

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 15, 2019

FILE: ZMA-18-180

AGENDA ITEM: E.4

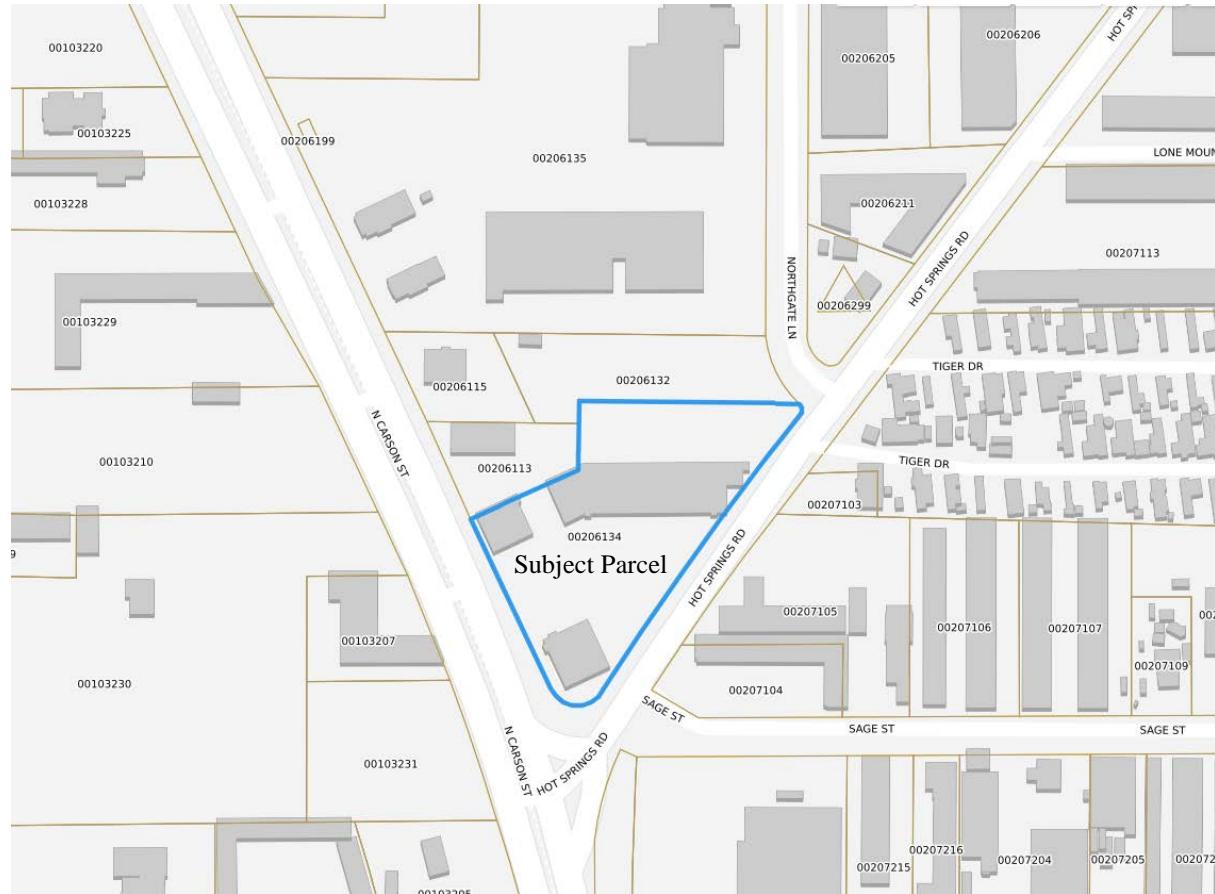
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: To make recommendation to the Board of Supervisors regarding a Zoning Map Amendment for a zoning change from Retail Commercial (RC) to General Commercial (GC) on a portion of APN 002-061-34. The subject property is located at 2203-2323 North Carson Street (Hot Springs Center).

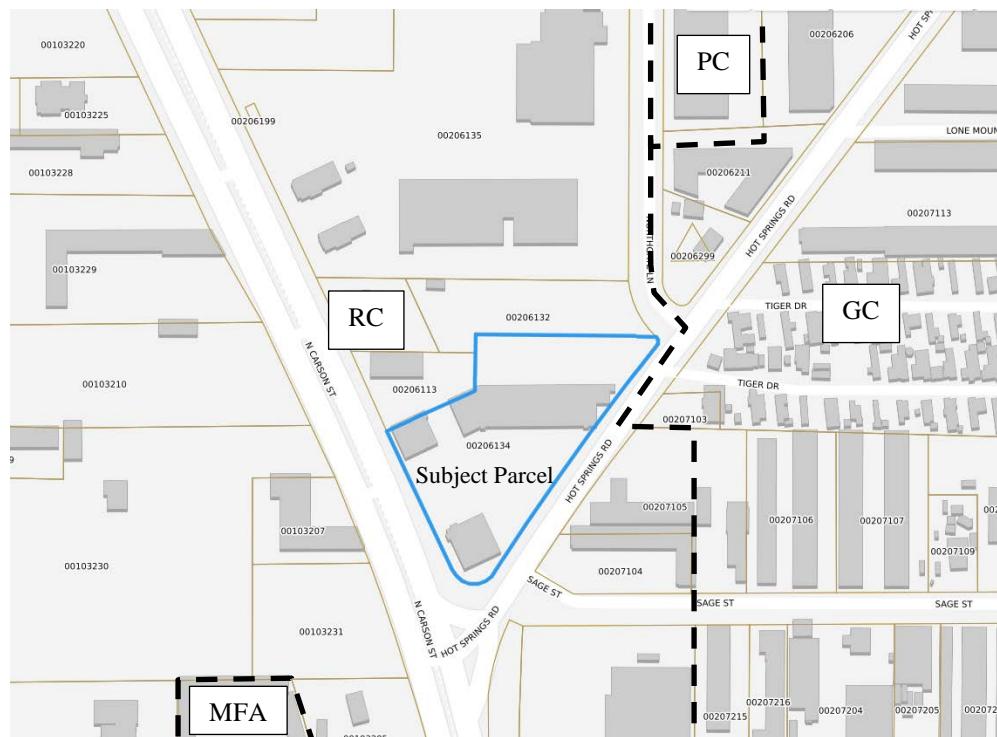
STAFF SUMMARY: The applicant is requesting a split zoned parcel with Retail Commercial zoning remaining along the North Carson Street frontage and General Commercial to the rear. The General Commercial zoning will provide the land owner with a broader range of uses for the property.

RECOMMENDED MOTION: **"I move to recommend to the Board of Supervisors approval of ZMA-18-180, a Zoning Map Amendment to change the zoning from Retail Commercial to General Commercial for a portion of a property located at 2203-2323 North Carson Street, based on the findings contained in the staff report."**

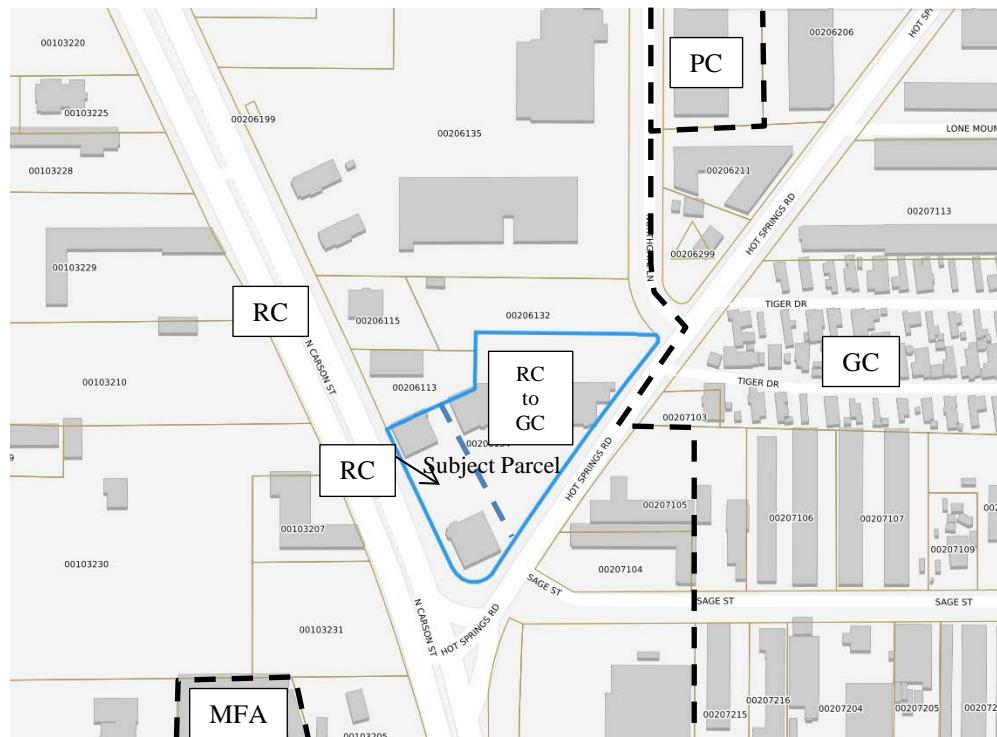
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



KEY

RC= Retail Commercial
GC= General Commercial

MFA= Multi-Family Apartment
PC= Public Community

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 Zoning Map Amendments and Zoning Code Amendments

MASTER PLAN DESIGNATION: Community/Regional Commercial (C/RC)

EXISTING ZONING DESIGNATION: Retail Commercial (RC)

PROPOSED ZONING DESIGNATION: Retail Commercial (RC) and General Commercial (GC)

KEY ISSUES: Is the zoning map amendment consistent with the Master Plan? Is the zoning map amendment compatible with existing adjacent uses?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Retail Commercial/ Restaurant and Vacant

SOUTH: Retail Commercial/ Retail

EAST: General Commercial and Retail Commercial/ Retail

WEST: Retail Commercial/ Retail

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (Area of Minimal Flooding)

EARTHQUAKE FAULT: Beyond 500 feet; Severe earthquake potential

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 2.34 acres

BUILDING SIZE: 3 buildings totaling 23,031 square feet

SITE HISTORY:

- AB-97/98-13: Abandonment of a portion of right-of-way for Hot Springs Road. Approved by the Board of Supervisors July 16, 1998.
- MPR-12-144: Major Project Review for Jimmy John's restaurant, completed December 18, 2012.
- ADM-12-137: Administrative Permit to allow for the Jimmy John's restaurant drive-through window facing a street frontage. Approved by the Administrative Permit Hearing Examiner on January 4, 2013.
- MPR-17-077: Major Project Review for a daycare facility for 65 children, completed June 20, 2017.
- SUP-17-084: Special Use Permit to allow for a child care facility for 65 children. Approved by the Planning Commission on July 26, 2017.

DISCUSSION:

The subject property is located at the northeast corner of N. Carson Street and Hot Springs Road. The parcel is approximately 2.34 acres in size and contains three buildings totaling 23,031 square feet in size.

The current Master Plan designation of the subject parcel is Community/Regional Commercial. Per the Master Plan, the characteristics of the Community/Regional Commercial designation is to provide for a mix of retail services in a concentrated setting that serves the local community, but may also include larger retail centers with unique stores or characteristics that provide a regional draw. Surrounding properties are all designated as Community/Regional Commercial on the Master Plan. The Master Plan is a policy document that outlines the City's vision and goals for the future, and provides guidance for making choices regarding the long-range needs of the community. The Zoning Map is a tool to implement the Master Plan. Pursuant to Nevada Revised Statutes (NRS) 278.250 the zoning map designation shall be consistent with the Master Plan designation. There are several zoning districts that are consistent with the Master Plan designation of Community/Regional Commercial, including Retail Commercial, General Commercial, Neighborhood Business, and Tourist Commercial.

The property is currently zoned Retail Commercial. The applicant is proposing to change the zoning on the rear portion of the property (approximately 1.6 acres) to General Commercial, leaving the portion of the parcel that fronts N. Carson Street in a Retail Commercial zoning district. Both the Retail Commercial and General Commercial zoning districts are consistent with the underlying Master Plan of Community/Regional Commercial.

The front portion of the property, which would remain Retail Commercial, contains the existing Jimmy John's and Denny's restaurants. The rear portion of the property, proposed for General Commercial, contains a strip mall type building which houses Athena's Daycare, various retail uses, as well as several vacant store fronts. The applicant notes the change in retail shopping patterns in recent years and the coinciding struggle to attract and keep retail tenants over the 10 or more years. Amending the zoning for a portion of the property from Retail Commercial to General Commercial would allow for a broader range of business uses for the property. It is the applicant's hope that these broader range of uses will result in filling the underutilized retail spaces.

The uses allowed in the Retail Commercial zoning district are limited primarily to offices and retail sales of new merchandise, whereas the General Commercial zoning district allows for expanded uses such as retail and wholesale sales of new and used material, repair and service facilities, and offices.

PUBLIC COMMENTS: Public notices were mailed to 37 adjacent property owners and 87 mobile home park tenants within 600 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on December 27, 2018. At the time of the writing of this report, no comments have been received in support or opposition to this request. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from City departments.

Engineering Division:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices and is not in conflict with any engineering related master plans.

The Engineering Division has reviewed the request within its areas of purview relative to 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

CCMC 18.02.075 (5.b.1) – Compliance with Master Plan

The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water.

CCMC 18.02.075 (5.b.2&3) – Compatible Land Use

Development Engineering has no comment on these findings.

CCMC 18.02.075 (5.b.4) – Impact on Public Services, Facilities, Health and Welfare

The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

Fire Department: No concerns.

ZONING MAP AMENDMENT FINDINGS: Per the provisions of CCMC Section 18.02.075.5.b, the Planning Commission, in forwarding a recommendation to the Board of Supervisors for approval of a Zoning Map Amendment, shall make the following findings of fact:

1. *That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.*

Chapter 3 of the Master Plan addresses a balanced land use pattern. Policy C/RC 1.1 of the Master Plan sets out the characteristics of the commercial uses associated with this land use designation. The uses could include a variety of general merchandise, grocery, apparel, appliances, specialty markets, restaurants, and specialty stores. The variety of uses allowed in the Community/Regional Commercial land use designation is intended to provide for a variety of community needs. The zoning districts that correspond to that land use designation are General Commercial, Retail Commercial, Neighborhood Business, and Tourist Commercial. Therefore, the proposed zoning map amendment to General Commercial for a portion of the subject property will maintain consistency with the Master Plan Land Use Map while allowing for a wider variety of uses than is currently allowed in the Retail Commercial zoning.

2. *That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.*

The property is located in a commercial area and is surrounded by other commercial properties in the Retail Commercial and General Commercial zoning districts. The proposed amendment would extend the General Commercial zoning that is to the northeast of the subject property, while maintaining the Retail Commercial zoning along the N. Carson Street frontage consistent with the other commercial properties that front N. Carson Street in this area of the City. Therefore, the proposed amendment will be

compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

- 3. *That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

The proposed amendment is not anticipated to negatively impact existing or planned public services or facilities. The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially result from a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code.

Attachments:

Draft Zoning Map Amendment Ordinance
Engineering comments
Application (ZMA-18-180)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2019-____

AN ORDINANCE TO CHANGE THE ZONING FROM RETAIL COMMERCIAL TO GENERAL COMMERCIAL FOR A PROTION OF A PROPERTY LOCATED AT 2203-2323 NORTH CARSON STREET, APN 002-061-34.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 002-061-34, property located at 2203-2323 N. Carson Street, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of a portion of the subject parcel APN 002-061-34 changing from Retail Commercial to General Commercial. After proper noticing pursuant to NRS 278 and CCMC Title 18, on January 15, 2018, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ____ ayes, ____ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning of a portion of Assessor's Parcel Number 002-061-34 from Retail Commercial to General Commercial, as depicted on Attachment A.

PROPOSED this ____ day of _____, 2019.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2019.

VOTE: _____ AYES: _____

NAYS: _____

ABSENT: _____

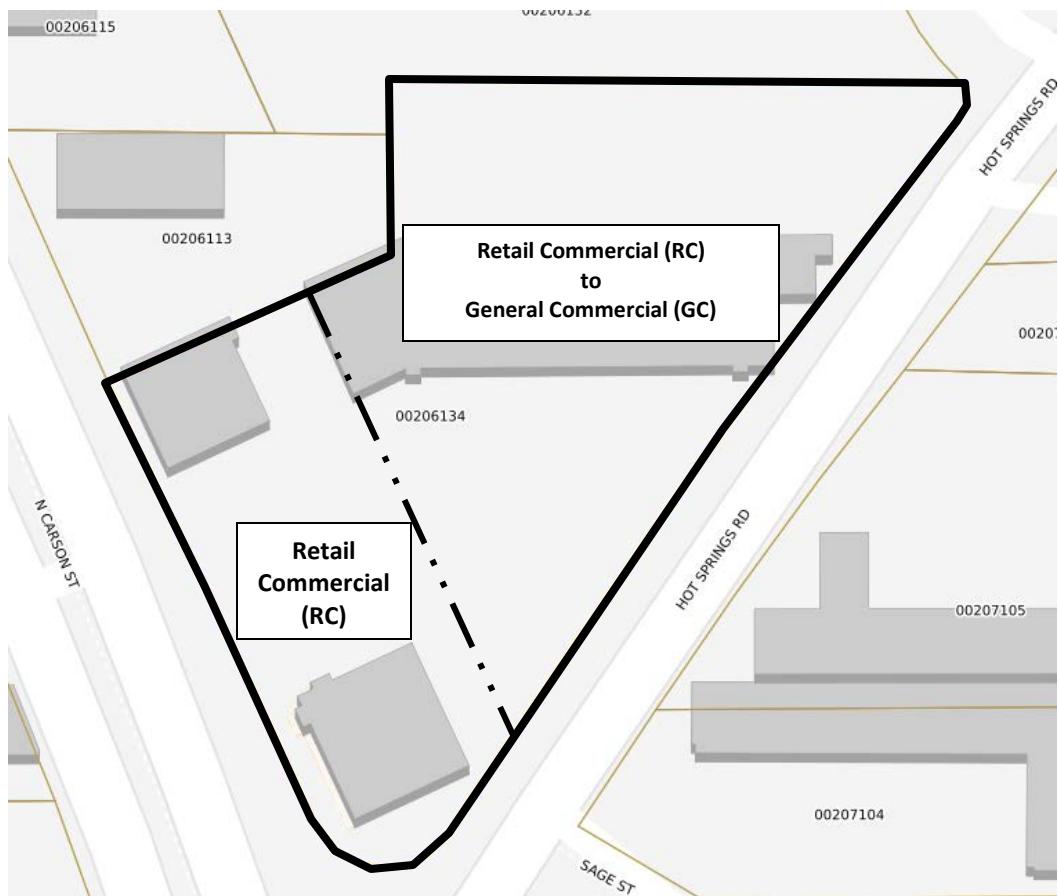
ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2019.

Attachment A



**Engineering Division
Planning Commission Report
ZMA-18-180 2203-2323 N Carson St (Glyn Burge)**

TO: Heather Ferris - Planning Department
FROM: Guillermo Munoz E.I. - Development Engineering Dept.
DATE: 12-21-2018 **MEETING DATE:** January 15, 2019

SUBJECT TITLE:

Action to consider a change in zoning for parcel 002-061-34 at 2203-2323 N Carson St from Retail Commercial to General Commercial

RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices and is not in conflict with any engineering related master plans.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

CCMC 18.02.075 (5.b.1) – Compliance with Master Plan

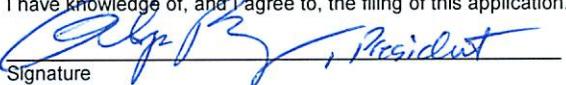
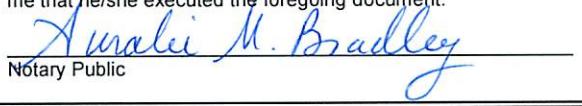
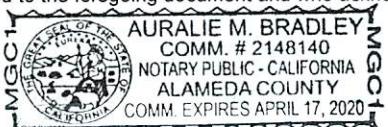
The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water.

CCMC 18.02.075 (5.b.2&3) – Compatible Land Use

Development Engineering has no comment on these findings.

CCMC 18.02.075 (5.b.4) – Impact on Public Services, Facilities, Health and Welfare

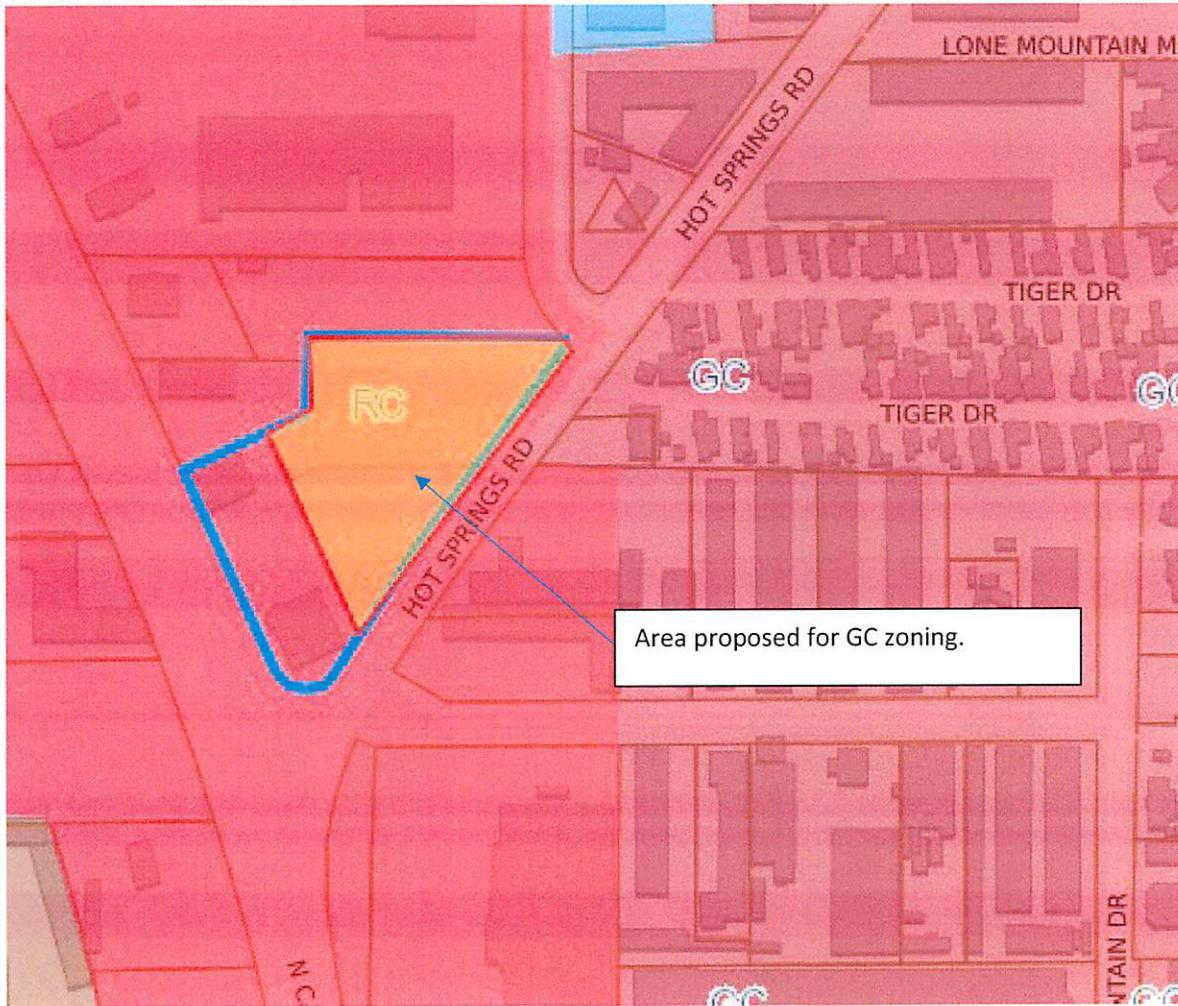
The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

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: ZONING MAP AMENDMENT FEE: \$2,450.00 + noticing fee SUBMITTAL PACKET <input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering-4 copies) <input type="checkbox"/> CD containing application data (all to be submitted once application is deemed complete by staff)
FILE # ZMA – 18 -		
APPLICANT Glyn Burge		PHONE # 510-452-1433
MAILING ADDRESS, CITY, STATE, ZIP 490 Grand Avenue, Suite 200, Oakland, CA 94610		
EMAIL ADDRESS glyn@burgepacific.com		
PROPERTY OWNER Hot Springs Center, LLC		PHONE # 510-452-1433
MAILING ADDRESS, CITY, STATE, ZIP 490 Grand Avenue, Suite 200, Oakland, CA 94610		
EMAIL ADDRESS		
APPLICANT AGENT/REPRESENTATIVE		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP		
EMAIL ADDRESS		
Project's Assessor Parcel Number(s) 002-061-34	Street Address 2203-2323 N. Carson Street, Carson City, NV 89706	
Project's Master Plan Designation	Project's Current Zoning RC	Nearest Major Cross Street(s) Hot Springs Road
Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. Change zoning from RC to GC on a portion of APN 002-061-34 (Hot Springs Center).		
A split zoned parcel is proposed with this application, however rezoning the entire parcel to GC would also be acceptable.		
PROPERTY OWNER'S AFFIDAVIT		
I, Glyn Burge, President of Hot Springs Center, LLC, being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.  Signature		
490 Grand Avenue, Suite 200, Oakland, CA 94610 Address		
12/17/2018 Date		
Use additional page(s) if necessary for other names.		
On <u>DECEMBER 17, 2018</u> , 2, <u>GLYN BURGE</u> , 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		
		

Hot Springs Center

APN 002-061-34

Proposed GC zoning.



Zoning Map Amendment
Proposed
APN 002-061-34

HOT SPRINGS CENTER
R.1-16-18

0 10 20 30 40
5 15 25 35
SCALE: 1:20

GC

RC

LINNY JOHNS
RESTAURANT
2329 N. Carson Street

DENNY'S
RESTAURANT
2299 N. Carson Street

NORTH CARSON STREET

HOT SPRINGS ROAD



0 10 20 30 40
70 60 50 40
SCALE: 1:20

HOT SPRINGS CENTER
R. 1-16-18

Zoning Map Amendment
Change to GC Zoning

APN 002-061-34
2303-2323 N. Carson Street

NORTH CARSON STREET

DENNY'S
2239 N. Carson Street

JIMMY JOHN'S
2329 N. Carson Street

2303 N. Carson St.
2307 N. Carson St.
2311 N. Carson St.
2313 N. Carson St.

2319 N. Carson St.
2321 N. Carson St.
2323 N. Carson St.

Day Care Unit 2321

Applicant's Answers to Application Questionnaire

Hot Springs Center, LLC – Proposed Zoning Change from RC to GC

APN 002-061-34

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.

A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

We are requested a zoning map amendment to change the zoning for a portion of this parcel from RC – Retail Commercial to GC – General Commercial. The resulting parcel would be split-zoned keeping the Denny's and Jimmy John's restaurants on N. Carson Street in RC zoning and changing the adjacent 17,000 SF retail/commercial building to GC zoning. GC zoning for the eastern half of the property is consistent with zoning to the east and north east of the property across Hot Springs Road and Northgate Lane. RC zoning for the west half of the property is consistent with the north south corridor on N. Carson Street, which is mostly RC zoned. No other changes are proposed for the site.

Chapter 3: A Balanced Land Use Pattern

GC zoning for this site is consistent with a balanced land use pattern in this part of Carson City. It matches many similarly zoned contiguous commercial parcels in the area. It expands the supply of “general commercial” properties and thereby discourages growth in areas not planned to be served by the city. It promotes infill and redevelopment by expanding the number of businesses able to use the site. It incorporates all RC uses and is compatible with adjacent RC and GC zoned properties. The closest housing to the site is the Safari Mobile Home Village across Hot Springs Road to the north east, which is itself GC zoned.

Chapter 5: Economic Vitality

The Hot Springs Center was constructed in about 1985 and has three buildings including a Denny's restaurant, a Jimmy John's restaurant, and a ±17,000 SF retail/commercial building. Over the years as retail shopping patterns have changed, the retail/commercial building has struggled to attract and keep retail tenants and for the past 10+ years has remained largely vacant. Modifying the zoning will allow a broader range of business uses for the property. This is consistent with the city's goal to reuse or redevelop “underused retail spaces.”

Chapter 6: Livable Neighborhoods and Activity Centers

The proposed zoning amendment promotes the reuse of existing buildings for local services and is consistent with contiguous uses in the area. Businesses in the immediate area include C-A-L Ranch Stores, Carson City Tire and Automotive, Economy Wash and Dry, Victory Christian Center, and various retail shops, restaurants, light industrial/small warehouses, thrift stores, storage units, offices, etc.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

A. Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, Retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.

GC zoning for the eastern half of the property would match the zoning to the east and north east of the property across Hot Springs Road and Northgate Lane.

B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

None known within 5 years.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

No physical changes are being proposed for the site, just a zoning change. We do not believe GC zoning will have any adverse impact on public health, safety or welfare. All adjacent properties are either GC or RC zoned.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

Not applicable. No physical changes are being proposed for the site.

B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

Not applicable. No physical changes are being proposed for the site.

C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

Not applicable. No physical changes are being proposed for the site. All adjacent properties are already either RC or GC zoned.

D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

Not applicable as no new residential is being proposed.

E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

Not applicable. No physical changes are being proposed for the site.

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Glyn Burge
Applicant

Glyn Burge
Glyn Burge/Hot Springs Center, LLC

12/17/2018
Date

Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

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 Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Hot Springs Center Zoning Change

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 Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment 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 amendment:

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- 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)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use 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 amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?
- 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 amendment:

- Help maintain and enhance the primary job base (5.1)?



- 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)?
- Encourage the incorporation of additional housing in and around the Downtown (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 amendment:

- Promote 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 or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

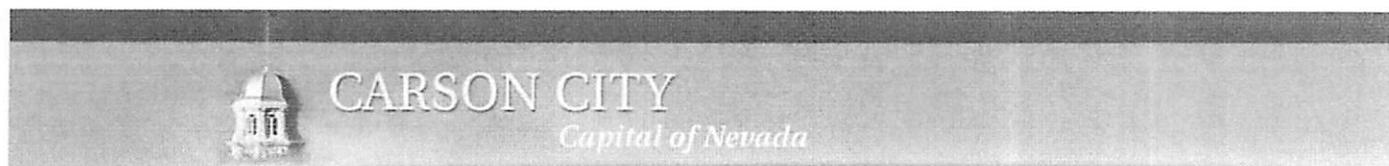
CHAPTER 7: A CONNECTED CITY



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 amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?



[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 002-061-34

Property Location: 2299 N CARSON ST Tax Year: 2018-19
 Billed to: HOT SPRINGS CENTER LLC Roll #: 008277
 490 GRAND AVE #200 District: 1.0
 OAKLAND, CA 94610-0000 Tax Service:
 Land Use Code: 400 [Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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No Prior Year Taxes

Current Year

08/20/18	5,310.54	5,310.54	5,310.54	.00
10/01/18	5,310.00	5,310.00	5,310.00	.00
01/07/19	5,310.00	5,310.00	.00	5,310.00 <--Pay
03/04/19	5,310.00	5,310.00	.00	10,620.00 <--Pay
Totals:	21,240.54	.00	21,240.54	10,620.54

[Payment Cart](#) [History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	3,172.33	2,879.05	2,390.06		