



STAFF REPORT

Report To: Planning Commission **Meeting Date:** March 25, 2026

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **LU-2026-0030** For Possible Action: Discussion and possible action regarding an application from Frank Lepori Construction, LLC (“Applicant”) to amend an approved special use permit (“SUP”), (LU-2024-0313 – Sierra Tahoe RV and Boat Storage), to allow for a modification to convert a portion of the office building into a watchman’s quarters, to increase the maximum structure height for Building C from 10.5 feet tall to 17.67 feet tall and to increase the maximum height of the solid screening fence from six to eight feet tall, on property within the Lompa Ranch North Specific Plan Area (“SPA”) and zoned General Commercial (“GC-SPA”) and Public Regional (“PR-SPA”), located on the west side of Airport Road, south of Butti Way, at 556 Airport Road, Assessor’s Parcel Number (“APN”) 010-041-76. (Heather Manzo, hmanzo@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to approve special use permit, LU-2026-0030, based on the findings and subject to the conditions of approval contained in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached for additional information.

Background/Issues & Analysis

See attached for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.0452 (Special use permits); 18.04.187 (Table of permitted uses); and 18.04.020 Determination of Districts; and 18.05.035 (watchman's quarters).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Attachment(s):

LU-2026-0030 (556 Airport Road) - PC_SR - 03-25-2026

LU-2026-0030 - Application Packet

Late Material Item - 6.E - Public Comment.pdf

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)