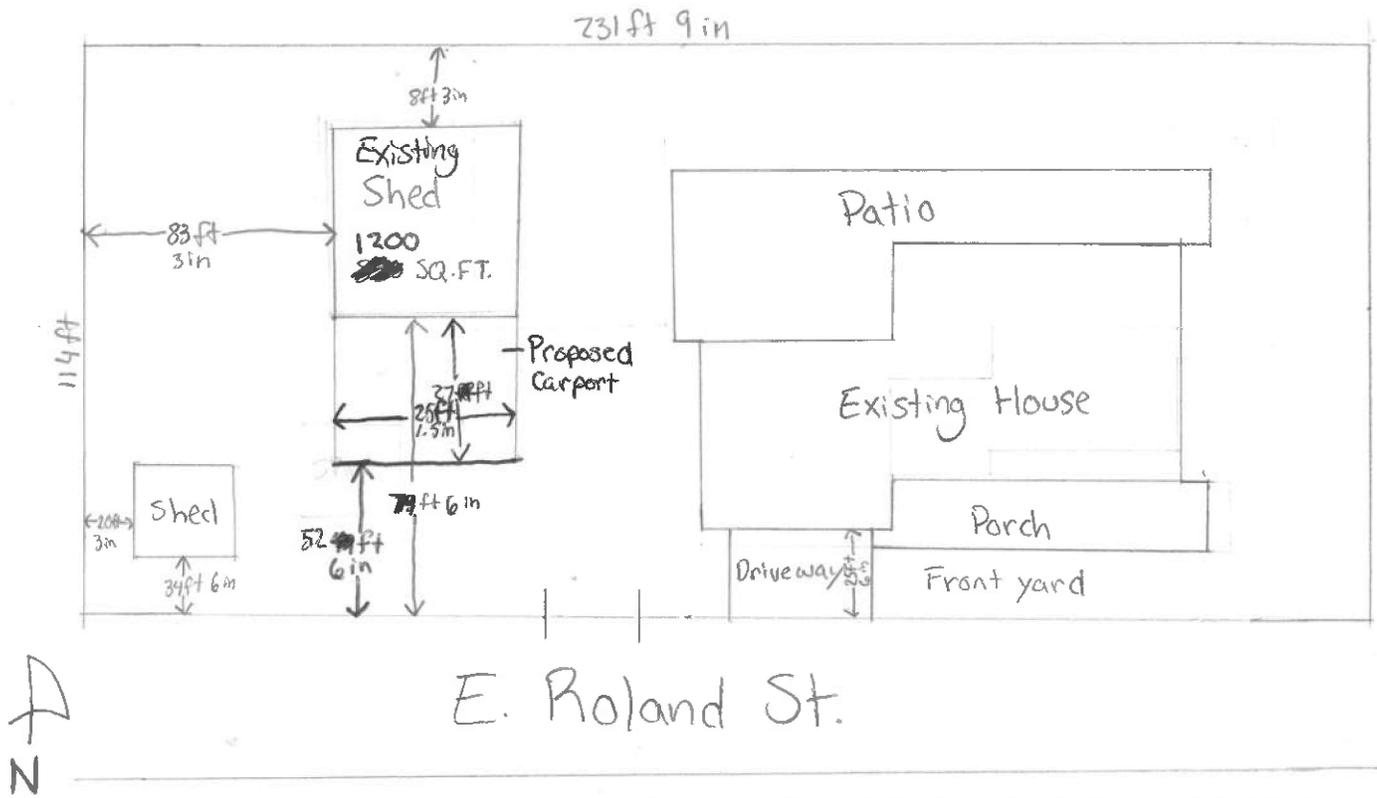


The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

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)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- 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)?



Owner: Eduardo Vega
 870 E. Roland St.
 Carson City, NV 89701
 (530) 318-8572

Applicant: Same

Request:

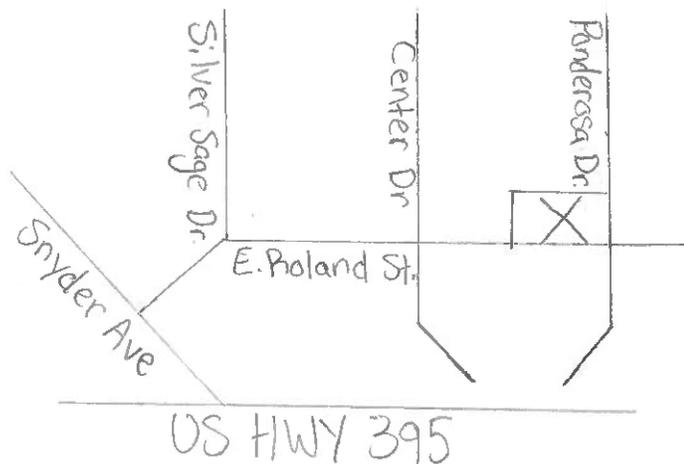
Location: 870 E. Roland St.

Zoning:

Master Plan Land Use Designation:

APN: 009-212-10

Site Plan Prepared By Eduardo Vega



1. Residential zoning allows for accessory structures.
2. Accessory structures are allowed in the zoning district. Will be for personal use.
3. For personal use.
4. No utilities to project.
5. Accessory structures are an allowed use in residential zoning.
6. Accessory structure for personal use.
7. Will have no impact on other properties. Accessories are an allowed use.