

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/19/25

CASE NO. LDC 25-00027

Please Print:

NAME: Magali Rivera

ADDRESS: 255 N Sierra St. Unit 2304, Reno, NV 89501

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

SIGNATURE: 

For the Public Record regarding LDC25-00027:

For the public record, I am requesting a denial of the CUP application LDC25-00027 for extended hours due to problematic past behavior of excessive noise, cleanliness, and violence as well as a failure to act in good faith with residential neighbors. I also object to further use of our city's law enforcement resources to monitor such criminal activity the business attracts. While I do not face this business, I have nevertheless heard the fights and gunshots in the middle of the night and been subjected to the broken glass and garbage littering the streets each morning.

I recently attended a Neighborhood Advisory Board meeting where the business owner listed his solutions to these problems. It is not enough to have a list of promises. With the difficult circumstances the city faces funding and staffing law enforcement, it is irresponsible to approve a CUP entitlement for extended hours which would seriously burden our limited resources. If this business reopens, let it prove with actions that it can establish new habits within normal hours for live entertainment. Why would our representatives reward a historically documented problematic business with such a high privilege as a CUP entitlement? Why lessen our quality of life while rewarding a civically unresponsive neighbor?

Please consider all the documentation that Sherron Elledge has submitted. Although Sherron does not own a dog, she saw a need for a dog park downtown and has given countless hours to establish and maintain the park. Tourists praise the park and it has become a place to socialize. It has made downtown safer. So please do not discount the documentation presented from someone who is a good neighbor and a model citizen who has bettered downtown.

People ask me why I live downtown if businesses are so problematic. My answer is that most are not and I prefer living in a busy city because I was raised in one. I raised my own kids at the Montage in downtown Reno, I have a community of friends and colleagues there, I miss dear neighbors who lived and passed away there. This has been my home for 13 years and is now home to my 94 year old mom. My mom is happy here. I can easily take her to casinos, restaurants, shows and my neighbors have been so welcoming. Please honor my commitment to my family, my home and my downtown and deny this CUP application.

Magali Rivera, 255 N Sierra St, Reno, NV 89501

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2-18-25

CASE NO. LDC 25-00027

Please Print:

NAME: Michael Rivera

ADDRESS: 3660 W. 7th St

I REPRESENT: myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☒ IN FAVOR

☐ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

SIGNATURE:  \_\_\_\_\_

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: Feb 19, 2025

CASE NO. LDC 25-00027

Please Print:

NAME: Maggie Telander

ADDRESS: 255 N Siena St Unit 2204 Reno NV 89501

I REPRESENT: Myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Maggie Telander



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: \_\_\_\_\_

CASE NO. LDC \_\_\_\_\_

Public Comment  
Item 5.2

Please Print:

NAME: Eric Loryde

ADDRESS: \_\_\_\_\_

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Eric Loryde

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/19/25

CASE NO. LDC 25-00027

Please Print:

NAME: Mary Babiasz

ADDRESS: PO Box 100, Reno, NV 89504

I REPRESENT: The Montage North + Self

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Mary Babiasz

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/19/25

CASE NO. LDC 25-00027

*Agenda 5.2*

Please Print:

NAME: GARY CECIL

ADDRESS: 255 N. SIERRA ST. RENO

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

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\_\_\_\_\_

SIGNATURE: *Gary Cecil*



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/19/25

CASE NO. LDC 25-00027

Please Print:

NAME: Ken Hines

ADDRESS: 255 N. Sierra Street #1818

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: I strongly oppose a conditional  
use permit being granted to  
214 West Commercial Row

SIGNATURE: Kenneth C. Hines



**RENO CITY PLANNING COMMISSION**  
**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/19/25

CASE NO. LDC 25-00027

Please Print:

NAME: Tyler Burt

ADDRESS: 9273 Canvas Edge Ln

I REPRESENT: 214 W Commercial Row

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☒ IN FAVOR

☐ IN OPPOSITION

COMMENTS: Comments prepared

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: Tyler Burt

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/19/25

CASE NO. LDC 25-00027

Please Print:

NAME: Ethron Sewell

ADDRESS: 900 bery pl

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☒ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☐ IN OPPOSITION

COMMENTS: \_\_\_\_\_

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SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

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DATE: 2/19/25

CASE NO. LDC 25-00027

Please Print:

NAME: Cole Rodriguez

ADDRESS: 17000 wedge parkway (unit 1424)

I REPRESENT: \_\_\_\_\_

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☒ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☐ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: CR



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/18/2025

CASE NO. LDC 25-0027

Please Print:

NAME: Batuman Zadeh

ADDRESS: 761 California AVE Reno NV 89509

I REPRESENT: myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☒ IN FAVOR

☐ IN OPPOSITION

COMMENTS: we need more businesses

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 02/19/2025

CASE NO. LDC 25-00027

Please Print:

NAME: ZANAAH BENNETT

ADDRESS: 1640 BRENTFORD WAY RENO, NV 89521

I REPRESENT: 10P NIGHT CLUB

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☒ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☐ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 2/19/2025 CASE NO. LDC 25-00027

Please Print:

NAME: Steve Emmerich

ADDRESS: 1326 MARK TWIN

I REPRESENT: 214 W COMMERCIAL

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☒ IN FAVOR

☐ IN OPPOSITION

COMMENTS: COMMENT PREPARED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: 

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

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DATE: 2-19-25

CASE NO. LDC 25-00027

Please Print:

NAME: Jaelynn Steward

ADDRESS: 1405 Sky Mountain Dr.

I REPRESENT: 214 W. Commercial

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☒ IN FAVOR

☐ IN OPPOSITION

COMMENTS: \_\_\_\_\_

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\_\_\_\_\_

SIGNATURE: Jaelynn Steward



# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

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DATE: 2/19/25

CASE NO. LDC 25-00027

Please Print:

NAME: Gerardo Alvarez-Rios

ADDRESS: 214

I REPRESENT: 214 W. Commercial Road

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☒ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: Gerardo Alvarez-Rios



## Cali Shy

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**From:** Eric Lerude <ewlerude@gmail.com>  
**Sent:** Tuesday, February 18, 2025 4:35 PM  
**To:** Reno Planning Commission  
**Subject:** Item 5.2 for 214 West Commercial Row -- Reno Planning Commission Meeting 2.19.25

My name is Eric Lerude, I live in downtown Reno.

I ask that the Reno Planning Commission deny the CUP application sought by 214 West Commercial Row aka the I Up Club. Or at least table the decision until the City of Reno has figured out how to deal with excessive noise issues.

One of the biggest concerns I have is excessive noise. And the excessive noise that is the most problematic is the excessive noise during the hours between 11 pm and 7 am, when most people are trying to sleep. And the biggest culprit is the beat from electronic dance music that you can hear and feel.

I have been engaged in the process to get the City of Reno to deal with excessive noise in downtown. Gary Cecil, a fellow downtown resident and member of the downtown NAB, has presented the city with C Scale data and information from other cities to address that base beat sensation, we have met with Councilwoman Taylor and City Staff including City Manager Jackie Bryant and Angela Fuss. In response they have asked us to be patient, that we just can't add a C scale measurement, that there needs to be a noise ordinance. It takes time to pass a noise ordinance, we have been told.

Please note that the residents never asked for a noise ordinance. We have asked for a C Scale measurement to be added to the municipal code. In addition, we have asked for the City of Reno to enforce existing laws regarding disturbances of the peace.

Now the City of Reno is about to introduce the concept of Entertainment Zones. On Thursday February 20, 2025, they are having a public forum led by Mayor Schieve herself. It is likely that this forum will be followed by more meetings, workshops, talking, studying, etc. We are not certain how the City will try to deal with excessive noise by having Entertainment Zones. We'll find out soon hopefully.

Until the City of Reno figures out how to deal with excessive noise issues adversely impacting the quality of life of its residents, they should not hold off on granting any more CUP applications to entertainment facilities. Because there will be times when the applicant here at his night club on Commercial Row causes excessive noise. To those of us living in the surrounding area including the Montage and 3rd Street Flats.

The City of Reno has asked residents to be patient.

So how about the City of Reno ask the applicant here to be patient too?

That seems only fair.

If the City of Reno can have a moratorium on data centers while it figures out how to handle them, then why not have a moratorium on conditional use permit applications for entertainment venues while the City of Reno figures out how to handle excessive noise issues?

What is undisputed is that the City of Reno has created a Conflict Zone. Allowing residents to live downtown. Wanting more residents to live downtown. Wanting more entertainment to be available downtown. Looking to add more night clubs. Considering whether to allow the J Resort to operate another outdoor festival grounds.

There is only one way to resolve the Conflict Zone. We need reasonable rules addressing excessive noise. AND then the City of Reno needs to enforce those reasonable rules.

The City of Reno should have to take steps to figure out how these interests can be compatible if that is even possible. Figuring out what is a fair C Scale measurement to include in the muni code. And conducting a meaningful sound study that involves all stakeholders. And addresses people who live at all floors of the Montage, not just the first 3 floors.

The City of Reno also should have to commit to providing the resources to enforce any new laws including a C Scale measurement, as well as enforcing existing laws that address disturbances of the peace. If the City cannot make this commitment, then downtown Reno will continue to be a Conflict Zone.

The applicant here made an interesting point at the Ward 1 NAB meeting last week. He said that downtown Reno is a “ghost town.” Then he claimed that his business will change that.

I disagree.

Adding more night clubs that are only open from 10 pm to 8 am will add to that ghost town sensation. Those businesses are closed during the day and early evening. Nothing will be going on most of the time when you walk by those businesses.

Bottom line: what is the vision that Reno residents want for downtown. It’s 2025, not the 1970s.

I know what I want and I know many residents agree. We want more residents, more businesses, a greater variety of businesses, more businesses open during the day and evening that are attractive and offer interesting products and services to residents and visitors. Less open spaces (unless they are parks with grass and trees), less vacant spaces, less underutilized spaces.

If the City of Reno continues to ignore legitimate concerns of residents, downtown Reno will be more of a ghost town when there are less residents actually living here, walking along the streets, being customers of the few downtown Reno businesses that do exist.

Let me address a couple other issues.

One, the applicant here said at the Ward 1 NAB Meeting last week that he was an outstanding citizen. That may be very true. But if he is such an outstanding citizen, then how come there is such a long history of criminal and other problematic activity that has occurred at his business in the past and he also has a history of not cooperating with the nearby residents to try to resolve any problems? The latter should carry as much weight as the former as the Reno Planning Commission decides whether to grant him a conditional use permit.

Two, I am concerned that the applicant here wants to use the parking lot to the south of his business. He admitted at the end of his presentation that he will not be able to control what happens in that parking lot.

That will likely be a huge problem for the residents off the Montage and others in the immediate area.

There have been ongoing problems with activity late at night and the early morning hours in the parking lot at the southeast corner of 2nd and Arlington associated with patrons at the late night clubs on West Street and Arlington Avenue. Everyone should expect the same to occur in the parking lot to the south of this applicant's business.

What is the deal with that huge parking lot anyway? It has sat empty for years. Nothing good happens there. Crimes have occurred there. In the last year one person was murdered there and his body was left in that parking lot. Doesn't the City of Reno have rules against blight?

Thank you for your time and consideration.

Eric Lerude

255 N. Sierra Street #1718  
Reno, NV 89501

Good evening Commissioners, and thank you for your service to the City and its residents.

At the February 10 ward 1 NAB meeting, I asked the applicant if he would collaborate with Montage residents to run a sound test at that location. This would allow us to measure the noise levels on the C Scale, the big booming bass sound of the EDM music the old 1Up Club primarily played, and which caused countless sleepless nights for hundreds of Downtown residents.

I asked this because he confirmed on the record his sound study only went as high as 30 feet above ground level, 3 floors he said. I pointed out that the Montage has 24 floors, and many other Downtown high-rise buildings also had many, many more floors than 3.

I was very disappointed that he said “no”. This means that, in terms of evaluating the sonic impacts of his EDM amplified music on hundreds of residents living in extremely close adjacency to the proposed location, his sound study is practically worthless.

You will also no doubt hear the applicant present his business credentials....and they are noteworthy. I in no way diminish them as his way of presenting his character. However, let’s look at some of the results of his actual behavior in the years he ran a club at the same location.

**SEE ELLEDGE DOCUMENTS - ON LATER FOLLOWING PAGES**

As evidenced by Ms. Elledge (a recipient of a City Community Champion Award for her sterling work in founding the Biggest Little Dog Park downtown), despite voluminous complaints, the applicant allowed excessively loud, booming bass music to disturb hundreds of downtown residents for many years. I am one of them,

Her on the record documents also show the ineffectual responses from City enforcement over many of those years. Not only did they measure noise on the wrong weighted scale A (it should be the C scale), simply put, they let her and other residents down.

**SEE ACTUAL RPD CALLS FOR LAST TWO YEARS OF OPERATIONS – ON LATER FOLLOWING PAGES**

This club was like a roaring flame to a moth for very serious offences.



SEE ACTUAL CODE ENFORCEMENT QUEUING INFRACTION – ON LATER  
FOLLOWING PAGES

60 people waiting for entry, blocking the sidewalk, right next to residents at the Townsite motel.

Now, applicant wants to park cars behind the club, in an area right opposite Eden club on 2<sup>nd</sup>. Street. The same club that had its license suspended for serious criminal activities in its vicinity. The proposed parking is in a very large open area and if there are too many problems, the applicant's head of security said on the record at the NAB that they would just close it down. I have a better idea; don't allow it to be used in the first place.

While you will no doubt hear public commenters speaking out in favor of re-opening this club, and some of them no doubt signed a petition, that is not relevant to your decision.

A CUP is an entitlement – in perpetuity. It is also a “privileged” license; the applicant has no “right” to it. The applicant's past behavior shows he has not earned that privilege. Also, you cannot make the findings that:

.....  
“the CUP will not be detrimental to the public health, safety or welfare....especially due to nuisance resulting from noise, vibration, or hazards to persons.”

Also, “Public Services are available to serve the project”...there are RPD cutbacks on the table in a tight budget year; Chief Nancy on Dec 4 at Council complained she had significant staff and equipment resources; the City just removed supplemental RPD services from the Downtown Reno Partnership.

Pg 9



Your Police. Our Community

This incident has been reported to the  
Reno Police Department  
and is pending approval

Reno Police Department  
455 E. 2nd Street  
Reno, NV 89502  
775-334-2175

**General Information**

Incident Type Disturbing the Peace  
Temporary Report Number T11001589  
Report Date 03/24/2011 10:27 AM

**Reporting Person Information**

Name Elledge, Sherron  
Home Address 255 North Sierra Street 1917, Reno, NV 89501, US  
Home Phone 775-473-4202  
Email dselledge@hotmail.com  
Race White  
Ethnicity Unknown  
Sex Female  
DOB 07/02/1943  
SSN [REDACTED]  
Driver License No [REDACTED]  
Licensing State NV

**Incident Information**

Incident Location 214 West COMMERCIAL Row, RENO, NV 89501  
Incident Time (start) 09/24/2010 10:00 PM  
Incident Time (end) 03/22/2011 06:00 AM  
Location Type Bar, Lounge, Tavern  
This nightclub has been blasting all night since September of last year. I have called police numerous times, only recently was I advised that I actually had to file a written complaint and press charges. That is the purpose of this filing.

**Incident Description**

I have reported the situation to Code Enforcement, have advised, by copy of letter, the Mayor and my councilman.

I have a petition signed by 15 other residents in my building, and have also contacted the owner of the Colonial Garden Inn on West Street and the Manager of the World Mark on Arlington Avenue. Their residents are also complaining about the noise.

**Person Information****No 1**

Name Mehanna, Fady  
Home Address 214 West Commercial Row , Reno, NV 89501, US  
Mobile Phone 775-229-1285  
Race Unknown  
Ethnicity Unknown  
Sex Male

Pg 10

## RENO POLICE DEPARTMENT SUMMARY SUPPLEMENT REPORT

REPORT NUMBER: 110101257



Your Police, Our Community

INCIDENT INFORMATION							
INCIDENT CODE	INCIDENT TYPE	INITIAL	DATE/TIME STARTED	DATE/TIME ENDED	DATE/TIME REPORTED		
DIST PEACE	Disturbing the Peace	SUPP <input checked="" type="checkbox"/>	09/24/2010 11:00 PM	07/07/2011 02:15 AM	07/07/2011 12:05 PM		
REPORT FILED FROM	TEMPORARY NUMBER	LOCATION OF OCCURRENCE			APPROVED BY		
	T11004075	214 West COMMERCIAL Row, RENO, NV			R2099/Mike Price		
LOCATION TYPE	THEFT TYPE	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC	
Bar, Lounge, Tavern							

PERSON LISTINGS										
TYPE	LAST NAME	FIRST NAME	MIDDLE NAME	DOB	RACE	SEX	DRIVER LIC NO	LIC ST		
VIC	Elledge	Sherron		***	***	M	***	***		
SSN	ETHNICITY	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE		
***	***									
1	EMAIL		RESIDENCE ADDRESS				HOME PHONE			
	dselledge@hotmail.com		***				***			
	EMPLOYER NAME		BUSINESS ADDRESS				WORK PHONE			
			***							

NARRATIVE
Well, it finally happened. The violence there resulted in a shooting and stabbings that consumed a lot of time of our police force.
I filed my original complaint on March 22, 2011 and have never been called to testify on behalf of my complaint regarding this bar.
The noise has started getting bad again. They start cranking up the volume and base about 2:00 a.m. until they close, which is sometimes after 6:00 a.m.
I would like some feedback as to what is being done to quiet this place down.



Pg 42



Your Police. Our Community.

*Submitted 6/6/14*

**This incident has been reported to the  
Reno Police Department  
and is pending approval**

Reno Police Department  
455 E. 2nd Street  
Reno, NV 89502  
775-334-2550

**General Information**

Incident Type

Disturbing the Peace

Tracking Number

T14004499 *14010 3329 2 am*

Report Date

06/06/2014 06:03 PM

**Reporting Person Information**

Name

Eledge, Sherron

Home Address

255 North Sierra Street, 1917, Reno, NV 89501, US

Home Phone

775-473-4202

Email

dselledge@hotmail.com

Race

White

Ethnicity

Not of Hispanic Origin

Sex

Female

DOB

07/02/1943

SSN

Driver License No

Licensing State

NV

**Incident Information**

Incident Location

214 West Commercial Row, Reno, NV 89501

Incident Time (start)

06/06/2014 02:00 AM

Incident Time (end)

06/06/2014 03:00 AM

Location Type

Bar, Lounge, Tavern

**Narrative**

Incident Description

I have been being disturbed by two different bars in this location since early 2011. First it was The Wurk and now the 1 UP. They play techno, amplified music with low end base that booms, thumps, rumbles and vibrates my home. They start around 12:00 and go until 6:00 a.m. every weekend and sometimes on Wednesday and Thursday night. I have been in contact with the manager, Jason Brown and he asked me to text him when it is too loud. Well, it is too loud all of the time, I send him a text, sometimes it gets a little better, most of the time not. Last night I had had it and called police and asked for them to pay them a visit and ask them to turn it down. Apparently that did happen because a little while later it became very quiet. Something needs to be done with this establishment. I know that I live in an urban environment and most noises don't bother me, such as street noise, people, sirens, cars, etc. But this boom boom boom grates on the nerves so badly and keeps us awake all night. They need to either find a new location or get some good soundproofing that prevents the vibration from leaving their building. I have called Reno Direct no less than a dozen times. I received a phone call about 6 weeks ago that someone would be contacting me to make arrangements to come to my condo at night and check the noise level. Of course, that never happened. No one every called me again and no one has responded to my repeated...

*complaints  
thereafter.*



DR	FM_DATE	LOC	NAT_CALL	NOTES
200101638	2/22/2020	N ARLINGTON AV/W COMMERCIAL RW	ASSAULT-SIMPLE	
200007920	5/8/2020	214 W COMMERCIAL RW	BURGLARY	
200007986	5/9/2020	WEST ST/W COMMERCIAL RW	ASSAULT-INTIMIDATION	
200019969	11/4/2020	N ARLINGTON AV/W COMMERCIAL RW	DRUGS	
210102223	3/6/2021	214 W COMMERCIAL RW	DOP NRS	
210004303	3/12/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210004893	3/21/2021	W COMMERCIAL RW/N ARLINGTON AV	DRUG EQUIPMENT	
210006582	4/17/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210007446	5/1/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210007509	5/2/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210008818	5/15/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210010741	6/11/2021	214 W COMMERCIAL RW	ASSAULT-AGGRAVATED	
210010866	6/19/2021	N ARLINGTON AV/W COMMERCIAL RW	SEX OFF - RAPE	
210011439	6/26/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210012326	7/11/2021	214 W COMMERCIAL RW	GTA	
210012337	7/11/2021	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
210107474	7/17/2021	214 W COMMERCIAL RW	INCIDENT	
210012750	7/17/2021	214 W COMMERCIAL RW	DOP NRS	
210014794	8/8/2021	214 W COMMERCIAL RW	ASSAULT-AGGRAVATED	
210018006	9/24/2021	W COMMERCIAL RW/WEST ST	ASSAULT-SIMPLE	
210110546	10/7/2021	WEST ST/W COMMERCIAL RW	DOP NRS	
210022913	12/6/2021	WEST ST/W COMMERCIAL RW	HOMICIDE - MURDER	
210018109	9/26/2021	214 W COMMERCIAL RW	O&R	
220100766	1/22/2022	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
220010488	6/4/2022	214 W COMMERCIAL RW	ASSAULT-SIMPLE	
220018314	9/29/2022	214 W COMMERCIAL RW	ASSAULT-INTIMIDATION	
210018019	9/25/2021	9455 SKY VISTA PW #12F	SEX OFF - RAPE	REPORT TAKEN AT VICTIM'S HOME
210019082	10/10/2021	235 W 6TH ST	DRUGS	REPORT TAKEN AT ST. MARYS
210018787	10/5/2021	2977 WATERFIELD DR	ASSAULT-AGGRAVATED	REPORT TAKE AT VICTIM'S HOME

## Incident History Report

**Case Number:** ENF16-P01658  
**Case Type:** Enforcement

**Owner:** FADY MEHANNA ONE UP  
**Address:** 214 WEST COMMERCIAL, RENO, NV 89501

**Subject Parcel Number:** 011-031-03  
**Subject Property:** 214 W COMMERCIAL ROW, RENO, NV 89501

**Case Open Date:** 12/12/2015  
**Case Closed Date:** 12/31/2015  
**Assigned To:** Gina Leverson

Action Date Time	Task	Status	Administrative Code Violation	Comments	Action By
12/28/2015 10:24:37 AM	Incident Event			At site during CSAST with 496 and CSAST Crew. We approached this bar from the south alley and noted a que line that extended on the sidewalk past the entrance for the motel. I had spoken with the manager/owner the Thursday before this event, and reminded him of the requirements for que lines outside. He indicated to me that his plan was going to be an "in" specific door and "out" specific door, and the que line towards the motel. We went next door and met with the managers as well to inform them of any possible impact to them. When we rounded the corner to the sidewalk, both 496 and myself did not observe any security outside, there was no employee outside to control the que line. The que line contained at sixty persons. There was an employee at the entrance and at the exit doors, however, they were pre-occupied with their responsibilities of checking IDs, and keeping the alcoholic beverages from coming outside. The sidewalk access was blocked with persons standing around, mostly smoking and talking. 496 indicated that this violation required a citation. Both 496 and myself spoke with the owner. He was issued a \$1000 Administrative citation.	Cynthia Gil-Blanco
12/28/2015 10:28:39 AM	Notice		Hand-Written Citation	null - ENA16-HW0004-CIT - action initiated per ENE16-V01648 via esme dated 12/13/2015 for Case ENF16-P01658	Cynthia Gil-Blanco
12/31/2015 11:02:49 AM	Meeting / In Person	Noted		Discussed with 500. Case will be closed.	Cynthia Gil-Blanco
12/31/2015 11:03:09 AM	Investigation	Conclude			Cynthia Gil-Blanco
12/31/2015 11:03:27 AM	Closure	Closed		Case closed per direction from CEM or SCEO, see comments.	Cynthia Gil-Blanco

## Cali Shy

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**From:** Gary Cecil <garycecil621@msn.com>  
**Sent:** Tuesday, February 18, 2025 11:24 AM  
**To:** Reno Planning Commission  
**Cc:** Eric Lerude; Art Rangel; Peter Neumann; Phil Telander; Maggie Telander; magali rivera; Kenneth Hines; Jill Flanzraich; Brandi Smith; Sharon Boersma; Paula McDonough; Elliott Josi  
**Subject:** Public Comment: Planning Commission Feb 19  
**Attachments:** C Weighted Scale links to articles.docx

Good morning, I would be very grateful if you would please place this email and attachment on the public record for the Planning Commission's meeting on February 19, 2025.

The links below are to articles explaining the nature of measuring the true sonic impact of excessively loud, booming bass noise on humans and the surrounding environment. I offer these pieces of information with reference to agenda items 5.2 and 5.3.

[Frequency Weightings - A-Weighted, C-Weighted or Z-Weighted](#)

[Difference Between A, C & Z Frequency Weightings](#)

[Frequency Weightings - A-Weighted, C-Weighted or Z-Weighted](#)

[C-Weighting](#)

[Bass: the Physical Sensation of Sound](#)

[Noise and Health](#)

[Noise and Health](#)

[Noise and Health](#)

[Exposure to continuous thumping bass | Mayo Clinic Connect](#)

[waves - Why do bass tones travel through walls? - Physics Stack Exchange](#)

Kind Regards,  
Gary Cecil  
255 N Sierra St  
Reno, NV 89501





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**Case Number LDC25-00027**

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**From** Kenneth Hines <kchwdc@gmail.com>

**Date** Mon 1/13/2025 2:11 PM

**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>

 1 attachment (9 MB)

Comments of Kenneth Hines (Case Number LDC25-00027).pdf;

## FOR THE PUBLIC RECORD

Re: Case Number LDC25-00027 (214 West Commercial Row Live Entertainment) - Application for a Conditional Use Permit

I am filing these comments in opposition to the application of Mr. Fady Mehanna for a conditional use permit to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. in his bar to be located at 214 West Commercial Row. The application fails to meet findings required for the City of Reno to issue such a conditional use permit and the requested relief is completely incompatible with the surrounding residential developments and is extremely detrimental to public health, safety, and welfare. For the reasons discussed below, the application of Mr. Mehanna for a conditional use permit to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. in his bar to be located at 214 West Commercial Row must be completely denied in its entirety.

### 1. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(2).

Pursuant to Reno Municipal Code ("RMC") Section 18.08.605(e), certain findings are required to be made by the City of Reno before it may grant a conditional use permit. Among these findings, a "proposed land use and project design [must be] compatible with surrounding development." RMC Section 18.08.605(e)(2). See also RMC Section 18.08.605(a) ("The conditional use permit procedure provides a mechanism for the City to evaluate proposed land uses that have unique or widely varying operating characteristics or unusual features" and "is intended to ensure compatibility with surrounding areas and that adequate mitigation is provided for anticipated impacts.") The property located at 214 West Commercial Row is surrounded by, and in close proximity to, at least five properties that house residents and hotel guests: 1) the Townsite Motel, located at 250 West Commercial Row, which has 14 guest units; 2) the WorldMark Reno, located at 250 North Arlington Avenue, which has 63 guest units; 3) the 3rd Street Flats, located at 303 West 3rd Street, which has 94 residential units; 4) the West Street Flats Reno, located at 232 West Street, which has 54 residential units; and 5) the Montage, located at 255 North Sierra Street (but occupies space fronting on both West Street and Commercial Row), which has 376 residential units. The noise that will emanate from the property located at 214 West Commercial Row if a conditional use permit is granted to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. would severely impact residents and guests who reside at these five nearby properties and possibly those occupying other properties in the surrounding area. It would prevent homeowners and renters from the quiet enjoyment of their

homes, but more importantly, it would severely disrupt the sleep of these residents and guests. Based on this fact alone, the proposed land use and live entertainment plans for the 214 West Commercial Row property is totally and unequivocally incompatible with these "surrounding development[s]."

## 2. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(6).

Furthermore, RMC Section 18.08.605(e)(6) requires that before a conditional use permit is granted, the City of Reno is required to find that "[t]he granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare []" and that "[t]he factors to be considered in evaluating [an] application shall include: . . . nuisance resulting from noise [or] . . . vibration, [and a]ny hazard to persons and property." As previously stated, the proposed live entertainment between the hours of 11:00 p.m. and 10:00 a.m. as sought under the proposed conditional use permit would deprive residents and guests of the surrounding properties of their sleep due to loud music and vibration resulting from such loud music. Mr. Mehanna even admits in his application that the noise levels would "exceed the ambient noise levels of the surrounding area . . . ." He also states in his application that "[t]he site will be used 'AS IS' and no improvements or any type of modifications will be made to the building" to alleviate any noise/vibration issues. This is absolutely unacceptable to all those living around his property who will be adversely impacted by his unreasonable proposal. As is commonly acknowledged, sleep is one of the most basic human rights and sleep deprivation is a commonly used form of torture. All residents and hotel guests in the City of Reno deserve that basic right to enjoy a good night's sleep. Denying any human the ability to sleep peacefully uninterrupted in their own home or hotel room is a gross violation of their basic human rights and should never be allowed under any circumstances by the City of Reno. Moreover, medical studies have shown that there are serious health risks associated with lack of sleep, including an increased risk of high blood pressure, obesity, heart attack, and stroke. Denial of sleep also leads to a reduction in alertness and cognitive abilities. The noise that will emanate from Mr. Mehanna's bar between the hours of 11:00 p.m. and 10:00 a.m. if he is granted a conditional use permit would pose a substantial "hazard to persons and property" due to its disruption of nearby residents' sleep and the potential severe impacts to their health. Based on these facts alone, the conditional use permit requested by Mr. Mehanna should be denied without conditions.

## 3. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(4).

In addition, before issuing a conditional use permit, the City of Reno must find that "[p]ublic services and facilities are available to serve the project, or will be provided with development." RMC Section 18.08.605(e)(4). See also RMC Section 18.08.605(a) ("The conditional use permit procedure . . . is intended to ensure . . . that adequate mitigation is provided for anticipated impacts."). However, the City of Reno currently lacks sufficient code enforcement officials and does not have enough police personnel to monitor and respond to any resident complaints in the event the proposed live entertainment causes a noise and/or vibration-related nuisance to those living nearby. Only one code enforcement official serves downtown Reno, and that individual is not available between the hours of 11:00 p.m. and 10:00 a.m. (the times proposed for live entertainment under the conditional use permit in question). Also, telephone calls to police result in no action because the police regard noise emanating from within a business to be a code enforcement issue and not a police issue. Also, as Reno Police Chief Kathryn Nance has admitted on numerous occasions, the Reno Police Department does not have enough police personnel or equipment to respond to all resident calls, especially for noise-related complaints. In addition, telephone calls to Reno Direct either go unanswered or the caller is told that "someone" may be sent to investigate but that rarely, if ever, happens. Residents and hotel guests in the properties surrounding the 214 West Commercial Row property would have no

recourse in the event of a noise/vibration complaint related to that property and the City would provide no "adequate mitigation" for any "anticipated impacts." As a result, a finding that "[p]ublic services and facilities are available to serve the project, or will be provided with development[]" cannot be made. This is another, among numerous, reasons why this conditional use permit application should be denied in its entirety. Until such time as the City of Reno has the budgetary wherewithal to fund adequate code enforcement officials during the night and early morning hours and police personnel, especially between the hours of 11:00 p.m. and 10:00 a.m., to effectively monitor and address noise-related issues, particularly those emanating from bars, the City should give serious consideration to enacting a complete moratorium on granting any additional conditional use permits to any businesses, but in particular to bars.

4. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(5).

Also, RMC Section 18.08.605(e)(5) requires that a finding be made that "[t]he characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area." As stated above, the types of use most commonly permitted in the areas closest to the 214 West Commercial Row property are either residential buildings or hotels with guests. These properties house humans who require a certain amount of sleep to basically function in their daily lives. Also, there are plenty of businesses, including bars, in the surrounding area that do not require the ability to provide live entertainment until the wee hours of the morning (i.e., between the hours of 11:00 p.m. and 10:00 a.m.) in order to operate a successful business and optimally serve their clientele. Nowhere in Mr. Mehanna's conditional use permit application does he assert that he would be unable to operate a bar successfully without all-night, excessive noise-producing live entertainment.

In conclusion, and for all of the reasons provided above, I respectfully request that the City of Reno deny in its entirety Mr. Mehanna's Application for a Conditional Use Permit to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. in his bar to be located at 214 West Commercial Row.

Please let me know if you have any questions or need any further information.

Respectfully submitted,

Kenneth C. Hines  
255 North Sierra Street  
Reno, Nevada 89501





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**Public Comment Received - 2025-01-15 PC Meeting - LDC25-00027**

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**From** Planning Reno <Planning@reno.gov>

**Date** Mon 1/13/2025 2:26 PM

**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>

 1 attachment (98 KB)

Public Comment - 95 - 2025-01-15.pdf;

The public comment form has a new entry from the public:

**Planning Commission Meeting Date:** 2025-01-15

**Agenda Item or Case Number:** LDC25-00027

**Comments:**

Re: Case Number LDC25-00027 (214 West Commercial Row Live Entertainment) - Application for a Conditional Use Permit I am filing these comments in opposition to the application of Mr. Fady Mehanna for a conditional use permit to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. in his bar to be located at 214 West Commercial Row. The application fails to meet findings required for the City of Reno to issue such conditional use permit and the requested relief is completely incompatible with the surrounding residential developments and is extremely detrimental to public health, safety, and welfare. For the reasons discussed below, the application of Mr. Mehanna for a conditional use permit to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. in his bar to be located at 214 West Commercial Row must be completely denied in its entirety. 1. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(2). Pursuant to Reno Municipal Code ("RMC") Section 18.08.605(e), certain findings are required to be made by the City of Reno before it may grant a conditional use permit. Among these findings, a "proposed land use and project design [must be] compatible with surrounding development." RMC Section 18.08.605(e)(2). See also RMC Section 18.08.605(a) ("The conditional use permit procedure provides a mechanism for the City to evaluate proposed land uses that have unique or widely varying operating characteristics or unusual features" and "is intended to ensure compatibility with surrounding areas and that adequate mitigation is provided for anticipated impacts.") The property located at 214 West Commercial Row is surrounded by, and in close proximity to, at least five properties that house residents and hotel guests: 1) the Townsite Motel, located at 250 West Commercial Row, which has 14 guest units; 2) the WorldMark Reno, located at 250 North Arlington Avenue, which has 63 guest units; 3) the 3rd Street Flats, located at 303 West 3rd Street, which has 94 residential units; 4) the West Street Flats Reno, located at 232 West Street, which has 54 residential units; and 5) the Montage, located at 255 North Sierra Street (but occupies space fronting on both West Street and Commercial Row), which has 376 residential units. The noise that will emanate from



the property located at 214 West Commercial Row if a conditional use permit is granted to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. would severely impact residents and guests who reside at these five nearby properties and possibly those occupying other properties in the surrounding area. It would prevent homeowners and renters from the quiet enjoyment of their homes, but more importantly, it would severely disrupt the sleep of these residents and guests. Based on this fact alone, the proposed land use and live entertainment plans for the 214 West Commercial Row property is totally and unequivocally incompatible with these "surrounding development[s]."

**Email Address:** kchwdc1@yahoo.com

**Phone Number:** 775 376-1264

**Address:** 255 North Sierra Street Unit 1818, Reno, Nevada 89501

**Name of Commentor:** Kenneth Hines

*This comment was submitted on behalf of: (self if blank)*

*Submitted:* 1/13/2025 10:25:46 PM



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**Public Comment Received - 2025-01-15 PC Meeting - LDC25-00027**

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**From** Planning Reno <Planning@reno.gov>

**Date** Mon 1/13/2025 2:27 PM

**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>

 1 attachment (96 KB)

Public Comment - 96 - 2025-01-15.pdf;

The public comment form has a new entry from the public:

**Planning Commission Meeting Date:** 2025-01-15

**Agenda Item or Case Number:** LDC25-00027

**Comments:**

2. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(6). Furthermore, RMC Section 18.08.605(e)(6) requires that before a conditional use permit is granted, the City of Reno is required to find that "[t]he granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare []" and that "[t]he factors to be considered in evaluating [an] application shall include: . . . nuisance resulting from noise [or] . . . vibration, [and a]ny hazard to persons and property." As previously stated, the proposed live entertainment between the hours of 11:00 p.m. and 10:00 a.m. as sought under the proposed conditional use permit would deprive residents and guests of the surrounding properties of their sleep due to loud music and vibration resulting from such loud music. Mr. Mehanna even admits in his application that the noise levels would "exceed the ambient noise levels of the surrounding area . . . ." He also states in his application that "[t]he site will be used 'AS IS' and no improvements or any type of modifications will be made to the building" to alleviate any noise/vibration issues. This is absolutely unacceptable to all those living around his property who will be adversely impacted by his unreasonable proposal. As is commonly acknowledged, sleep is one of the most basic human rights and sleep deprivation is a commonly used form of torture. All residents and hotel guests in the City of Reno deserve that basic right to enjoy a good night's sleep. Denying any human the ability to sleep peacefully uninterrupted in their own home or hotel room is a gross violation of their basic human rights and should never be allowed under any circumstances by the City of Reno. Moreover, medical studies have shown that there are serious health risks associated with lack of sleep, including an increased risk of high blood pressure, obesity, heart attack, and stroke. Denial of sleep also leads to a reduction in alertness and cognitive abilities. The noise that will emanate from Mr. Mehanna's bar between the hours of 11:00 p.m. and 10:00 a.m. if he is granted a conditional use permit would pose a substantial "hazard to persons and property" due to its disruption of nearby residents' sleep and the potential severe impacts

to their health. Based on these facts alone, the conditional use permit requested by Mr. Mehanna should be denied without conditions.

**Email Address:** kchwdc1@yahoo.com

**Phone Number:** 775 376-1264

**Address:** 255 North Sierra Street Unit 1818, Reno, Nevada 89501

**Name of Commentor:** Kenneth Hines

*This comment was submitted on behalf of: (self if blank)*

*Submitted:* 1/13/2025 10:27:20 PM



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**Public Comment Received - 2025-01-15 PC Meeting - LDC25-00027**

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**From** Planning Reno <Planning@reno.gov>

**Date** Mon 1/13/2025 2:29 PM

**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>

 1 attachment (97 KB)

Public Comment - 97 - 2025-01-15.pdf;

The public comment form has a new entry from the public:

**Planning Commission Meeting Date:** 2025-01-15

**Agenda Item or Case Number:** LDC25-00027

**Comments:**

3. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(4). In addition, before issuing a conditional use permit, the City of Reno must find that "[p]ublic services and facilities are available to serve the project, or will be provided with development." RMC Section 18.08.605(e)(4). See also RMC Section 18.08.605(a) ("The conditional use permit procedure . . . is intended to ensure . . . that adequate mitigation is provided for anticipated impacts."). However, the City of Reno currently lacks sufficient code enforcement officials and does not have enough police personnel to monitor and respond to any resident complaints in the event the proposed live entertainment causes a noise and/or vibration-related nuisance to those living nearby. Only one code enforcement official serves downtown Reno, and that individual is not available between the hours of 11:00 p.m. and 10:00 a.m. (the times proposed for live entertainment under the conditional use permit in question). Also, telephone calls to police result in no action because the police regard noise emanating from within a business to be a code enforcement issue and not a police issue. Also, as Reno Police Chief Kathryn Nance has admitted on numerous occasions, the Reno Police Department does not have enough police personnel or equipment to respond to all resident calls, especially for noise-related complaints. In addition, telephone calls to Reno Direct either go unanswered or the caller is told that "someone" may be sent to investigate but that rarely, if ever, happens. Residents and hotel guests in the properties surrounding the 214 West Commercial Row property would have no recourse in the event of a noise/vibration complaint related to that property and the City would provide no "adequate mitigation" for any "anticipated impacts." As a result, a finding that "[p]ublic services and facilities are available to serve the project, or will be provided with development[]" cannot be made. This is another, among numerous, reasons why this conditional use permit application should be denied in its entirety. Until such time as the City of Reno has the budgetary wherewithal to fund adequate code enforcement officials during the night and early morning hours and police personnel, especially between the hours of 11:00 p.m. and 10:00 a.m., to effectively monitor and address noise-



related issues, particularly those emanating from bars, the City should give serious consideration to enacting a complete moratorium on granting any additional conditional use permits to any businesses, but in particular to bars.

**Email Address:** kchwdc1@yahoo.com

**Phone Number:** 775 376-1264

**Address:** 255 North Sierra Street Unit 1818, Reno, Nevada 89501

**Name of Commentor:** Kenneth Hines

*This comment was submitted on behalf of: (self if blank)*

*Submitted:* 1/13/2025 10:28:45 PM



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**Public Comment Received - 2025-01-15 PC Meeting - LDC25-00027**

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**From** Planning Reno <Planning@reno.gov>

**Date** Mon 1/13/2025 2:30 PM

**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>

 1 attachment (92 KB)

Public Comment - 98 - 2025-01-15.pdf;

The public comment form has a new entry from the public:

**Planning Commission Meeting Date:** 2025-01-15

**Agenda Item or Case Number:** LDC25-00027

**Comments:**

4. The Conditional Use Permit Fails to Meet the Findings Required Under RMC Section 18.08.605(e)(5). Also, RMC Section 18.08.605(e)(5) requires that a finding be made that "[t]he characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area." As stated above, the types of use most commonly permitted in the areas closest to the 214 West Commercial Row property are either residential buildings or hotels with guests. These properties house humans who require a certain amount of sleep to basically function in their daily lives. Also, there are plenty of businesses, including bars, in the surrounding area that do not require the ability to provide live entertainment until the wee hours of the morning (i.e., between the hours of 11:00 p.m. and 10:00 a.m.) in order to operate a successful business and optimally serve their clientele. Nowhere in Mr. Mehanna's conditional use permit application does he assert that he would be unable to operate a bar successfully without all-night, excessive noise-producing live entertainment. In conclusion, and for all of the reasons provided above, I respectfully request that the City of Reno deny in its entirety Mr. Mehanna's Application for a Conditional Use Permit to allow live entertainment between the hours of 11:00 p.m. and 10:00 a.m. in his bar to be located at 214 West Commercial Row.

**Email Address:** kchwdc1@yahoo.com

**Phone Number:** 775 376-1264

**Address:** 255 North Sierra Street Unit 1818, Reno, Nevada 89501

**Name of Commentor:** Kenneth Hines

*This comment was submitted on behalf of: (self if blank)*

*Submitted: 1/13/2025 10:30:10 PM*

## Cali Shy

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**From:** magali rivera <magalirivera11@gmail.com>  
**Sent:** Tuesday, February 18, 2025 9:57 AM  
**To:** Reno Planning Commission  
**Subject:** LDC25-00027

To the Reno Planning Commissioners,

For the public record, I am requesting a denial of the CUP application LDC25-00027 for extended hours due to problematic past behavior of excessive noise, cleanliness, and violence as well as a failure to act in good faith with residential neighbors. I also object to further use of our city's law enforcement resources to monitor such criminal activity the business attracts. While I do not face this business, I have nevertheless heard the fights and gunshots in the middle of the night and been subjected to the broken glass and garbage littering the streets each morning.

I recently attended a Neighborhood Advisory Meeting where the business owner listed his solutions to these problems. It is not enough to have a list of promises. With the difficult circumstances the city faces funding and staffing law enforcement, it is irresponsible to approve a CUP entitlement for extended hours which would seriously burden our limited resources. If this business reopens, let it prove with actions that it can establish new habits within normal hours for live entertainment. Why would our representatives reward a historically documented problematic business with such a high privilege as a CUP entitlement? Why lessen our quality of life while rewarding a civically unresponsive neighbor?

Please consider all the documentation that Sherron Elledge has submitted. Although Sherron does not own a dog, she saw a need for a dog park downtown and has given countless hours to establish and maintain the park. Tourists praise the park and it has become a place to socialize. It has made downtown safer. So please do not discount the documentation presented from someone who is a good neighbor and a model citizen who has bettered downtown.

People ask me why I live Downtown if businesses are so problematic. My answer is that most are not and I prefer living in a busy city because I was raised in one. I raised my own kids at the Montage in downtown Reno, I have a community of friends and colleagues there, I miss dear neighbors who have passed away. This has been my home for 13 years and is now home to my 94 year old mom. My mom is happy here. I can easily take her to casinos, restaurants, shows and my neighbors have been so welcoming. Please honor my commitment to my family, home and my Downtown and deny this CUP application.

Sincerely,

Magali Rivera

255 North Sierra St, Reno, NV 89501



**From:** maggie Telander <maggietelander@gmail.com>  
**Sent:** Tuesday, February 18, 2025 4:49 PM  
**To:** Reno Planning Commission  
**Subject:** LDC25-00027-214 West Commercial Row Live Entertainment

### **For the Record: Opposition to Permit LDC25-00027**

I strongly urge the Planning Commission to deny the permit for LDC25-00027 (214 West Commercial Row Live Entertainment). The applicant has a long, well-documented history of running establishments that disrupt the community, endanger residents, and degrade the quality of life in our downtown mixed-use neighborhood.

I have been a Montage HOA Board Director, a member of the Clean and Safe Committee, as well as a resident representative for the Downtown Reno Partnership. Since 2010, I have become intimately familiar with the 1 UP Club, as well as its previous incarnations under the same ownership (WURK and Red Martini). Each of these venues has repeatedly failed to operate responsibly and consistently burdened residents and city resources with crime, noise, and disorder.

### **A History of Crime and Disruptions**

The 1 UP Club has been a magnet for criminal activity, including shootings, drug-related incidents, assaults, under age drinking, and solicitation. Calls for police service at this location are frequent, yet our Reno Police Chief has publicly stated that law enforcement is already stretched too thin to properly patrol the downtown area. Code Enforcement is equally under-resourced, with only one officer who does not even work on weekends—leaving the area completely unprotected from ongoing violations.

### **Severe Noise Violations and Public Disturbances**

Hotels, motels, and residential facilities have endured years of excessive noise and disturbances, especially from the deep bass vibrations that shake windows and furniture well into the early morning hours. This directly impacts our health and well-being, robbing everyone of peaceful nights and restful sleep. Prior attempts at noise mitigation have failed miserably, and the Planning Commission's previous requirement for a double-door entrance has not been completed—showing a pattern of disregard for compliance.

A new sound study using the C-Weighted Scale—which accurately measures low-frequency bass noise—must be required. Without this, the Commission cannot fully understand the severe impact this venue has on surrounding businesses and residents.

### **Neglect, Litter, and Disorderly Conduct**

Beyond crime and noise, the 1 UP Club has been a terrible neighbor:

- Trash, broken glass, and debris litter the surrounding area and businesses nightly.
- Crowds loiter in the parking lot between the 1 UP Club and the Eden, leading to further disorder.
- There is no effective crowd control or enforcement of queuing rules, creating chaos outside the venue.

### **Bottom Line:**

Enough is enough. The 1 UP Club and its predecessors have had years to prove it can operate responsibly and has failed at every turn. There is no reason to believe this time will be any different.

I demand that the Planning Commission prioritize the safety and well-being of residents and reject this permit outright. The applicant's track record is clear: he cannot be trusted to operate responsibly in a mixed-use neighborhood.

Deny LDC25-00027 and put an end to this ongoing harm and cost to our community.

Maggie Telander

255 N Sierra St Unit 2204

Reno, NV 89501-1353

Ward 1

## Cali Shy

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**From:** Cecil, Nancy L <booklady@csus.edu>  
**Sent:** Monday, February 17, 2025 12:12 PM  
**To:** Reno Planning Commission  
**Subject:** Public Comments for Feb 19 Planning Commission Meeting

**Please put these comments in the public record as expressing opposition to the granting of two CUP applications on the Feb 19 agenda:**

- 1. LDC25-00027: 214 W Commercial Row**
- 2. LDC25-00031: J Resort Festival Grounds**

Esteemed Planning Committee Representatives:

I would like to call your attention to a concern I have regarding the well-being of downtown residents.

My husband and I moved here for the beautiful mountain and river views from our condo and for the walkability that living in such a space affords. Unfortunately, since we moved here, we have been forced to face the fact that little or no consideration is given to the quality of life for downtown residents.

In the eight years we have lived here, we have lost three local restaurants, one beloved food market, our local coffee shop, and the Riverside 12 Cinema, while the number of bars and nightclubs has continued to proliferate. Several of these establishments are notorious for drug deals, assaults, stabbings, shootings, and even human trafficking. Additionally, they are allowed to operate until all hours of the morning and there are no limits on the volume of noise that emanates from them. I say "noise," because we hear no actual music but, rather, the steady thrum of the bass that cannot be in any way mitigated by closing our doors and employing a sound conditioner. It sounds not unlike a construction zone---*all night long, every Thursday, Friday, and Saturday night!*

I have attended three annual BID/DRP meetings, where the residents were told how very much they are valued, and yet whenever complaints arise concerning one of these sketchy bars, they are addressed by temporarily closing the business to "fix" the problem, but then within a matter of months they reopen with much the same results.

We have heard several city council members and planners alike tell us, "If you don't like it, then move!"

Please understand: we LOVE this city! But, yes, we have finally considered leaving it after fifteen years of ownership. We feel we are not protected from neither excessive noise nor the abundance of crime that occurs right outside our doors. You have demonstrated, with your reluctance to take action to address these issues, that the city simply does not love us back.

Sincerely,

Dr. Nancy Lee Cecil, downtown resident, 255 N Sierra St

## Cali Shy

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**From:** Phil Satre <phil@psatre.net>  
**Sent:** Tuesday, February 18, 2025 10:08 AM  
**To:** Reno Planning Commission  
**Subject:** Comment re Case No. LDC25-00031 (J Resort Festival Ground) Proposed Project

To: Honorable Members of the Reno Planning Commission February 17, 2025

From: Phil Satre, Newlands Neighborhood Resident

I am writing to you because I am very concerned about the size and scope of the above-referenced project at the J Resort.

My wife and I moved to Reno in 1975 and we have lived in various neighborhoods in West and Southwest Reno for most of those 50 years. In 2023 we built a new home in the Newlands neighborhood on the bluff above the river, which we began occupying in the fall of 2023. We moved to downtown Reno because we wanted to live within walking distance of downtown museums, restaurants, and to enjoy other attractions and the parks and trails along the Truckee River.

We have been happy with our decision to move to downtown Reno with one exception: periodic electronically amplified sound and the lack of enforcement and/or waiver of the 75 decibel sound limitation — specifically in late July of 2024 when the Bass Camp Entertainment Company “invaded” our home with unrelenting sounds, vibrations and noise that made the peaceful enjoyment of our home impossible during their event.

While we understand that entertainment offerings are vital to our tourism, I am concerned that an outdoor venue with a capacity of over 15,000 people will produce a noise level that will frequently surpass the sound limitations set by city ordinance. I vehemently oppose a waiver of the 75 decibel level limit. If you are going to permit this facility I would request that you consider modifying the approval to making it an indoor rather than an outdoor facility, which is consistent with year round usage, but also significantly reduces the impact of amplified sounds on the J’s residential neighbors.

I endorse the comments of Peter Neumann on behalf of the Newlands Neighborhood Association as well as the comments of Arthur Rangel and Kenneth C. Hines.

Sincerely,

Philip G Satre

Sent from my iPad



## Cali Shy

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**From:** Abigail Mayorga  
**Sent:** Thursday, February 13, 2025 9:27 AM  
**To:** Planning Desk  
**Cc:** NABs  
**Subject:** Fw: 214 Commercial Row Application

Please see below public comment regarding LDC25-00027.

Best,  
Abby



**Abigail Mayorga**  
(She/Her/ella)

*Community Liaison*  
City Manager's Office  
775-291-9834 (c)  
[MayorgaA@Reno.Gov](mailto:MayorgaA@Reno.Gov)  
1 E. First St., Reno, NV  
89501:



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**From:** Tim Topp <[timtopp24@gmail.com](mailto:timtopp24@gmail.com)>  
**Sent:** Wednesday, February 12, 2025 6:39 PM  
**To:** NABs <[NABs@reno.gov](mailto:NABs@reno.gov)>  
**Subject:** 214 Commercial Row Application

To Whom It May Concern,

My wife and I would like to have some input regarding the application for an all-night club at 214 Commercial Row.

From the applicant's past history at this address and the problems and complaints that arose from this business operation, we're not sure why the city is considering reissuing a permit for this business.

Its requested hours of operation are apparently from 11:00pm until 6:00am, from our understanding, which is when most people in the neighborhood are trying to sleep.

Within a few yards of 214 Commercial Row are several residential buildings and hotels which would be greatly affected by the noise of an all-night club (see marked photo). Most affected would be the hotels and residential buildings in site of the proposed business: Townsite Motel (which shares a wall), The

Worldmark Hotel, West Street Flats, The Montage, and 3rd Street Flats, where we live, and from where the photo was taken, and very likely the Riverwalk Towers.

We've heard a few people say that downtown needs more people visiting and this place would help. We're not sure how an all-night club adds to that. The proposed J Resort festival venue, sure, because they seem to have proven to be considerate of their neighbors with how they operate their current outdoor venue.

Our neighborhood already has folks leaving another local bar, being loud on the streets, along with folks going between the J Resort and THE ROW, but that doesn't go on all night, or every night. This club, and its all-night crowd, would definitely add that component.

Reno already has venues for all-night entertainment, the casinos. An all-night club like this, in our opinion, should really be located away from any residential areas to an area not affected by the noise of the club and it's parking area, like a warehouse area (I know there are clubs in other cities where that has been working). Reno also has an issue, at this time, of a police presence that's not large enough to respond to issues with a business like this, from what I've read and understood in talking to others in the neighborhood.

Thank you for allowing us the opportunity to express our concerns. Hopefully the city will not grant a permit for this business to reopen in this location.



**Thanks,**

**Tim and Robin Topp**

## Cali Shy

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**From:** Patrick Arnello <patrickarnello@gmail.com>  
**Sent:** Wednesday, January 8, 2025 9:23 AM  
**To:** Reno Planning Commission  
**Subject:** LDC25-00027 and LDC25-00031

Respected members of the Reno planning commission

I am sending you this correspondence to address my concerns about both the west commercial row live entertainment and the J Resort Festival Grounds applications.

Based on the disorderly conduct, drunkenness in public, under aged drinking, prostitution, stabbing, shootings, murders I observe daily on Second street between West and Sierra streets I am deeply concerned about opening our downtown to more of the same behaviors.

Patrick Arnello  
( downtown Reno resident )  
Sent from Patrick Arnello's iPad



## Cali Shy

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**From:** peggy arnello <peggy.arnello@att.net>  
**Sent:** Wednesday, January 8, 2025 9:53 AM  
**To:** Reno Planning Commission  
**Subject:** LDC25-00027 and LDC25-00031

Members of the planning commission,

As a Reno downtown resident I am very concerned about the applications of the West Commercial Row live entertainment and the J Resort festival grounds that will potentially significantly impact the already diminished security of the Reno Downtown area.

Peggy Arnello  
Peggy's iPhone

# Planning Commission Public Comment

The public comment form has a new entry from the public.

<b>Planning Commission Meeting Date</b>	2025-02-05
<b>Agenda Item or Case Number</b>	LDC25-00027
<b>Position</b>	In Opposition
<b>Comments</b>	The location for an additional late night bar with live music is not needed in a community where full time residents work and live. We already have 8 bars in this area which are overwhelming for the Reno Police. Why add another unnecessary bar which will attract more Undesirable clientele.
<b>Email Address</b>	peggy.arnello@att.net
<b>Name of Commentor</b>	Peggy Arnello
<b>Address</b>	255 N Sierra St
<b>Phone Number</b>	5304121454

Submitted: 1/8/2025 6:13:47 PM

These comments were submitted on behalf of: (self if blank)



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**RE: LDC25-00027 – 214 West Commercial Row Live Entertainment**

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**From** bcnapa@aol.com <bcnapa@aol.com>

**Date** Sat 1/11/2025 7:02 AM

**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>

- LDC25-00027 – 214 West Commercial Row Live Entertainment

I am a resident/homeowner @ Arlington Towers. My unit faces East above Rolf Alley. Usually Thursday, Friday & Saturday nights into the early morning hours, between 2am-6am, I am awoken by annoying pulsating music, loud conversation, car alarms, and recently gun shots. Routinely, the Reno Police Dept patrols the area because of altercations occurring by patrons.

I'm told there are CCTV cameras covering the neighborhood but that is little comfort to disturbed sleep patterns & annoying behavior of the patrons frequenting this Club. This is a RESIDENTIAL District with a newly constructed apartment building at Arlington & 2nd and St Thomas Aquinas Cathedral nearby.

I'm hoping a resolution can be arranged, to eliminate the disturbances in our residential neighborhood.

Barbara Cook  
100 Arlington Ave #19A  
Reno 89501

# Planning Commission Public Comment

The public comment form has a new entry from the public.

<b>Planning Commission Meeting Date</b>	2025-02-19
<b>Agenda Item or Case Number</b>	5.2, 5.3
<b>Position</b>	In Opposition
<b>Comments</b>	
<b>Email Address</b>	Drewleeder9@gmail.com
<b>Name of Commentor</b>	Drew Leeder
<b>Address</b>	730 Southworth Dr
<b>Phone Number</b>	7756821609

Submitted: 2/19/2025 3:27:21 PM

These comments were submitted on behalf of: (self if blank)



# Planning Commission Public Comment

The public comment form has a new entry from the public.

<b>Planning Commission Meeting Date</b>	2025-01-13
<b>Agenda Item or Case Number</b>	LDC25-00027
<b>Position</b>	In Opposition
<b>Comments</b>	<p>I strongly oppose the granting of this commercial use permit for the 1UP Bar. This business is simply a major nuisance, safety concern and a health issue, some of which have been documented. I was awake at 2 a.m. on July 17th, 2021 due to the excessive bass ruminating from this bar. Sleep is not an option for residents living across from or adjacent to this business. I heard several gunshots then saw an individual laying on the pavement in front of the 1 UP. I was kept awake for hours due to the police, fire and EMT presence. The bullets hit several cars and an "adjacent condo tower". I live in this condo tower and can see and hear the goings on at this bar clearly from where I reside. The excessive bass from this bar is insane to say the least. BOOM BOOM BOOM BOOM BOOM can be heard for blocks for hours on end. Again, sleep is not an option. The owner now wants to extend the chaos until 10 a.m. Sleep is a vital bodily function. Many people live in this area as residents. If this excessive noise is the way of the downtown future, residential living should have never been approved by</p>

	the city in the first place. I am not opposed to music. Quite the opposite. I am in favor of a downtown living experience in which all parties can live together amicably. Having restrictions in place such as noise barriers, soundproofing, decibel and operating hour limits would be a step in the right direction.
<b>Email Address</b>	kbgame69@gmail.com
<b>Name of Commentor</b>	Kirsten Burlingame
<b>Address</b>	255 N Sierra St Reno Nv 89501
<b>Phone Number</b>	7752771524

Submitted: 1/10/2025 10:51:37 PM

These comments were submitted on behalf of: (self if blank)