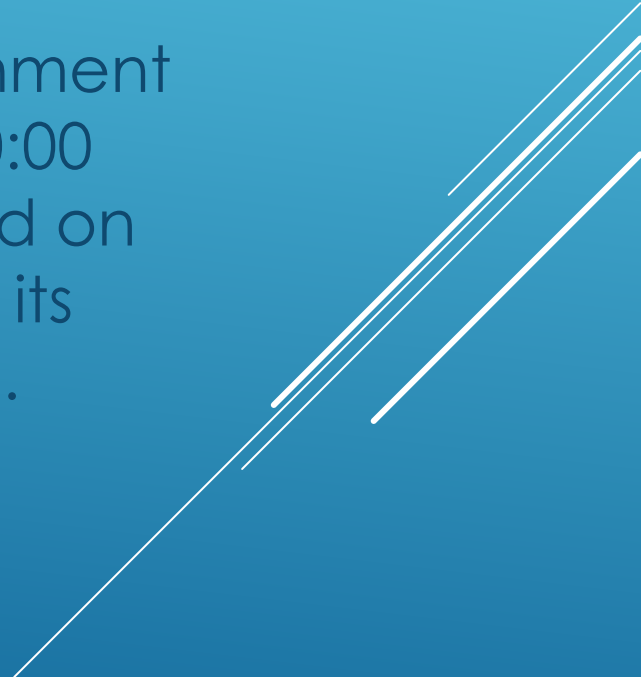


LDC25-00027 (214 W COMMERCIAL ROW LIVE ENTERTAINMENT)

Project Description:

Conditional Use Permit application to allow Live Entertainment activities accessory to a bar use between the hours of 10:00 p.m. and 5:00 a.m. (Thu-Sat). The ± 0.11 acre site is located on the south side of West Commercial Row, ± 87 feet west of its intersection with West Street (214 West Commercial Row).

A series of three parallel white diagonal lines extending from the bottom right towards the top right of the slide.



3RD ST

W COMMERCIAL ROW

WEST ST

N ARLINGTON AVE

N ARLINGTON

WEST ST

OWNER BACKGROUND

- Owner Name: Fady Mehanna, MS, PE, PMP
- UNR Graduate (2001)- Master of Science in Civil Engineering
- Reno Citizens for the last 24 years performing Civil Engineering Design and Construction Projects.
- Construction Work- NDOT projects Highways and bridges (Extension of I-580, Spaghetti Bowl project I-80, US 395 Widening), City of Reno and RTC local streets, UNR Local projects, Commercial and Industrial Buildings
- UNR Part Time Lecturer – Civil Engineering Courses
- Member of NAB 1 for 2 years

OWNER BACKGROUND

Businesses Established and Operated in Reno:

- Tequila Catador Restaurant: Midtown
- Whisky Lounge: Midtown
- Philly's Cheesesteak: Reno
- Scampi Restaurant: Reno-Downtown
- Whisky Bar: Reno-Downtown
- Red Martini Lounge: Reno-Downtown
- Club 1up: Reno-Downtown
- Shawarma Shack: Reno-Meadowood Mall
- Philly's Food Truck: Reno-Food Truck Friday

214 W Commercial Bldg.



214 W Commercial Bldg.



BUILDING FRONT SIDE



214 W COMMERCIAL BUILDING

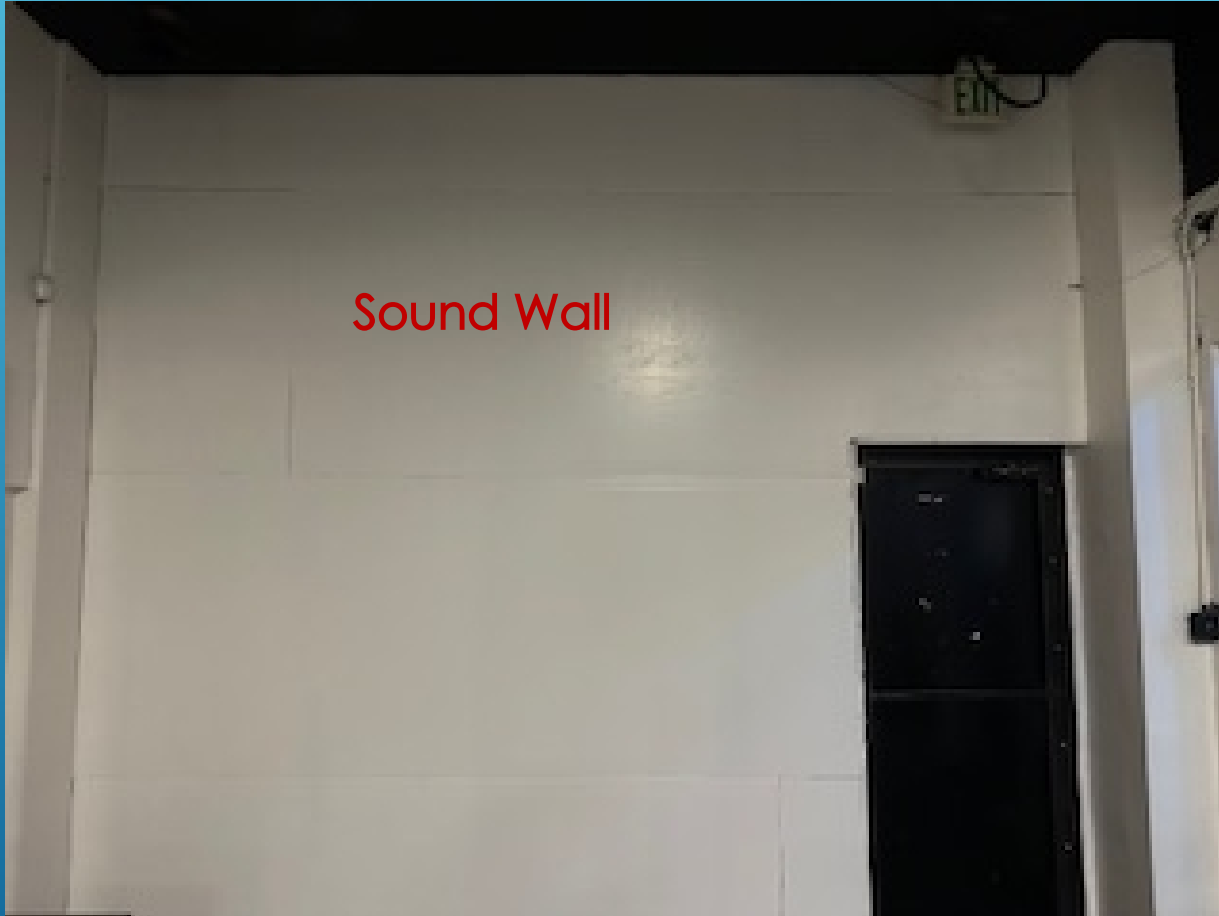
BUILDING BACKGROUND

- Bar with Live Entertainment (2008-2022)- 14 Years
- Hosted a wide variety of live shows, special events, UNR Fundraisers events
- The club's commitment to excellence in entertainment has not only enriched Reno's nightlife but also attracted a diverse array of visitors and tourists. This influx of talent and tourism has positioned Reno as a burgeoning hub for arts and culture, contributing to the city's growing reputation as a vibrant and exciting destination.
- Creating 18 Jobs for residents and UNR students
- The Business contributed to the City's Tax Income for 14 years

DOWNTOWN ZONING BY CITY CODE

- Downtown Reno Zoning is MD-ED (Mixed-Use Downtown- Entertainment District)
- Downtown Reno is not just a residential area; it's a thriving Entertainment District designed to offer a vibrant, dynamic experience for residents and visitors alike. With its unique blend of nightlife, dining, live entertainment, and cultural attractions, downtown Reno has something for everyone.
- As we continue to evolve and grow, it's crucial to support the opening of new businesses in downtown Reno.

Sound wall- Street Side



Double Door at Entrance

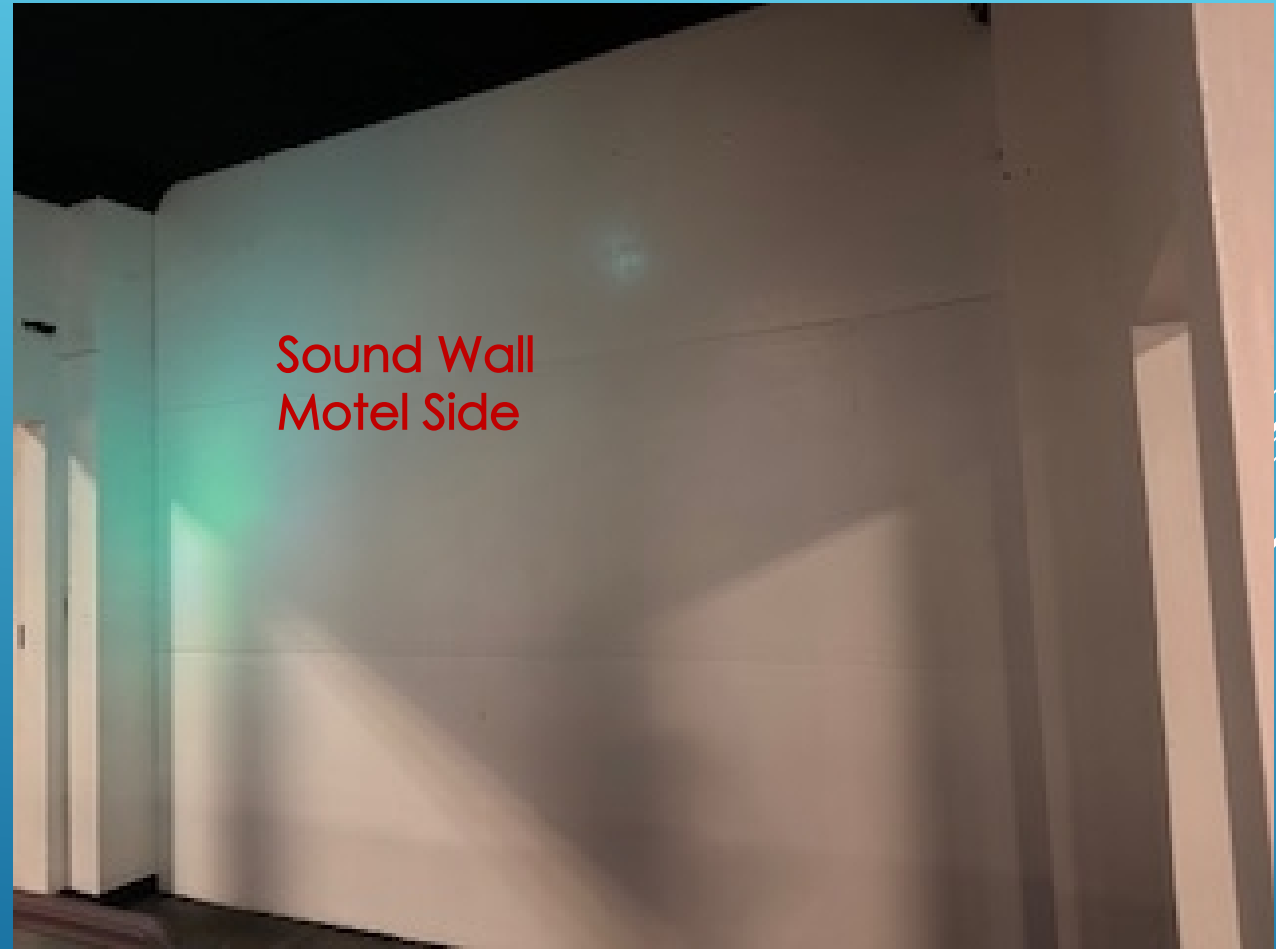


BUILT SOUND WALL BY STREET SIDE AND DOUBLE DOORS AT ENTRANCE
(VESTIBULE)

Sound wall- Street Side



Double Door at Entrance



SOUND WALL BY MOTEL SIDE

Applied Foam on the roof

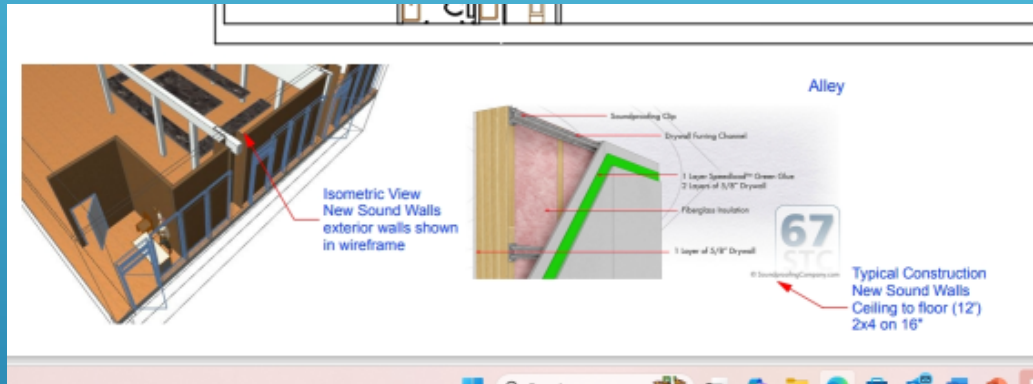
Applied Foam on the roof

**214 Commercial
Raw**



SEALING THE ROOF BY APPLYING EXPANDED FOAM TO SEAL THE ROOF AND
CONTAIN THE MUSIC LEAK

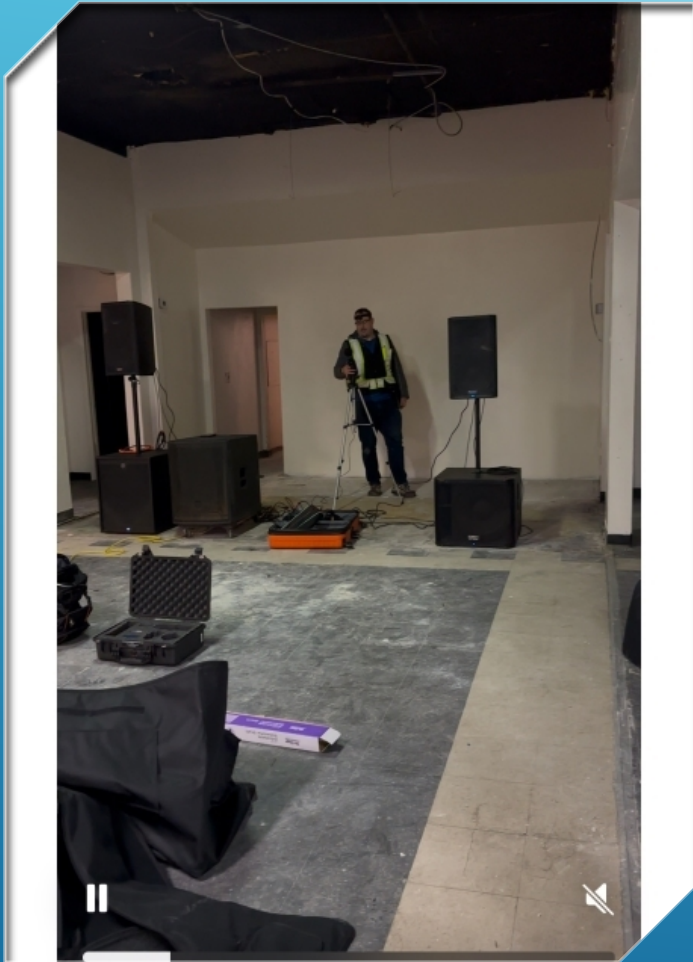
Sound wall



Roof Sealing



SOUND WALL COST (\$16,000) AND ROOF SEALING (\$26,000)- TOTAL \$42,000



ACOUSTICAL STUDY (COST \$5,200)

- A sound study was performed by a principal consultant, **SAXELBY ACOUSTICS**, a Board Certified by the Institute of Noise Control Engineering **INCE**.
- A City Representative was at the location recording music Decibels during the Acoustical study.



ACOUSTICAL STUDY

- Music played at **109-113 dBC (93-95 dBA)** at the DJ position
- **Creating maximum noise Level that we can expect at a nightclub**, (usually played between 90-110 dBC) with an **empty space** (no human body or furniture for sound absorption) creating the **worst-case scenario**.
- Saxelby Acoustic Monitors sound at two Locations:
- ST1, ST2 (Short Term, physically standing for 15 minutes)
- LT1, LT2 (Long Term – Monitoring from 7:30 pm-12:00 am)



214 W. Commercial Nightclub

City of Reno, Nevada

Figure 2

Noise Measurement Sites

Legend



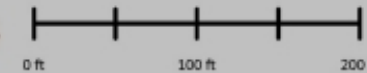
Project Site



Noise Measurement - Short Term



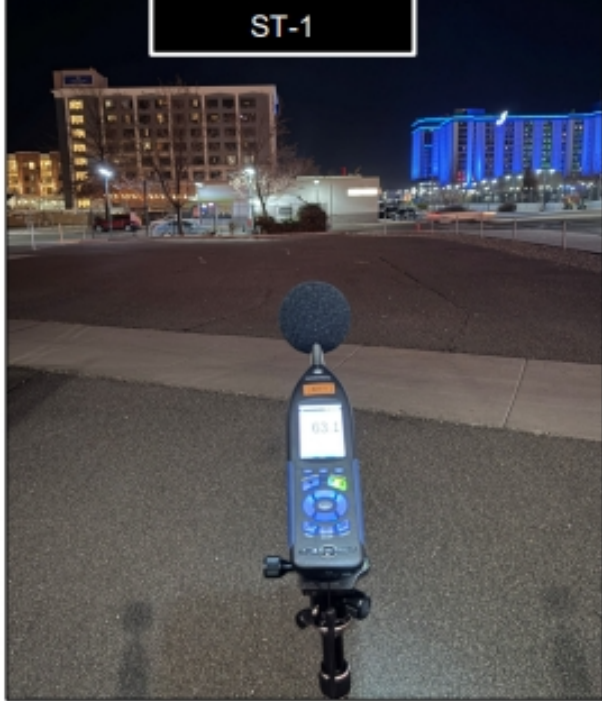
Noise Measurement Site - Long Term



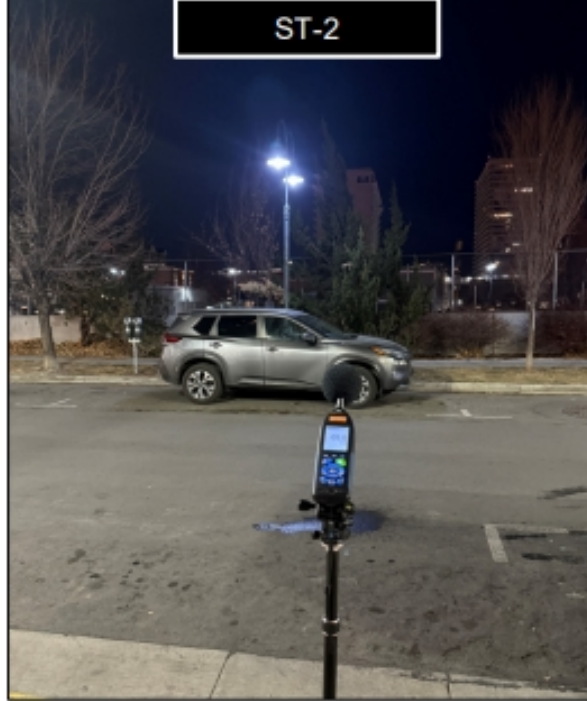
Projection: UTM Zone 11 / WGS84 / meters
Rev. Date: 02/07/2025

ST1, LT1- MONTAGE
BUILDING,
- ST2, LT2- THIRD
STREET FLAT

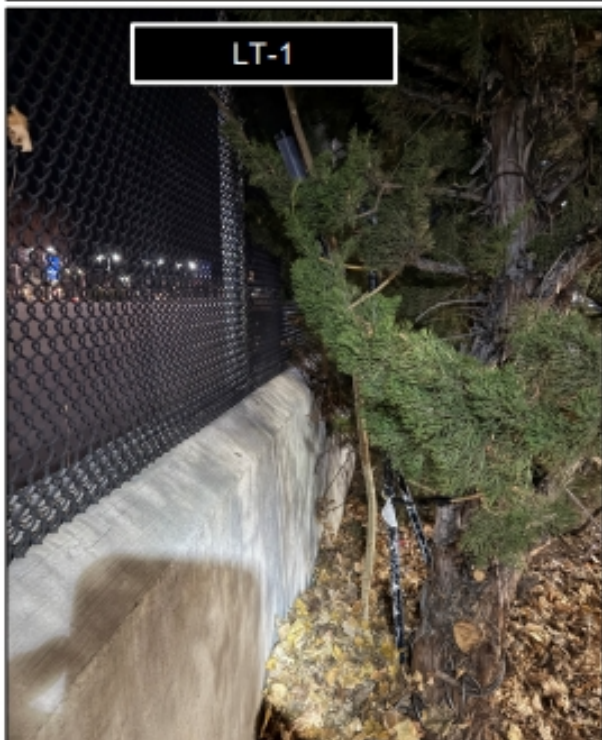
ST-1



ST-2



LT-1



LT-2



NOISE MONITORING DATA

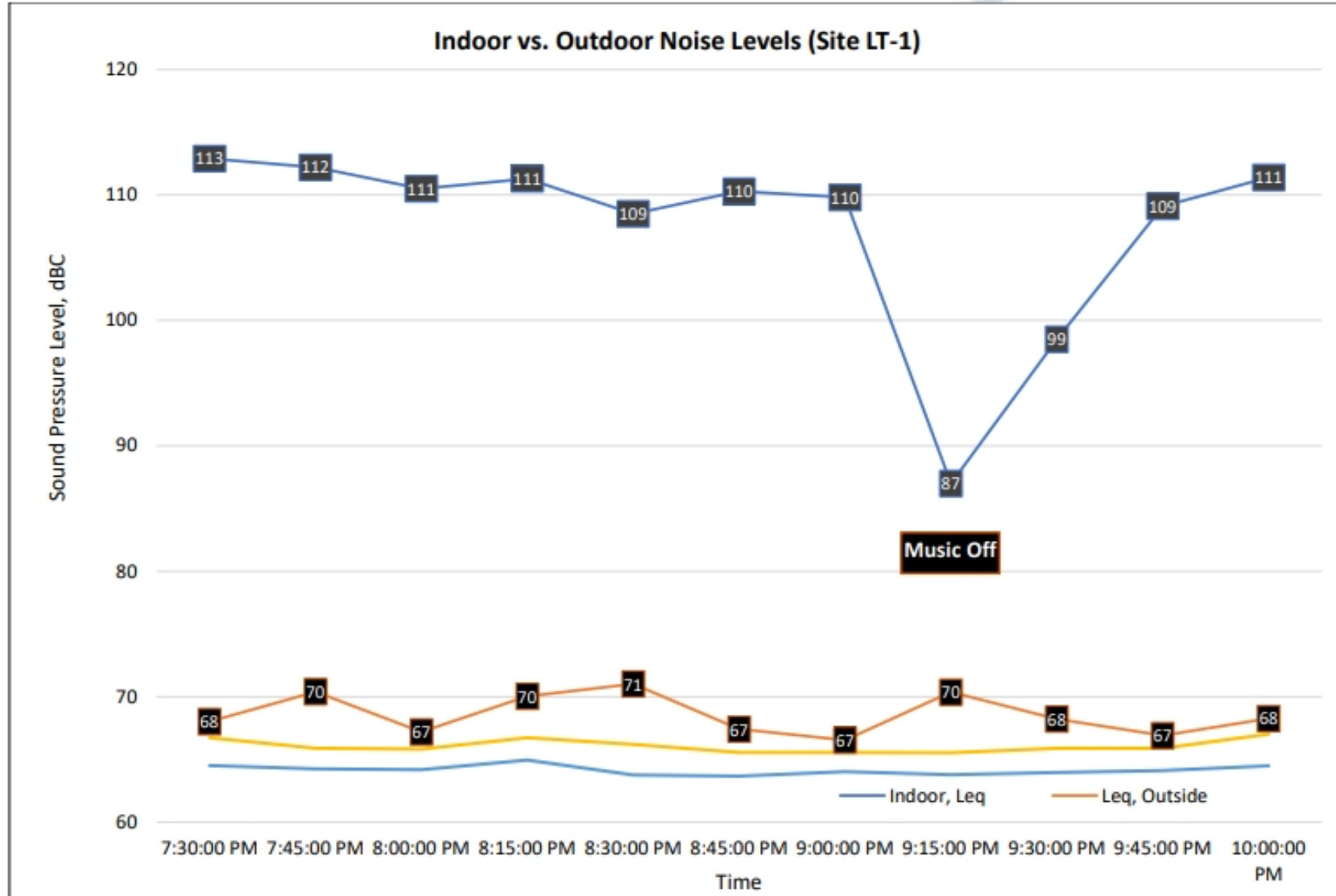


FIGURE 3A: SUMMARY OF NOISE MEASUREMENT DATA (LT-1, dBC)

INDOOR VS OUTDOOR NOISE
LEVEL-LT1, MONTAGE BUILDING

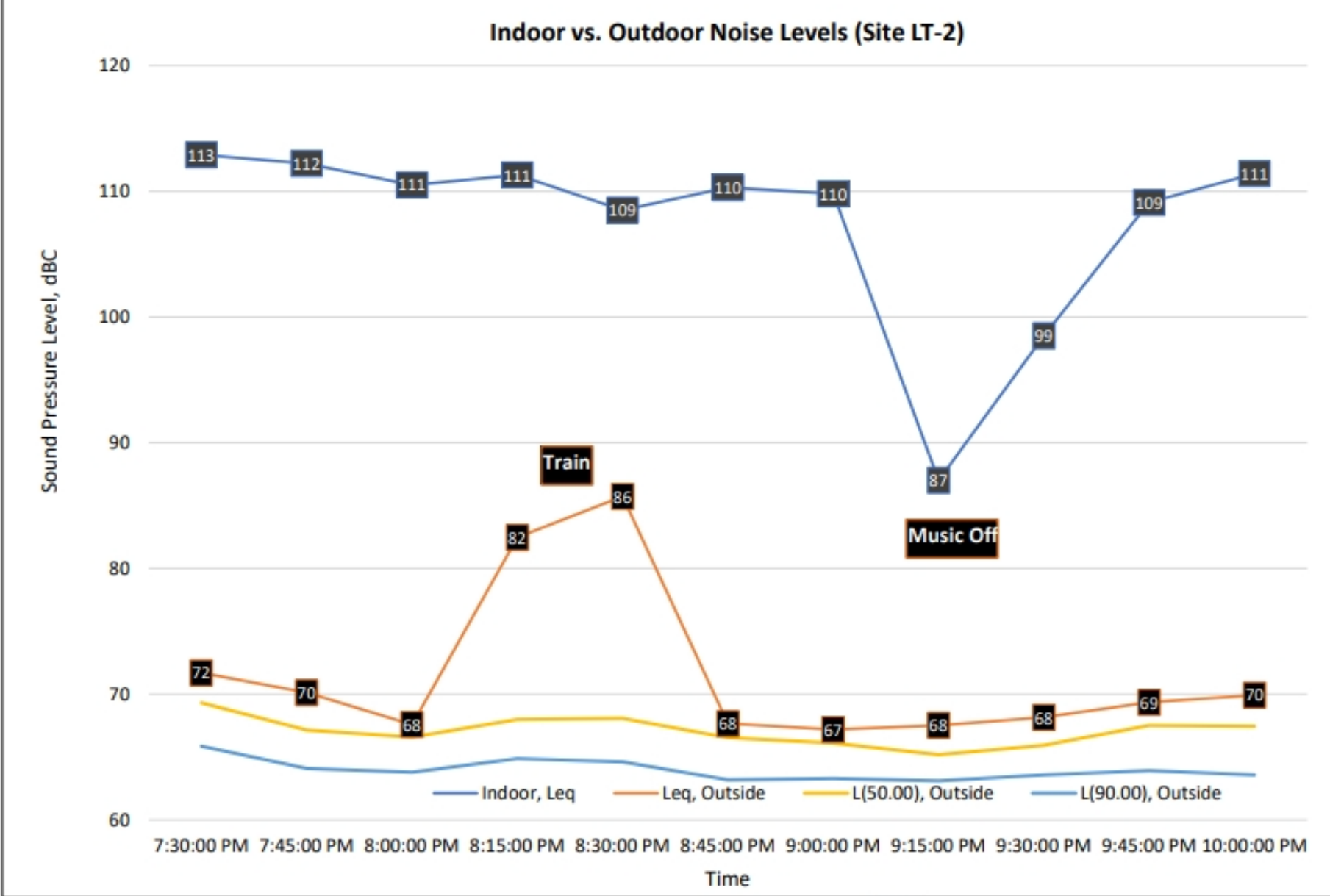


FIGURE 3B: SUMMARY OF NOISE MEASUREMENT DATA (LT-2, dBC)

INDOOR VS OUTDOOR
NOISE LEVEL-LT2
THIRD STREET FLAT
BUILDING

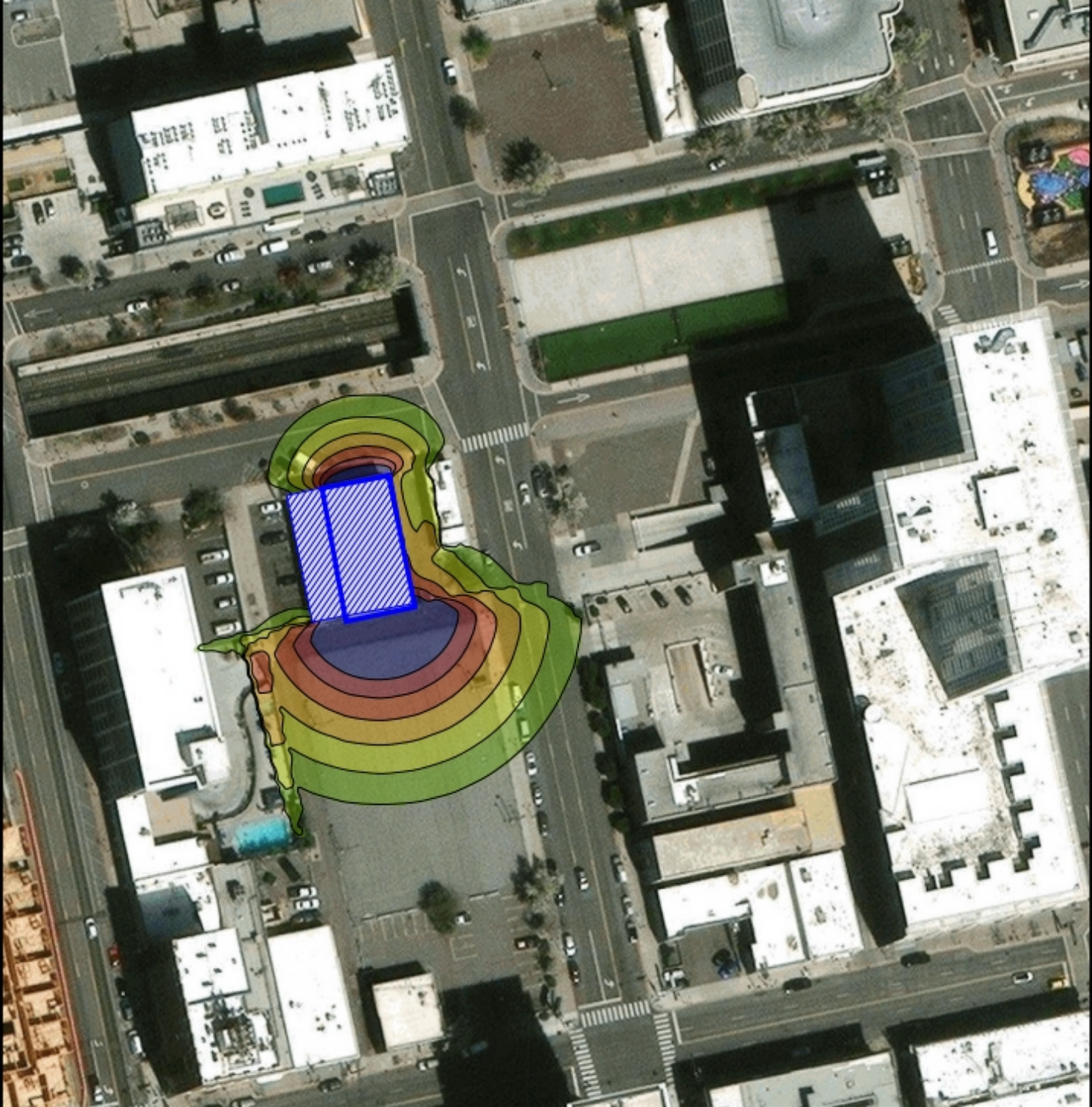
214 W. Commercial Nightclub

City of Reno

EXISTING
GROUND
LEVEL
RECEPTOR

Figure 4





Existing - Ground Level
Leq, dB(C)



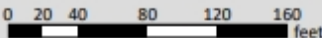
Noise Level, dB(A)

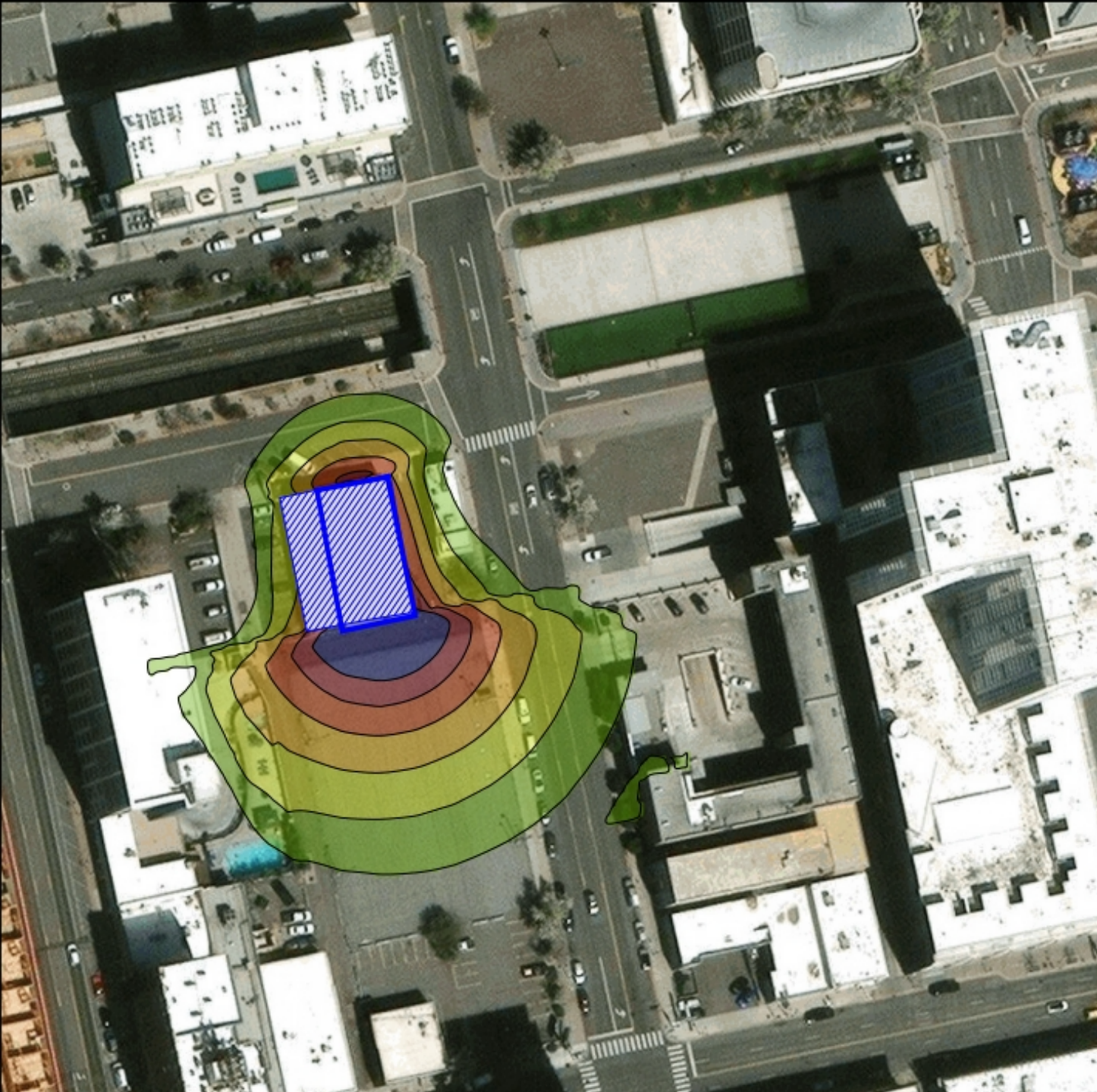
65 <	<= 67
67 <	<= 69
69 <	<= 71
71 <	<= 73
73 <	<= 75
75 <	

Legend

-  Project Building
-  Project Site
-  Sound Wall
-  Project Site

Scale 1:109





214 W. Commercial Nightclub

City of Reno

Figure 5





Existing - Elevated Receptors
Leq, dB(C)

EXISTING
3RD LEVEL
RECEPTOR

Noise Level, dB(A)

65 <	≤ 67
67 <	≤ 69
69 <	≤ 71
71 <	≤ 73
73 <	≤ 75
75 <	

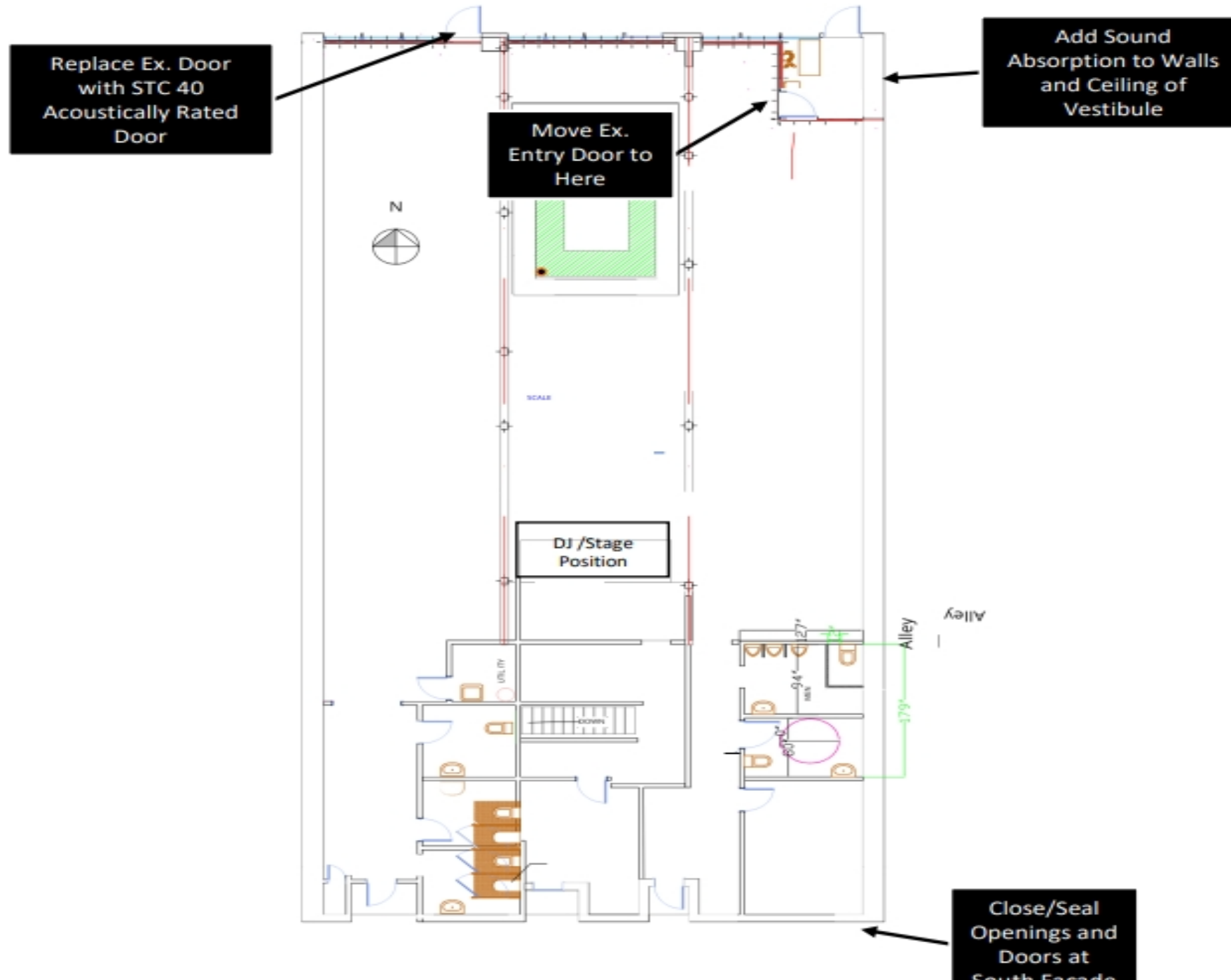
Legend

	Project Building
	Project Site
	Sound Wall
	Project Site

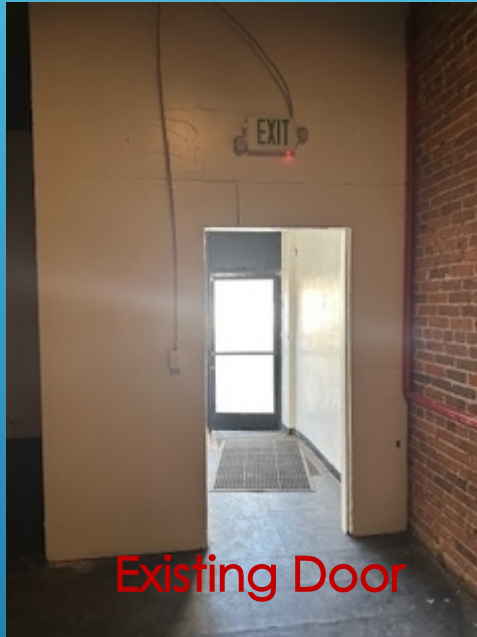
Scale 1:105



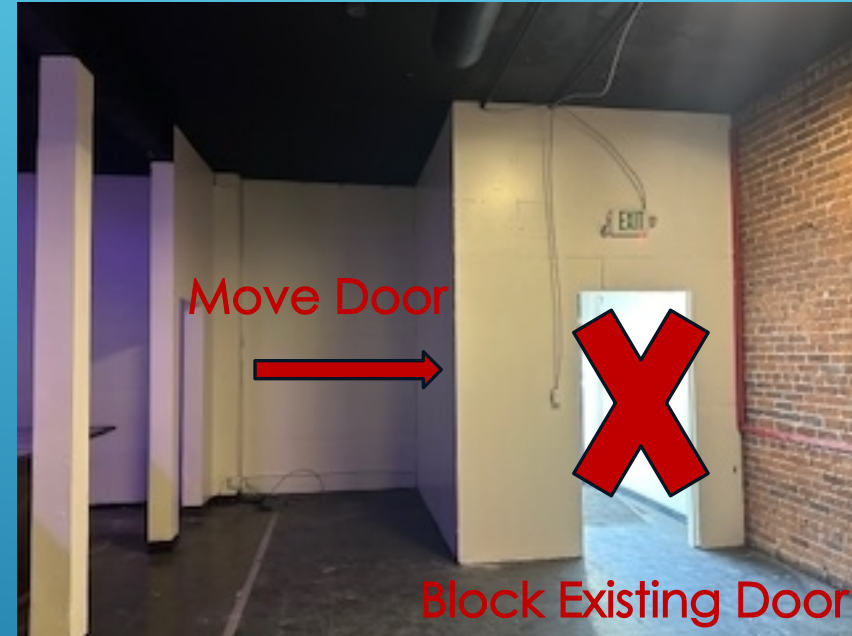
NOISE CONTROL RECOMMENDATIONS



Double Door-Entrance

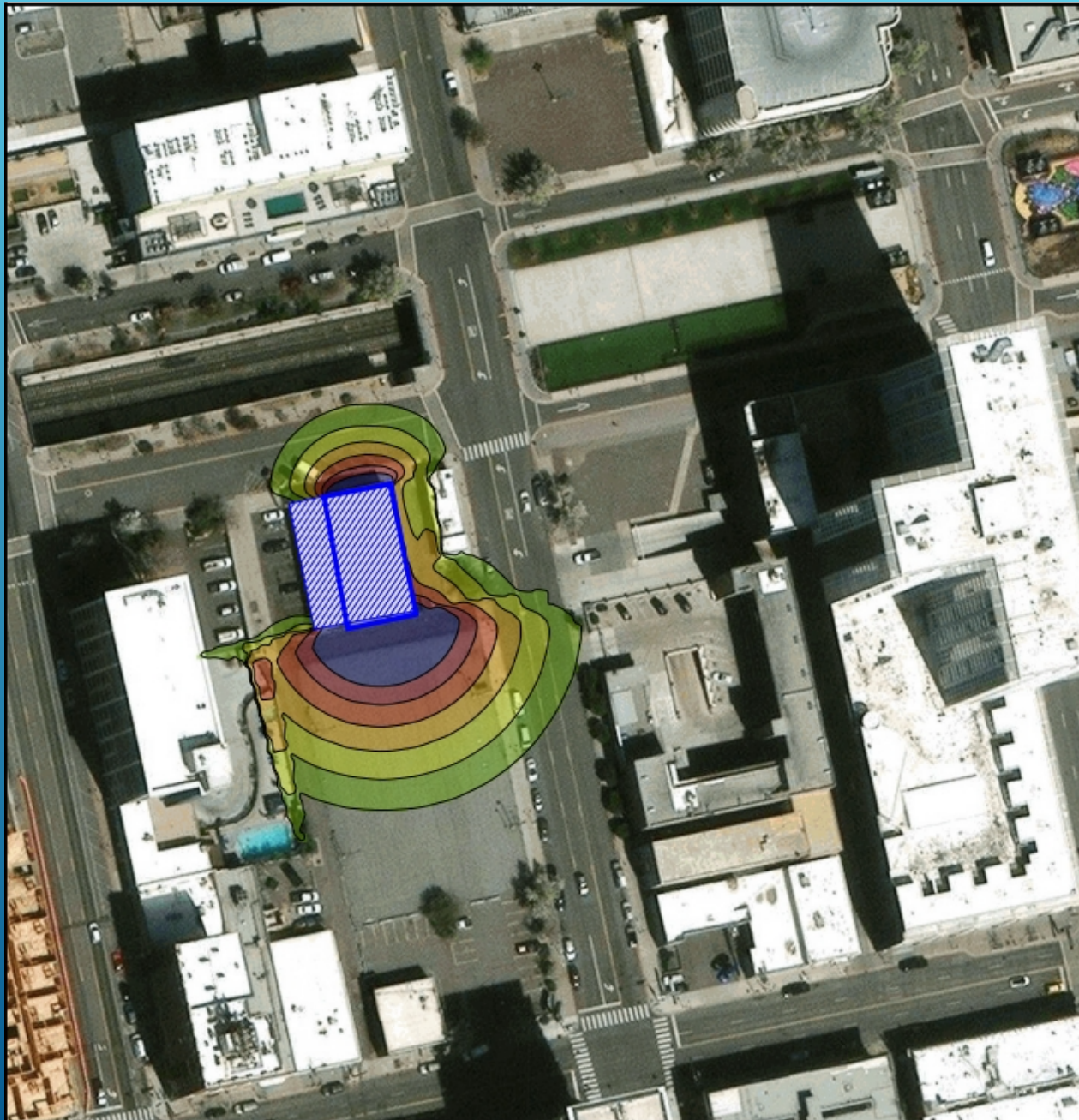


Replacing Interior Door

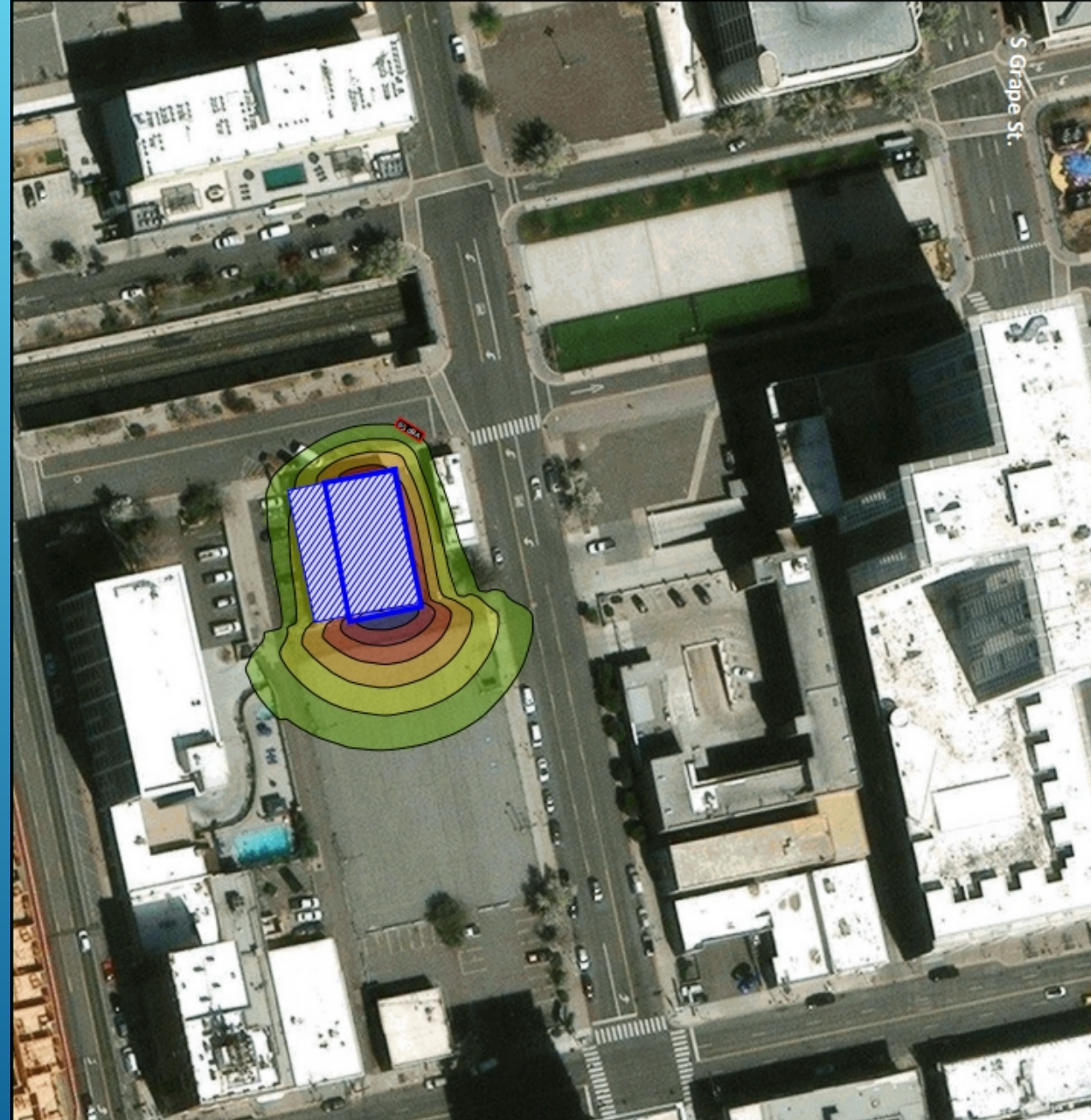


NOISE CONTROL MEASURES: RELOCATE INTERIOR DOOR AS SHOWN TO REDUCE MUSIC LEAK BASED ON THE SOUND ENGINEER AND OWNER RECOMMENDATIONS.

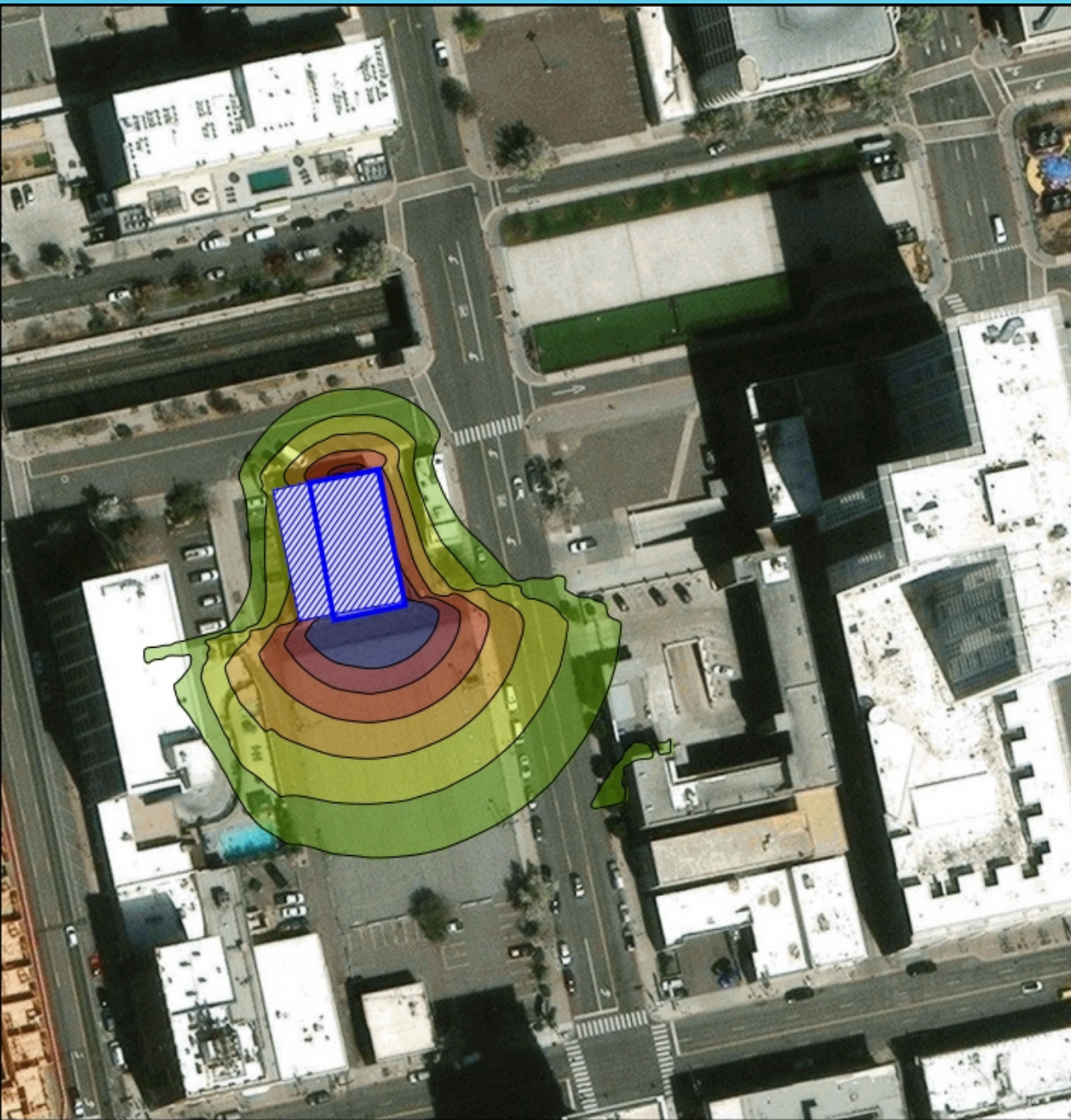
Existing Conditions AS IS- Ground Level



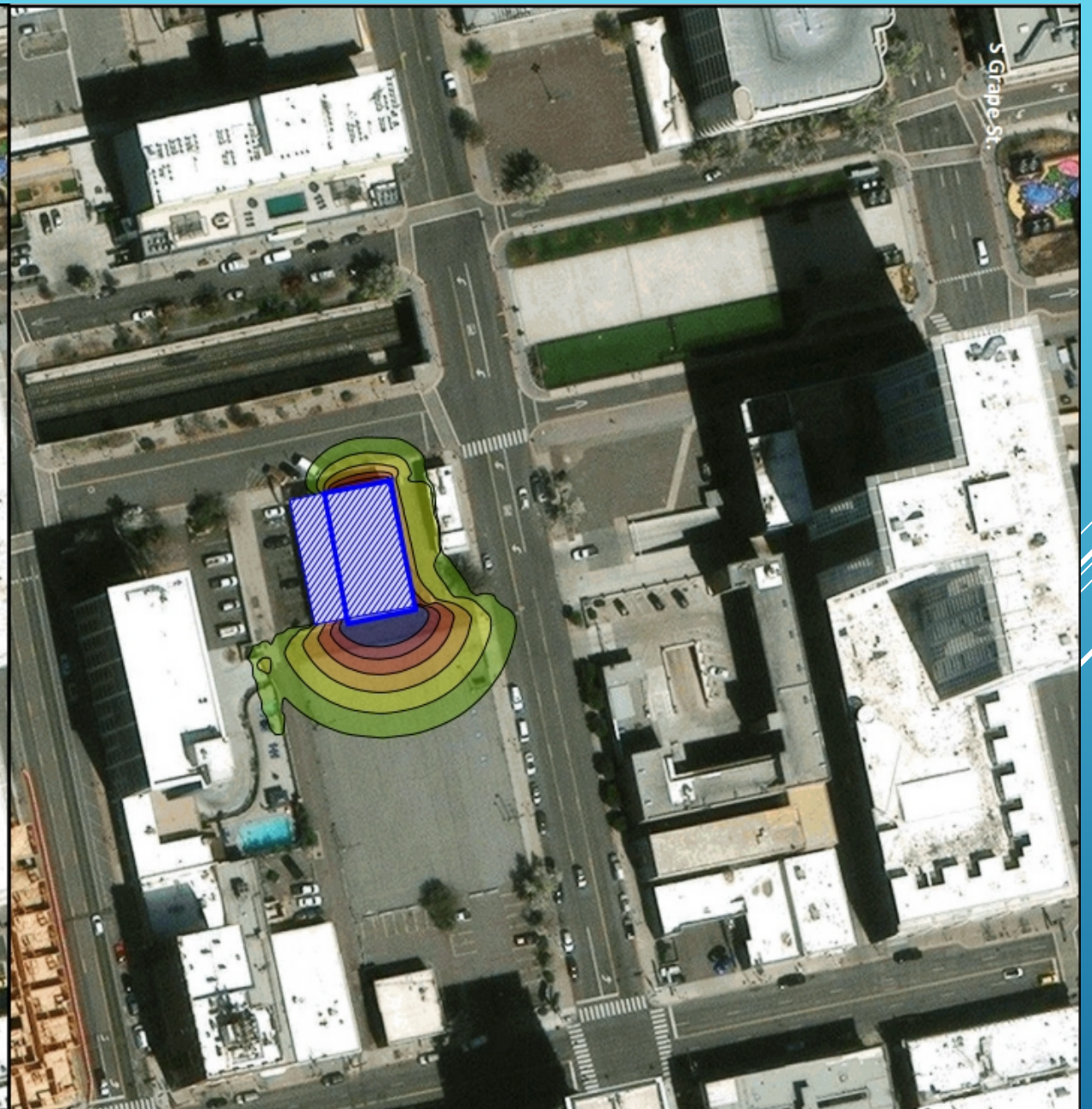
With Noise Control- Ground Level



Existing Conditions AS IS- 3rd Level Interceptor



With Noise Control- 3rd Level Interceptor



Exterior Lighting-Alley



Exterior lighting-Front side



INSTALL EXTERIOR LIGHT ON THE 3 SIDES OF THE BUILDING PER CODE ENFORCEMENT REQUIREMENTS



QUEUING OF PATRONS

Patrons awaiting entrance, as well as those leaving the establishment, will be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses. Security personnel will be stationed outside of the building to enforce order

COMPLIANCE BY THE CITY CODE ENFORCEMENT AND PLANNING COMMISSION RECOMMENDATIONS

All required Plans and Documents have been submitted to the city staff for the following:

- 1) Security staffing and procedures;
- 2) Queuing of patrons;
- 3) Hours of operation- (Thu-Sat 10:00 pm -5:00 am)
- 4) Maintain exterior lighting;
- 5) procedures to prevent loitering outside of the business.
- 6) Ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.

OPERATING HOURS IMPACT (THU.-SAT: 10:00 PM-3:00 AM) – 15 HOURS / WEEK

Economic Viability: These extended 2 hours will enable us to generate sufficient revenue to cover expenses such as payroll, utilities, and rent.

Significant Investment: We are going to invest \$350,000 in this project. Limiting our operating hours to 3:00 a.m. poses a significant risk to the return on this substantial investment.

Exclusive Entertainment: The club opens at 10:00 p.m., and we are known for bringing in renowned DJs from all around the world. The extended hours will provide ample time for performances, ensuring that our guests have an unforgettable experience.

Community Contribution: Beyond just entertainment, we aim to contribute positively to the local economy by creating 18 job opportunities and driving tourism.

Fair Competition: Other clubs, which are equidistant from the Montage building, in the same area, are permitted to operate until 5:00 a.m. Our business needs to be treated equally and not be at a disadvantage.

OPERATING HOURS IMPACT (THU.-SAT: 10:00 PM-3:00 AM) – 15 HOURS / WEEK

24-Hour City: Downtown Reno is known for its 24-hour lifestyle, with casinos, bars, and nightclubs operating past 5:00 a.m. It would be inconsistent and unfair for our establishment to be the only one restricted to earlier hours.

Entertainment Schedule: People in Reno typically go out at around 11:00 p.m., and our world-renowned DJs, who cost us thousands of dollars, start performing at 1:30 a.m. Stopping live entertainment at 2:30 am (last call before 3:00 a.m.) would not provide enough time for these high-profile performances to be enjoyed fully by our patrons, thus undermining the essence of our entertainment offering.

Safety Measures: We are committed to ensuring the safety and well-being of our patrons and the surrounding community. To maintain a safe environment during our extended hours of operation, we will implement strict security measures, including trained staff and surveillance.

DOWNTOWN CONDITIONS

- We need to address the pressing issues facing our downtown area. Once a bustling hub of activity, downtown **Reno is now** at risk of becoming a **ghost town**, plagued by **vacant buildings**, **struggling businesses**, and a **rise in homelessness**. It's time to take action and restore the vibrancy that our city deserves.

5 months at W Commercial St.



5 months at W Commercial St.



FRONT OF 214 W COMMERCIAL BUILDING: 04/08/2025

APPEAL REQUEST SUMMARY

- Granting us the extra two hours of operation will enable us to bring a beautiful new club to Reno, creating 18 jobs and providing vibrant music for the future music generation.
- The building at 214 West Commercial Row has been vacant for 2 years, and without our business, it may remain vacant for the next 10 years.
- We believe in avoiding vacant buildings in downtown Reno to maintain a lively and thriving community. By granting this relief, the city of Reno will support the growth and success of a business that contributes positively to the local economy, culture, and community life.
- We appreciate your consideration and look forward to a favorable outcome.

LET'S WORK TOGETHER FOR A BETTER DOWNTOWN COMMUNITY

Thank you all for taking the time to join us and for your willingness to **work together**. We truly believe that by **partnering up**, we can create a thriving and harmonious **community**.

Several thin, white, parallel lines of varying lengths and angles are positioned on the right side of the slide, extending from the top right towards the bottom left, creating a sense of movement and design.