

It's my understanding that the Mayor may be starting a skincare line with the unfortunate name of SPOOGE. Well, Renoites, I think we all gonna get SPOOGED after the ADU ordinance is ratified. These are my concerns:

The ADU Survey was bogus. I know because I personally voted early and often. Does a bogus push survey replace a proper mailed notification for this blanket upzoning? No, it does not.

Guest houses are not allowed in many older neighborhoods contrary to what Grace has said.

My neighborhood for instance has active CCRs from 1937. My CCRs prohibit extra units. I believe the City will be exposed legally if they start passing out ADU permits without looking into whether the property has CCRs which "run with the land" and prohibit them. It took less than five minutes for a title officer to provide me with a copy of my CCRs. This is not a heavy lift.

\* There are over 1,000 Airbnbs in Reno. Many of those units should and could be used for long-term rentals and yet the City has opted not to regulate STRs. Why? Well maybe because Airbnb recently handed out \$32,000 to Nevada politicians including to Devon, Miguel, and Devon's law partner's wife, who is a state senator.

Many of these old streets have street widths that are not compliant with current City and Fire codes. Per code a 28 ft. street width should only have parking on one side. A street width should be at least 36 ft. across if parking is allowed on both sides. Court St's width is only 26 ft. And the City allows parking on both sides of that street, which is clearly a safety issue, particularly with increased density. Prior to increasing density in these old hoods, the City should bring these old streets up to current City codes.

A parking requirement is a no-duh and do not reduce the lot size to 6,000 sq. ft.

A recent boundary survey should be required in the building permit application. Without one you are inviting neighbor wars in which the city could be legally exposed.

There are only 4 code enforcement officers in Reno. You must hire more.

In closing, although this blanket upzoning will affect many thousands of us, it will have no impact on any of you on the dais because you chose to live in HOA's, neighborhoods with neighborhood plans etc. I suspect that your property values will increase while us low landers our values will sink. Yea, I think most of us are gonna get SPOOGED with this upzoning.