

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 15, 2022

FILE: LU-2022-0433

AGENDA ITEM: 6.B

STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Jennifer Cid (“Applicant”) for a special use permit (“SUP”) to allow a beauty salon on property zoned General Office (“GO”), located at 603 E Robinson Street, Assessor’s Parcel Number (“APN”) 004-232-01. (Heather Ferris, hferris@carson.org)

Staff Summary: The Applicant proposes to convert the existing 2,156 square foot office building into a beauty salon. Carson City Municipal Code (“CCMC”) 18.04.115 allows beauty shops in the GO use district, subject to first obtaining an SUP. The Planning Commission has the authority to approve the SUP.

RECOMMENDED MOTION: “I move to approve Special Use Permit LU-2022-0433 based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the site development plan.
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 twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (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.
5. Prior to commencing use, the applicant shall upgrade the pedestrian curb ramp at the corner of East Musser Street and North Valley Street to meet current ADA standards.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); and 18.04.115 (General Office)

MASTER PLAN DESIGNATION: Mixed-Use Residential

ZONING DESIGNATION: General Office (GO)

KEY ISSUES: Will the use be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Office / single family residence

SOUTH: General Office / single family residence

WEST: General Office / business and medical office

EAST: General Office / multi-family residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X-shaded (0.2% Annual Chance Flood Hazard)

EARTHQUAKE FAULT: Zone II (Moderate)

SLOPE/DRAINAGE: Site is relatively flat and improved with building and parking lot

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 0.07 acres

BUILDING SIZE: 2,156 square feet.

PARKING: Existing on-site and on-street parking

SITE HISTORY:

V-94/95-16: Variance to allow for reduced setbacks.

DISCUSSION:

The applicant is seeking to operate a beauty shop in an existing 2,156 square foot building at the subject property, zoned GO. Per CCMC 18.04.115, a beauty shop is a conditional use in the GO use district. Therefore, the use may only be established upon the approval of an SUP by the Planning Commission.

The building is currently vacant; however, it has housed business offices since its construction in 1997. The building consists of four suites and the proposed beauty shop would occupy the entire building. Three suites would be dedicated to the salon use, including massage, manicures,

pedicures, haircuts/styling, hair coloring and lash extensions. There would be no more than four employees, including hair stylists and nail technicians working at any one time with clients arriving by appointment only.

Parking standards are per Division 2 of the Carson City Development Standards (“CCDS”). If adequate off-street parking space is not available, CCDS 2.3.10 allows for existing buildings within the general office zoning district to utilize a combination of on street and on-site parking as long as a minimum of 50 percent of the parking is provided for on-site. CCDS Division 2 also allows the Director to consider an alternative standard to the parking standard identified. The parking ratio is proposed at one space per 300 square feet for a total of seven required spaces (three on street and four on-site, including tandem spaces). The parking reduction is approved by the Director and supported by the data provided in the application.

The Planning Commission is authorized to approve an SUP upon making the seven required findings of fact.

PUBLIC COMMENTS: Public notices were mailed to 39 property owners within 300 feet of the subject parcel in accordance with the provisions of the Nevada Revised Statutes (“NRS”) and CCMC 18.02.045 on November 3, 2022. As of the writing of this staff report, staff has not received any written public comments. Any comments that are received after this report is completed will be submitted prior to or at the November 15, 2022 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 department

Development Engineering:

The Carson City Public Works Department, Engineering Group (“Development Engineering”) has no preference or objection to the special use request and offers no conditions of approval.

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 will have a negligible impact on vehicular and pedestrian traffic when compared to the previous use.

CCMC 18.02.080(5)(d) - Public Services

The project will have a negligible impact on City sewer and water and no impact to City storm drainage.

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 meets engineering standards for health and safety.

Earthquake faults: There are no known earthquake faults within 500 feet of the property.

FEMA flood zones: The project is not in a special FEMA flood zone.

Site slope: The site is level.

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.

Health Department:

Compliance is required for all applicable NAC Chapter 444 (Sanitation), NRS and CCMC (including Chapter 4.3) codes.

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.

These comments are based on a very general site plan and do not indicate a complete plan review. All pertinent requirements of the adopted local and state laws will still apply at the time of plan review and site inspections.

SPECIAL USE PERMIT FINDINGS:

Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

The subject property is designated as Mixed-Use Residential in the Master Plan. This land use designation is characterized by a mix of residential housing types including small lot single family residences, duplexes, patio homes, townhomes, apartments, condominiums and live-work units. Secondary uses include convenience retail and services such as supermarkets, restaurants, drug stores, professional offices and other uses to serve the neighborhood. The subject property has been developed as an office building. The neighborhood includes a mix of uses such as residential uses as well as professional offices, and other services (Policy GMU-1.2, Horizontal Mixed Use). Utilizing this vacant building will help to meet the policies of the Master Plan related to redevelopment/re-use of vacant or under-utilized buildings.

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 building is currently vacant and had previously housed business offices. The

applicant proposes to convert the entire 2,156 square foot building into a beauty salon. There is a mix of commercial and residential uses in the area. The use is proposed to be established entirely within an existing building, and no outside use is proposed. Parking for the building is provided with a mix of on-site and on-street parking consistent with City requirements. The use is compatible with other uses in the immediate area, and will not create adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

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

Staff finds that the proposed use will not have a detrimental effect on vehicular or pedestrian traffic. It is anticipated there would be a maximum of four employees on-site at any one time, with customers being on-site by appointment. The project will have a negligible impact on vehicular and pedestrian traffic when compared to the previous use. The existing infrastructure is sufficient to provide safe access and circulation for vehicular 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 have a negligible impact on City sewer and water and no impact to City storm drainage. The existing infrastructure is sufficient to serve this site. Staff does not find that the proposed use will overburden any public 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 proposed beauty shop meets the standards set forth in the CCMC. Moreover, the applicant is required to obtain a business license and building permit as may be required.

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

Staff finds that the proposed project will not be detrimental to public health, safety, convenience and welfare. As noted in finding 2 above, the beauty shop is compatible with other uses in the area, providing a service for those who work and live in the neighborhood. The proposed use is appropriate in this mixed-use area.

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

The proposed use will not result in material damage or prejudice to other property in the vicinity. The building is currently vacant but was previously office space. All proposed activities on the property occurs indoors. The beauty salon will operate similarly to the office uses that have historically been on-site.

Attachments:

Application LU-2022-0433

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

OCT 04 2022
 CARSON CITY
 PLANNING DIVISION

FILE # LU-2022-0433

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

APPLICANT JENNIFER CID PHONE # 775-720-4816

MAILING ADDRESS, CITY, STATE, ZIP
603 E. ROBINSON ST. CARSON CITY NV 89701

EMAIL ADDRESS
JEXOCID@HOTMAIL.COM

PROPERTY OWNER ARMANDO & JENNIFER CID PHONE # 775 7218184

MAILING ADDRESS, CITY, STATE, ZIP
3209 BOWERS LN CARSON CITY NV 89701

EMAIL ADDRESS
ACID4613@CHARTER.NET

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

- 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.

Project's Assessor Parcel Number(s): 603 Street Address 603 E. ROBINSON STREET

Project's Master Plan Designation FULL SALON Project's Current Zoning GENERAL OFFICE Nearest Major Cross Street(s) ROOP ST. & STEWART

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail
I WANT TO BE ABLE TO OPEN A SALON FOR HAIR SERVICES, NAILS, EYE LASH EXTENSIONS AND MASSAGES

PROPERTY OWNER'S AFFIDAVIT

I, JENNIFER CID, 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 [Signature] Address 603 E. ROBINSON ST. Date 10/03/22

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

JENNIFER CID

Print Name

10/03/22

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 (8.1 b)?
 - 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)?

Special use permit findings

My project will be consistent and will further and be keeping with the objectives of the master plan, serving Carson city's residents with a strong commitment to excellence.

It will not be detrimental to the economic value or development of surrounding properties or the general neighborhood, to the contrary, by adding a new business it will keep the neighborhood more relevant by preserving the character and integrity of the property. It will not cause noise or any other problems because it will be a only appointment time of business. My project will not differ from my neighbors do to the outside not changing in anyway that doesn't improve the value of the property and neighborhood. It will not have any detrimental effects on vehicular or pedestrian traffic do to been an only appointment time of business, and it will not overburdened any public services or improvements due to not been in so closed proximities.

My project meets the definition and specific standards set for the zone my business will be located, it will promote the development but preserving the characteristics of the residential environment and it will be use in a manner comparable to and harmonious with the residential uses in the area. And lastly it will not be detrimental on public health, safety, convenience and welfare, or damaging to the other property in the vicinity do to all of the service that will be provided will be inside and in accordance with the state board of cosmetology and health department and any other agencies.

1

SIDEWALK

SIDEWALK

ANDERSON ST

95'2"

SIDEWALL

4'6"

YARD

60' FUTURE

17'8"



5' SIDEWALK

WOOD FENCE

44'3"

DRIVEWAY

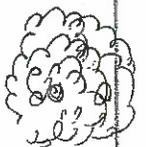
99'

21654.56

603 E ROBINSON ST
CARSON NV 89701

48'5"

4'6"



SIDEWALK

21'7"

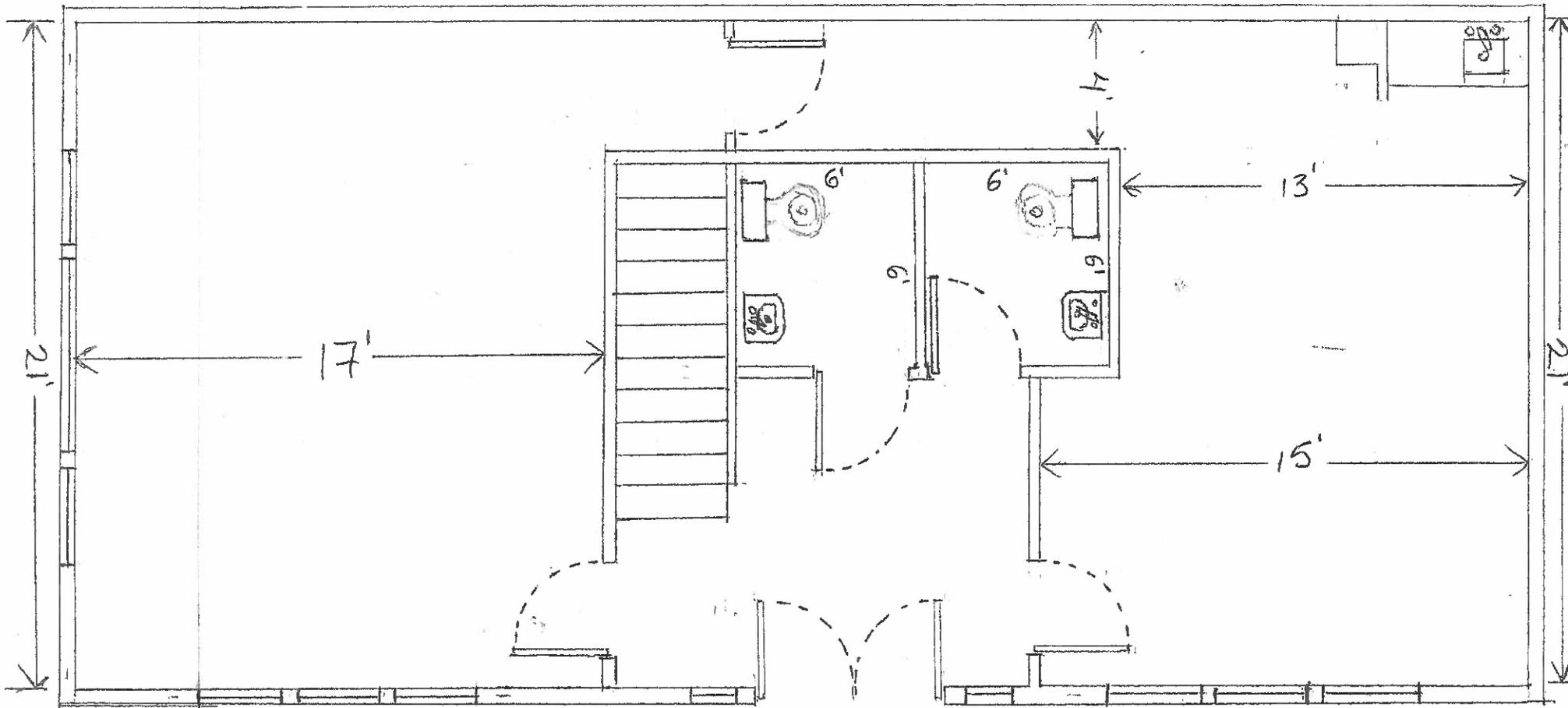
WOOD FENCE

95'2"

BETWEEN BUILDING & FENCE

4'6"

BEAUTY BY CID SALÓN
FIRST FLOOR

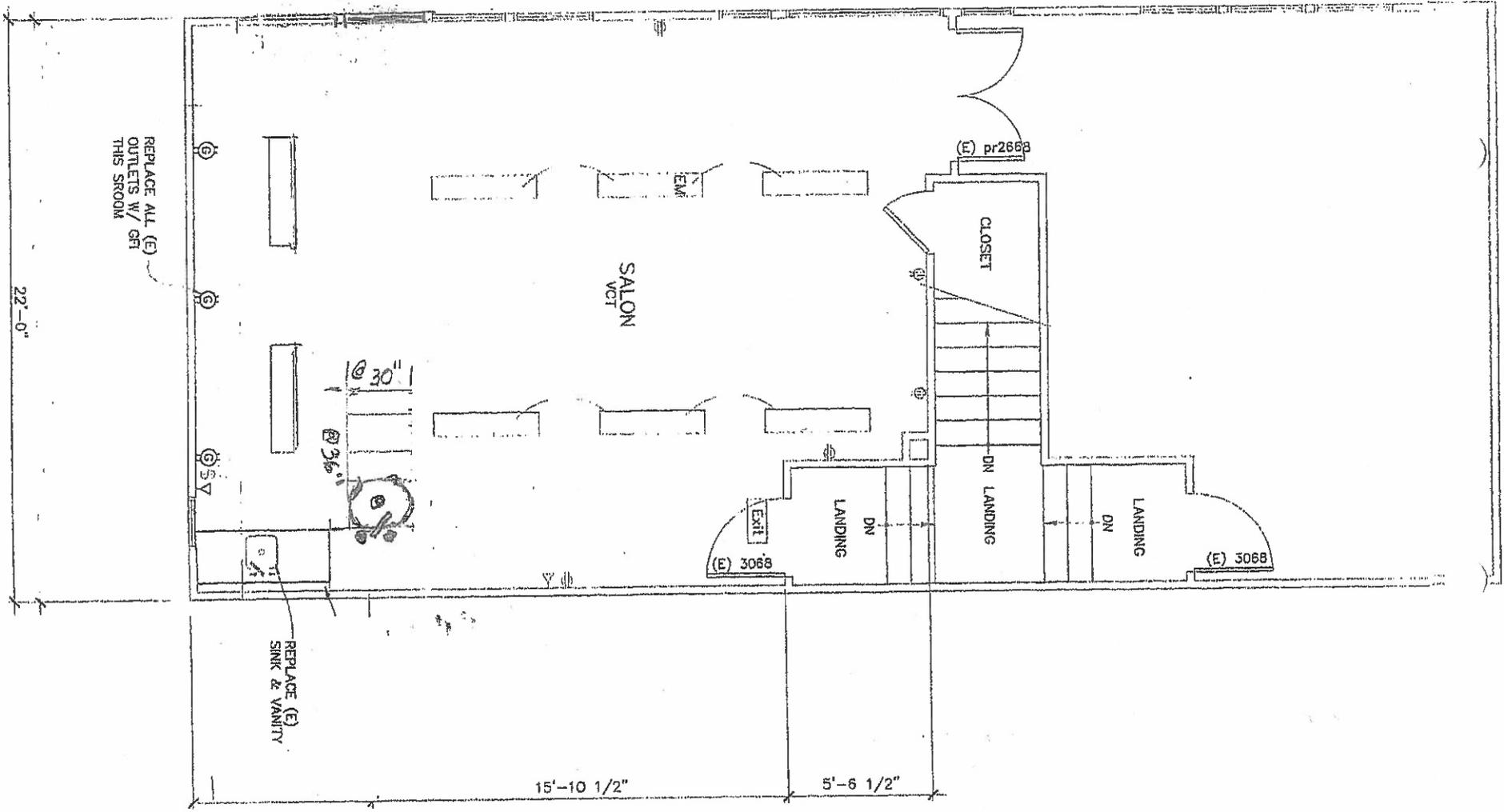


2ND FLOOR

Inner Level Floor Plan



NORTH

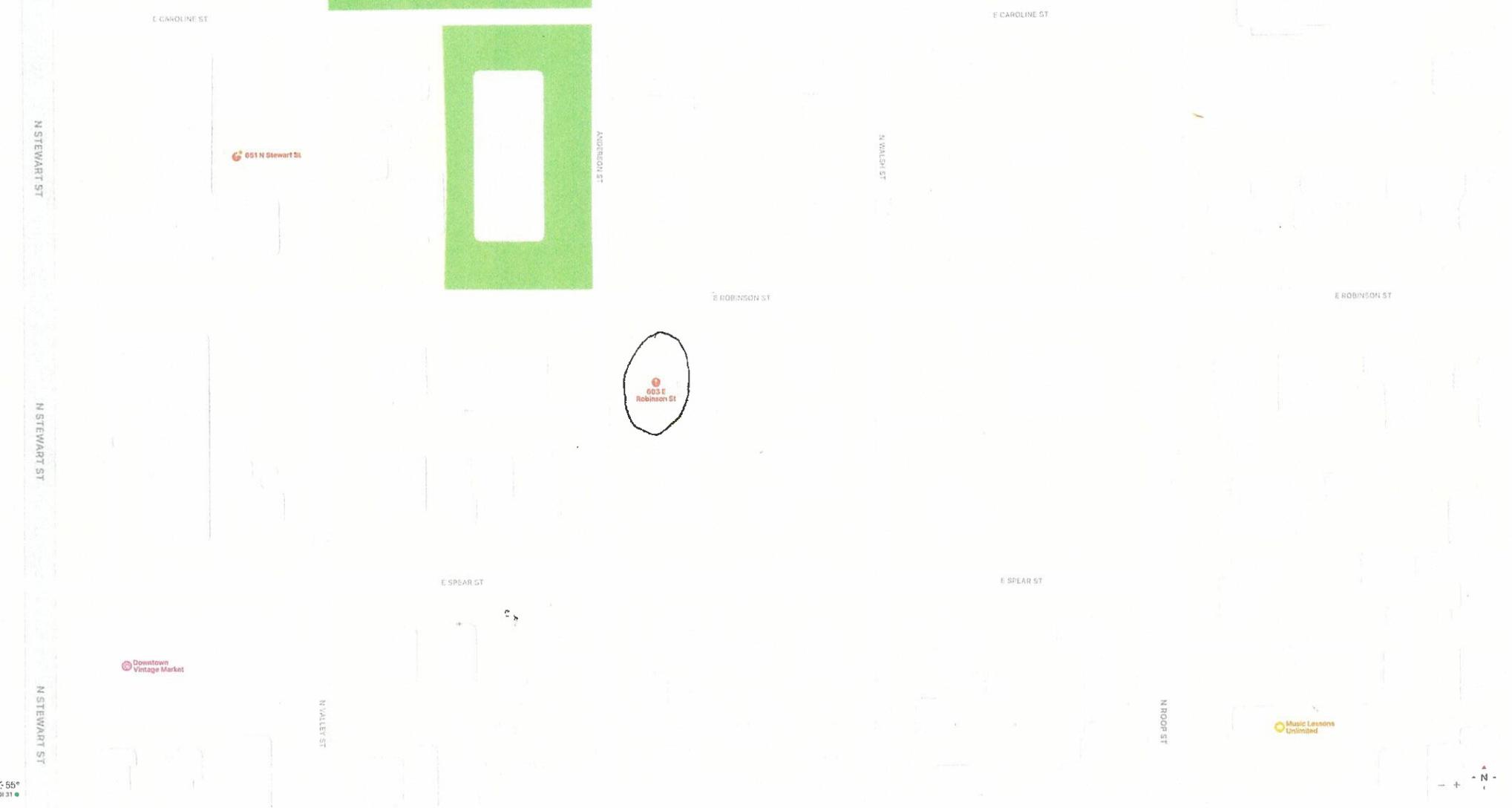


APPLICANT: JENNIFER CID
REQUEST: BEAUTY SALON
LOCATION: 603 E ROBINSON ST

Map navigation icons: Home, Back, Forward, Search, etc.

Carson City - Nevada

25 50 ft



© 2015 Google

Property 003 E Robinson

1. My estimated water and sewer usage is around \$3600 a year
2. I am proposing to use the whole building for the salon. But it's just four of us and we will use one suite for our break room. The square footage is 1280sf
3. I am Including a letter about parking space

Parking for Goose Robinson

I'm writing this letter to ask kindly for an exception about the parking situation to my business permit proposal. I want to follow all of the specifications required for that, but unfortunately I do not have a big enough lot/area to make it happen. I am asking to let me follow some specifics from the city of Sparks and Lion County, which include using the on-street parking availability along the frontage of the building (which fits 3 cars), and only 1 parking spot per 300sf. My building also has a driveway which could also fit 4 more cars, if you allowed us to use tandem parking. I wanted to mention that not all four tenants work on the same day nor work the same hours so we won't have a lot of cars at the same time