

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 24, 2019

FILE: SUP-17-084-1

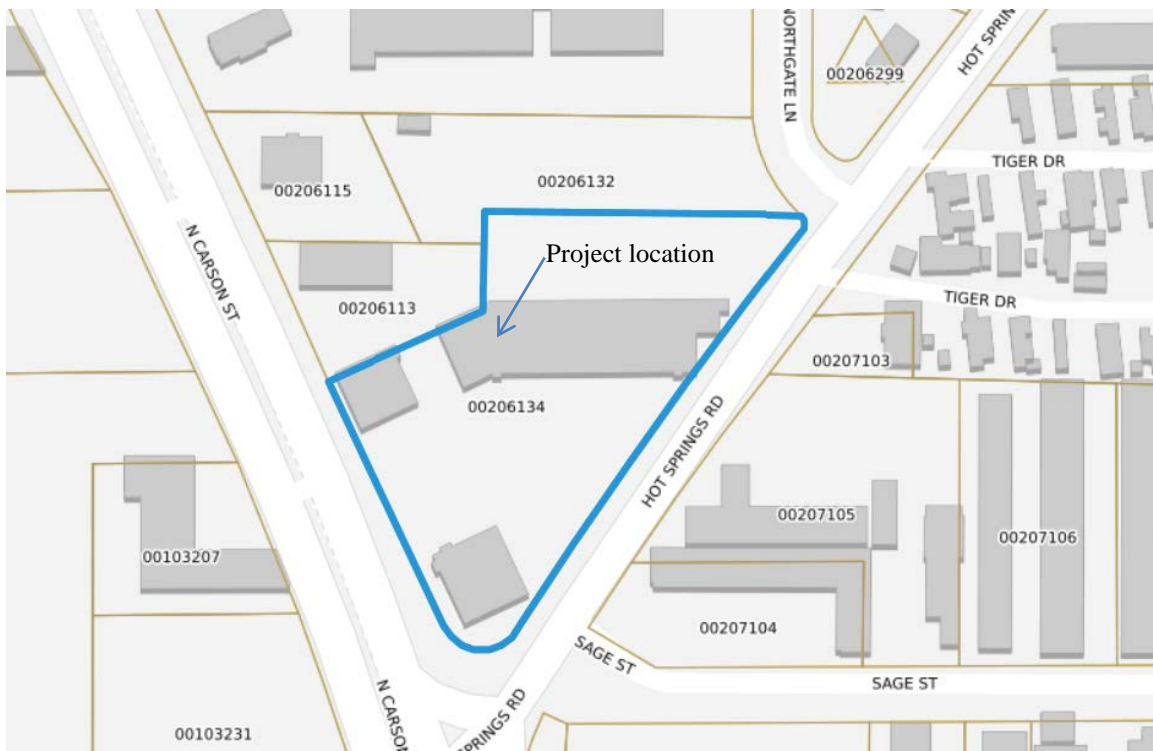
AGENDA ITEM: E.1

STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request to modify an existing Special Use Permit (SUP-17-084) to allow for the expansion of the existing daycare facility located at 2321 North Carson Street, APN 002-061-34. (Heather Ferris, hferris@carson.org).

STAFF SUMMARY: *The applicant is seeking to expand the existing daycare facility increasing the total square footage from approximately 3,681 square feet to 4,981 square feet and increasing the maximum number of children from 69 to 89.*

RECOMMENDED MOTION: I move to approve SUP-17-084-1, a modification to an existing Special Use Permit, based on the findings and subject to the conditions of approval contained in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

Note: The base language in these conditions is the language from the conditions of approval approved on July 26, 2017 with SUP-17-084. Conditions that are code requirements have been stricken as they are required to be met and not part of the discretionary decision. Language proposed to be added appears in bold with an underline. Language proposed to be deleted appears with a strikethrough.

1. All development shall be substantially in accordance with the attached 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 ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Any site construction work must be to Carson City Development Standards and meet the requirements of the Carson City Standard Details.
6. ~~The occupancy will be changed to an I-4 occupancy.~~
7. ~~An automatic sprinkler system will be required unless the daycare facility is at the level of exit discharge and where every room where care is provided has at least one exterior exit door. (903.2.6 #3)~~
8. ~~The fire separation wall shall be one hour if the building is sprinklered or two hours without sprinklers.~~
9. ~~Sprinkler plans may be a deferred submittal.~~
10. ~~Fire alarm plans may be a deferred submittal.~~
11. As part of the building plans, the applicant shall depict existing gates on the property for review by the Fire Department.
12. Plans need to be submitted to Carson City Building Department and approved, prior to any work being done. Plans also need to be submitted to the appropriate State agency for review and approval. Any inspection of the facility by Carson City Health and Human Services must be done prior to commencement of operations.
13. At the time of building permit application, the applicant shall advise how many employees are associated with the use and demonstrate compliance with the parking requirement of one parking space for each employee.
14. **The applicant shall obtain and maintain appropriate State licensing.**

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.130 (Retail Commercial)

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

ZONING DESIGNATION: General Commercial

KEY ISSUES: Will the expansion of 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: Retail Commercial / Restaurant and Vacant

EAST: General Commercial / Vacant

WEST: Retail Commercial / Retail and Restaurant

SOUTH: Retail Commercial / Retail

ENVIRONMENTAL INFORMATION:

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

EARTHQUAKE FAULT: Beyond 500 feet; Severe earthquake potential

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 2.34 acres

BUILDING SIZE: Total: 23,031 square feet (lease space is 3681 square feet, plus 2500 square feet outside the building.)

PREVIOUS REVIEW:

- 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.
- ZMA-18-180: Zoning Map Amendment to change the zoning on a portion of a parcel from Retail Commercial to General Commercial. Approved by Board of Supervisors February 21, 2019.

BACKGROUND:

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. The parcel has two different zoning districts. The Retail Commercial Zoning district is applied to the western portion of the property, along N. Carson Street where

the two restaurants are located. The General Commercial zoning district is applied to the strip mall type building on the eastern portion of the property. This is where the child care facility is located.

In 2017 the Planning Commission approved a Special Use Permit for the existing child care facility. The facility currently occupies approximately 3,681 square feet of tenant space within the existing shopping center and serves a maximum of 69 children. Additionally, approximately 2500 square feet of rear parking lot was converted to an outdoor play area for the children.

The applicant is seeking approval to expand into neighboring tenant space, increasing the total square footage to 4,981 square feet and increasing the total number of children served to 89. However, the exact number of children will be subject to State review and approval. Additionally, there would be a small expansion of the play area to accommodate this increase.

Parking for the various uses is located to the south and west of the building, with access provided on Hot Springs Road and Carson Street. There is also a parking area in the rear (north) of the multi-tenant building that is accessed by its own driveway on Hot Springs Road. The outdoor play area and drop-off/pick-up location are located in this rear parking lot.

Pursuant to Carson City Municipal Code 18.04.135, a child care facility is a conditional use in the General Commercial zoning district and therefore, Special Use Permit is required. The process to modify the Special Use Permit is the same as obtaining a Special Use Permit. The Planning Commission conducts a public hearing, and is authorized to issue the modification to the Special Use Permit upon making each of the seven required findings of fact in the affirmative. The conditions of approval may change as necessary to make the required findings.

PUBLIC COMMENTS: Public notices were mailed to 37 property owners and 87 mobile home owners within 600 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on April 4, 2019. 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 prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet State Standards as well as Carson City Municipal Code, Carson City Development Standards, and Carson City Standard Details.

The Engineering Division 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. The Engineering Division offers the following discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The existing intersection of N Carson St and Hot Springs Rd is built out with a traffic signal. Also the expansion of the playground will not adversely impact circulation of the parking lot. Also, the traffic generation rates, for average day and peak hour, of a daycare are lower than the other allowable uses for this zoning according to the ITE trip generation rates.

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. Storm drainage will not change appreciably. Sewer and Domestic water change will be negligible compared to other allowable uses. The existing water mains are sufficient to supply the current required fire flows. In the event that additional fire flow is required by the Fire Department, a study will be required to show that the existing system can supply the additional flow.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

1. Project must comply with currently adopted edition of the International Fire Code and northern Nevada fire code amendments.
2. Project is a change of use and requires building permits.

Health Department: No concerns

Parks, Recreation and Open Space: No concerns

SPECIAL USE PERMIT FINDINGS:

Staff's recommendation is based upon the findings as required by CCMC Section 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 Community / Regional Commercial in the Master Plan. This land use designation is characterized by a mix of retail and commercial

services in a concentrated and unified center that serves the local community. The subject property has been developed as a unified center that serves the local community. The occupancy of the existing tenant spaces with the proposed use is consistent with the Master Plan.

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 property is surrounded by commercial zoning and either commercial / retail uses or vacant land. The request is limited to the expansion of an existing child care facility, expanding the square footage occupied and the number of children served. A child care facility includes both indoor and outdoor uses, with the associated noise. Given the surrounding uses, the use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties. Rather, staff finds that the proposed use will complement the surrounding uses by bringing more users to the underutilized shopping center.

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. The site has three access points. The “front parking” access points are from Hot Springs Road and Carson Street. The “rear parking area” is accessed from Hot Springs Road. Each of these roads is designated as an arterial on the functional classification plan, and can accommodate the traffic from the shopping center. There is also a traffic signal at Hot Springs Road and Carson Street.

The expansion of the outdoor play area will not adversely impact the circulation of the parking lot, nor will it result in a reduction in parking. The parking standard for a childcare facility is one space per employee. The employee count will be a derivative of the number of children served. Even with the play area and the drop off / pick up area, there are over 20 parking spaces in the “rear” parking lot. Staff anticipates that parking will continue to be adequate. As required with the original approval, to ensure adequate parking, staff has included a condition of approval requiring, at the time of building permit, that the applicant demonstrate adequate parking based on the number of employees.

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 existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. Storm drainage will not change appreciably. Sewer and Domestic water change will be negligible compared to other allowable uses. The existing water mains are sufficient to supply the current required fire flows. In the event that additional fire flow is required by the Fire Department, a study will be required to show that the existing

system can supply the additional flow. Staff finds that the proposed use will not overburden 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.*

Standard conditions of approval have been incorporated requiring the development to be in compliance with the Carson City Municipal Code and Carson City Development Standards. Additionally, at the time of building permit, the project will be reviewed for compliance with current building and fire codes. For example, the plans must be in compliance with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments.

A Child Care Facility is a conditional use in the General Commercial zoning district. Additionally, a child care facility must meet the standard outlined in Division 1.6 of the Carson City Development Standards. As outlined below, staff finds the expansion of the child care facility and the proposed expansion will be in compliance with the standards set forth in Division 1.6 of the Development Standards. Additionally,

1.6 Child care facilities performance standards.

The following performance standards shall be used in review of individual special use permit requests for child care facilities in addition to other standards of this title.

1. The size, client density and operational characteristics, including, but not limited to, the number of employees, hours of operation and loading/unloading area of a proposed child care facility within a residential zoning district shall be compatible with and shall not adversely affect adjacent residents pursuant to the requirements of this chapter. Consideration shall be given to the following:
 - a. With the construction of, or approval of, new facilities, the facility shall be similar in scale, bulk and site coverage with that of the immediate neighborhood;
 - b. The availability of public facilities, services and utilities;
 - c. Emphasis on maintaining the residential neighborhood character;
 - d. The generation of traffic and the capacity and physical character of surrounding streets.

The property is not located in a residential zoning district.

2. Parking shall meet the requirements of Division 2 (Parking and Loading) of the development standards.

The parking standard for a childcare facility is one space per employee plus a designated loading and unloading area. The employee count will be a derivative of the number of children served. Even with the play area and the drop off / pick up area, there are over 20 parking spaces in the "rear" parking lot. Staff anticipates that parking will continue to be adequate. As required with the original approval, to ensure adequate parking, staff has included a condition of approval requiring, at the time of

building permit, that the applicant demonstrate adequate parking based on the number of employees.

3. Landscaping. In the design of parking area landscaping, considerations shall be given to the retention of existing trees and shrubbery.

No new, on-site parking is being proposed. The shopping center already has mature landscaping. No additional landscaping is proposed or required.

4. Signs. This section shall apply exclusively to signs for child care facilities located within a residential zoning district. Compliance with Division 4 (Signs) of the development standards shall not be required for a child care facility. The board find and declare that an on-site sign to "advertise or promote" the facility is not necessary. On-site identification of the address and logo no greater than 2 square feet in size distinctive to a particular child care facility used as a public convenience in identifying the site for the public shall be permitted.

The applicant is not proposing signage as a part of this modification to the Special Use Permit application. If signage is proposed in the future, a separate permit would be required and the signage must be consistent with CCMC.

5. If the facility's structure is located within the historic district, then design and material shall require review and approval by the HRC.

The subject property is not located within the historic district.

6. Open Space. Open space requirements shall be designated and regulated by the Carson City Health Department prior to approval of the special use permit.

The existing child care facility established an outdoor play area in the rear of the building. The expansion of the child care facility will result in a need for additional outdoor area. The applicant proposes to expand the play area to the north and incorporate an additional approximately 744 square feet to accommodate the increase in the number of children being served. The total square footage of the outdoor area will be a derivative of the total number of children served, both of which are dependent upon approval by the State of Nevada's Child Care Licensing Program.

7. Interior Space Requirement for Children. The interior space requirements shall be designated and regulated by the Carson City Health Department prior to approval of the special use permit.

The facility requires approval by the State of Nevada's Child Care Licensing Program. The existing facility currently holds a license for child care and will be seeking the appropriate licensing for the expansion.

8. Child care facilities may be established in the general industrial (GI) zoning district only as an accessory use to a permitted primary use.

The subject property is located in the General Commercial zoning district. This does not apply to this application.

9. In residential zoning districts, a child care facility may only be established as an accessory use to the residential use of the structure, and the residence must be occupied by the operator as a primary residence.

The subject property is located in a General Commercial zone district. This does not apply to this application.

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. The existing child care facility was determined to be appropriate in this commercial shopping center, and with the proposed expansion, the use will continue to be appropriate.

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 site is surrounded by commercial zoning, as well as surrounded by commercial uses or vacant land. The child care facility currently exists and was determined to be compatible with the surrounding uses at the time the original Special Use Permit was approved. The current request is for an expansion of the child care facility. With the expansion, the child care facility will continue to be compatible with the surrounding uses. Additionally, the site is already improved with adequate parking, access, and utilities.

Attachments:

Application SUP-17-084-1

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: _____

Submittal Deadline: Refer to the 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 # SUP - -

APPLICANT PHONE #
Athena Hardiman 775-790-4541

MAILING ADDRESS, CITY, STATE, ZIP
2323 N Carson Street 89706

EMAIL ADDRESS
creativitycorner.management@gmail.com

PROPERTY OWNER PHONE #
Hot Springs Center LLC

MAILING ADDRESS, CITY, STATE, ZIP
490 Grand Ave 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 2321 N. CARSON ST. CC, NV 89706

Project's Master Plan Designation _____ Project's Current Zoning GC Nearest Major Cross Street(s) Hot Springs Rd. Hwy 395
Retail/Commercial

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

PROPERTY OWNER'S AFFIDAVIT

I, Hot Springs Center, LLC, 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], President 490 Grand Av., #200, Oakland, CA 94610 3/14/2019
Signature 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 See Attached

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ALAMEDA)

On MARCH 14, 2019 before me, AURALIE M. BRADLEY, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared GLYN BURGE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Auralie M. Bradley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Use Permit Document Date: 3-14-19
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Project Description:

We would like to expand the square footage of our current daycare facility by approximately 1300 square feet. This would be accomplished by building out another classroom in the vacant space (2319 N Carson Street) next door to our current preschool classroom. After the expansion our total space would increase from approximately 3,681 sq. ft. to approximately 4,981 sq. ft. of indoor space. Our childcare licensing enrollment capacity would increase from 69 children to a maximum 89 children. In order to provide appropriate care for the additional 20 children, we will hire 3 more employees. The addition of 3 staff will increase our total staff to 16.

The expansion of the outdoor playground area to accommodate the addition of 20 children will not affect any of the existing parking area in the rear (northern) lot. The playground expansion will not affect the loading and unloading area for the children/clients. The dumpsters will be moved slightly to the east to make room for the new larger playground area. Dumpster relocation will not impede the loading and unloading area, parking area, or accessibility of the parking lot by vehicles.

Special Use Permit Application Findings, Explanations by Applicant:

1. Expanding a daycare use permit will allow us to add to our existing business and serve more of the public. For the past 12 months, our daycare center has been fully enrolled, with a waiting list. It is clear to us that the clients are out there. We are confident the community needs more quality child care.
2.
 - A. South- Denny's Restaurant, West- Jimmy Johns Restaurant, North- State Agency Buildings, East- Hot Springs Rd. and various retail centers.
 - B. The business has been operating for over a year without any known problems to the community. Expanding the daycare would cause minimal, if any, change to the outside of the building.
 - C. Because the location is already being used as a daycare, the addition of approx. 1300sq.ft. and 20 preschool aged children will likely not be noticeable to the outside public. Also, since the location of the daycare center and the playground are on the western end of the property away from Hot Springs Rd. Noise to surrounding neighbors is minimal and is expected to remain minimal. Lastly, the daycare operates during daytime hours Monday through Friday with closures on major holidays.
 - D. N/A
 - E. A proposed addition on 744 sq. ft. to the playground will be necessary to accommodate the addition of 18 children per childcare licensing. This will be accomplished by expanding the existing playground slightly to the north and moving the dumpster to the east. No parking spaces will be affected.
 - F. Immediate and long-term benefits are that Carson City is in desperate need for more quality licensed early childcare. As the population grows, so will the need for quality child care. Our expansion will also require that the business hires 3 more full time employees to help care for the additional children.

- G. N/A
- 3. The streets connecting to the daycare center are North Carson Street and Hot Springs Rd. These streets already support thousands of vehicles per day. Our rear parking area is used primarily by our clients and so far, is only utilized by clients briefly at pick-up and drop-off times.
- 4.
 - A. For the school year of 2018/19 we were able to contract with and provide the Carson City School District with 7 preschool enrollment spots. If we have more preschool positions available, we can accommodate even more children who are enrolled with Carson City School District with special and familial needs, as determined by the District. The District can contract with us, while offering our services to children at no cost to their families.
 - B. The relatively small addition of 20 children should not impact police or fire services.
 - C. The water supply of the current daycare is like a residential household usage. The relatively small addition of 20 children should have minimal impact on water utilities.
 - D. N/A
 - E. N/A
 - F. N/A
- 5. Our daycare is already in operation and is only seeking a square footage expansion.
- 6. Our daycare center operates in a way typical of most daycare facilities. There is no notable risk to the public health, safety or welfare.
- 7. Children/staff/parents are confined within the daycare's usable space. Material damage to surrounding properties is highly unlikely.



CARSON CITY

Capital of Nevada

[Treasurer Home](#)

[Assessor Data Inquiry](#)

[Back to Last Page](#)

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

Property Location: 2299 N CARSON ST
Billed to: HOT SPRINGS CENTER LLC
490 GRAND AVE #200
OAKLAND, CA 94610-0000

Tax Year: 2018-19
Roll #: 008277
District: 1.0
Tax Service:
Land Use Code: 400

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

	Tax	Penalty/Interest	Total	Amount Paid	No Taxes Owing
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	5,310.00	.00
03/04/19	5,310.00		5,310.00	5,310.00	.00

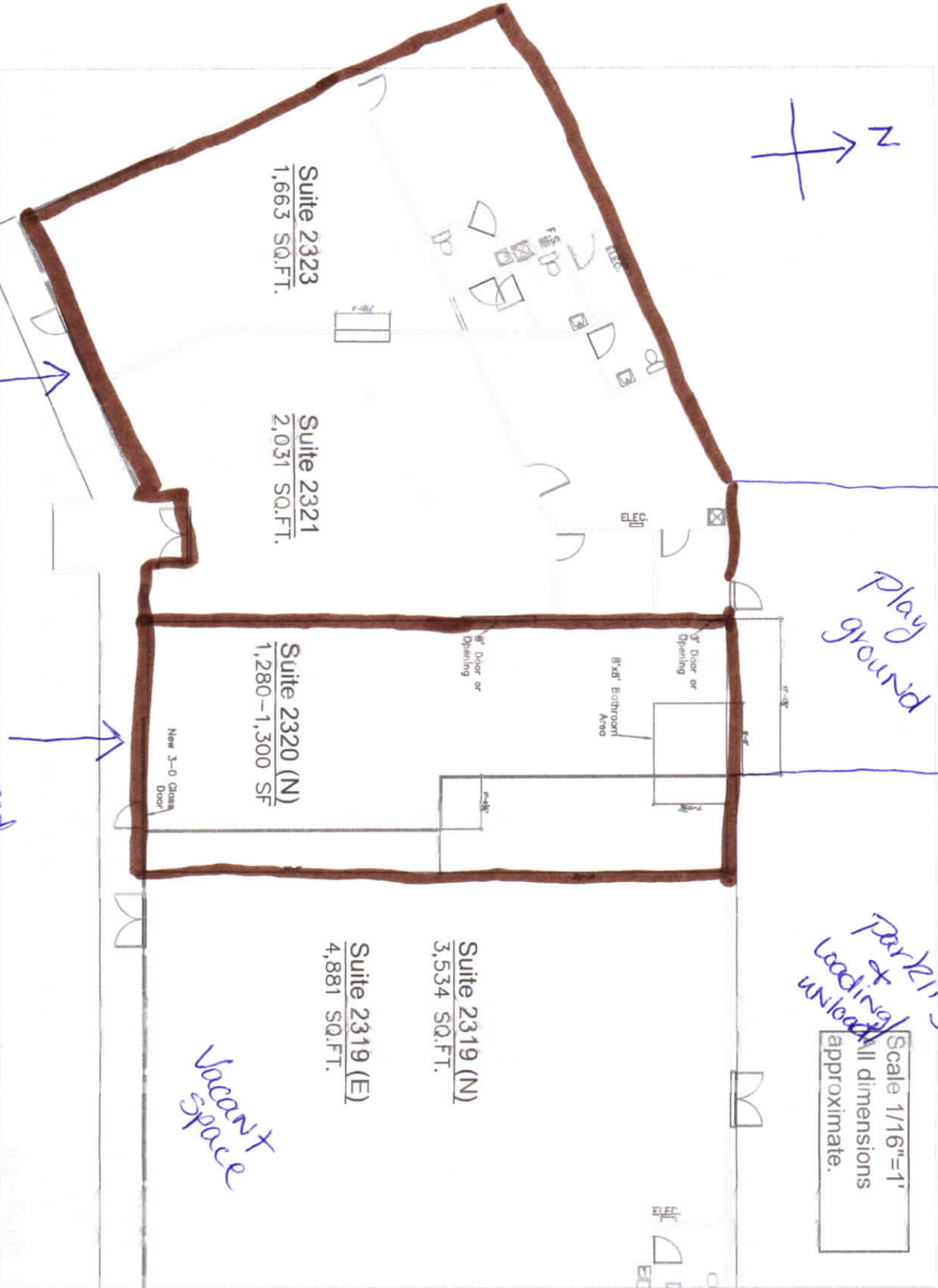
Totals:	21,240.54	.00	21,240.54	21,240.54	
----------------	------------------	------------	------------------	------------------	--

[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		



EXISTING Daycare Facility

Playground

Parking Loading & Unloading

Vacant Space

Proposed Expansion Area

Front parking lot

Scale 1/16"=1'
All dimensions approximate.

Suite 2323
1,663 SQ.FT.

Suite 2321
2,031 SQ.FT.

Suite 2320 (N)
1,280-1,300 SF

Suite 2319 (N)
3,534 SQ.FT.

Suite 2319 (E)
4,881 SQ.FT.

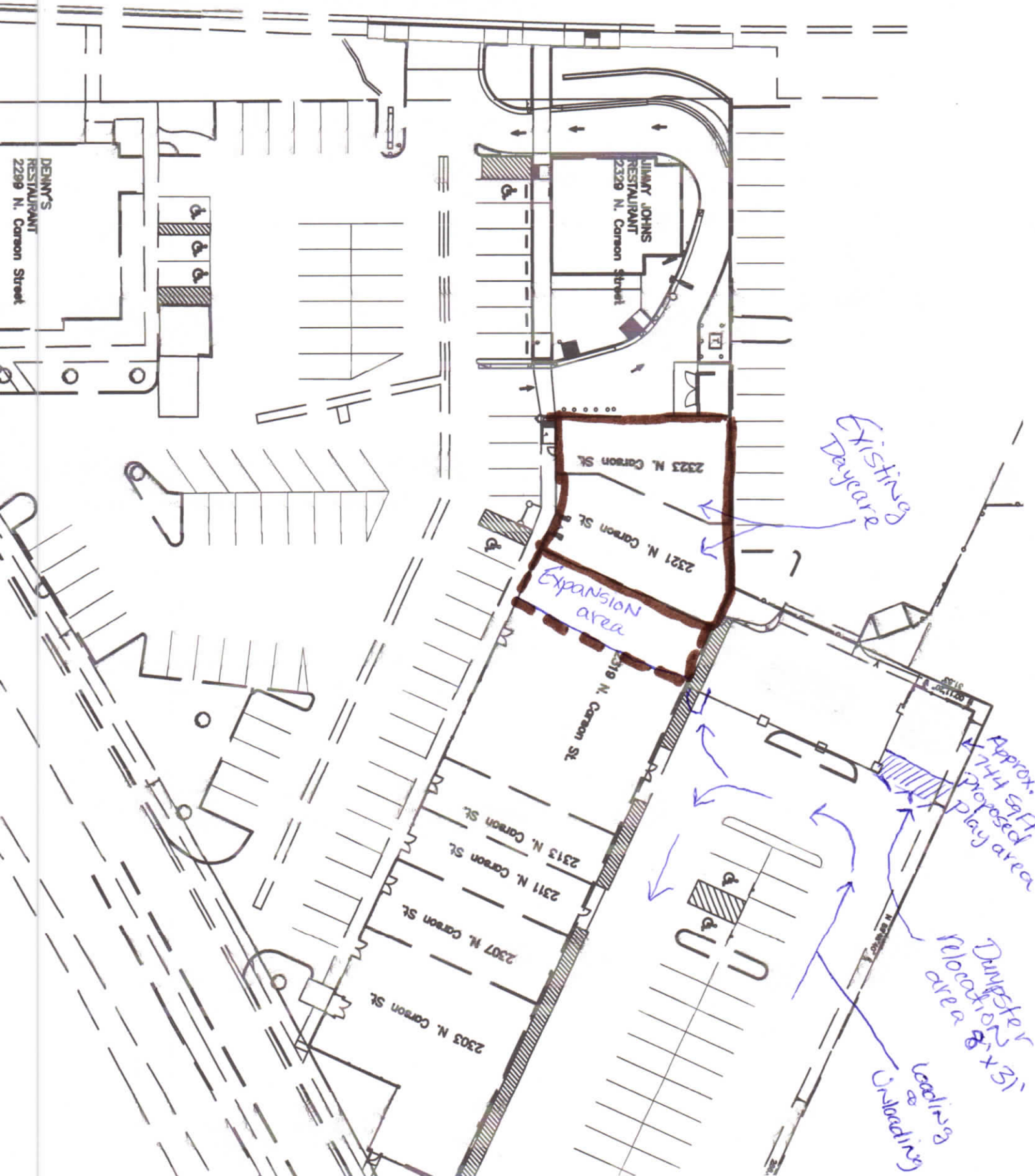
New 3-0 Glass Door

3rd Floor or Opening

8'x8' Bathroom Area



NORTH CARSON STREET



Existing Daycare

Expansion area

Approx. 541' x 744' Proposed Play area

Dumpster Relocation area 8' x 31'

Loading/Unloading