



STAFF REPORT

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

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **LU-2026-0028** For Possible Action: Discussion and possible action regarding an application from St Teresa of Avila RL Prop LLC (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a 59,675-square-foot structure and associated site improvements to accommodate child development center (childcare) and school uses on a 13.91-acre parcel currently zoned Limited Industrial (“LI”) (with a concurrent request for a zone change to Public (“P”)) located at 3000 North Lompa Lane, Assessor’s Parcel Number (“APN”) 008-922-31. (Heather Manzo, hmanzo@carsoncity.gov)

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

Proposed Motion

I move to approve the special use permit, 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) and 18.04.187 (Table of permitted uses).

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-2026-0028 (3000 North Lompa Lane SUP) - PC_SR - 03-25-2026

LU-2026-0028 Parking Summary (Rcvd 3.11.2026)

LU-2026-0028 Combined Application

Late Material Item - 6.H - Memo.pdf

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)