



C I T Y O F
RENO
Memorandum

DATE: February 11, 2025

TO: Leah Piccotti, Associate Planner and Carter Williams, Associate Planner

FROM: Jeff Foster, Associate Planner

DEPT: Development Services

SUBJECT: February 10, 2025 Ward 1 NAB meeting

ABN25-00002 (Record Street Partial Abandonment)

The applicant made a presentation and discussed why the abandonment is being requested (to facilitate a City sponsored affordable housing project). One NAB member asked what the impact of the request would be on the surrounding businesses/organizations (answer was none as the abandonment area has been gated off and will not impact circulation). A question was asked about the details of the affordable housing project (Gabe Wittler did not have details). Will there be any impact on UPRR? No. There was no public comment.

LDC25-00031 (J Resort Festival Grounds)

The applicant's representative, Garrett Gordon, made a presentation. Questions were asked about the types of shows at the venue, shade, and what the "activation tent" is for on the site plan. One NAB member asked about work that had already started on the site (Garrett said they were trying to get ahead and are doing so at risk). Another NAB member asked if RPD had been involved in the review process. Multiple questions were directed at how the noise study was scoped (locations of noise measurements) and how the calculations were done. One NAB member pointed out that some intersections were operating at LOS F and asked about the impact of the project on these intersections and what would happen if there is a medical emergency in the surrounding area during an event. A few NAB members expressed general support for the project. There were public comments in support and in opposition during the general public comment period at the beginning of the meeting.

LDC25-00040 (Summit Ridge Apartments MSPR)

The applicant's representative, Stacie Huggins, made a presentation and pointed out that the apartments are intended to be affordable. One NAB member asked about the rents for affordability (intention is for \$500 to \$1,100 monthly) and if they would be for Section 8, which she contended would not be appealing to nearby homeowners. Another NAB member asked about potential runoff impacts. How many people were notified (all parcels within 750 feet). One NAB member asked about the retaining walls (Stacie pointed out that the taller wall would be masked by screening vegetation or topography). There was no public comment.

LDC25-00027 (214 West Commercial Row Live Entertainment)

The applicant made a presentation, including personal history and history of the business and sound attenuation improvements that were previously made. Questions were asked about the types of shows/entertainers and where the parking is located. One NAB member asked about underage drinking and security. Another NAB member asked if the noise study could be redone to include taking measurements at the top of the Montage and if the Fire Marshal had reviewed the proposed structural improvement for sound attenuation. A few NAB members expressed general support for the project and appreciation for how the applicant has tried to address documented issues. There were public comments in support and in opposition during the general public comment period at the beginning of the meeting.

Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Maia Johnson

DATE: 2025.2.10

CONTACT PHONE: _____

E-MAIL: maia@tsundokune.jp

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: In favor of C2, C4
want to make sure festival area is
active when an event is not running

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Steve Emmerich

DATE: 2/10/2025

CONTACT PHONE: 530 412 3000

E-MAIL: Steve@freshbakein.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: MAGALI RIVERA

DATE: 2/10/24

CONTACT PHONE: 256-468-4345

E-MAIL: magali.Rivera11@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM: West Commercial Festival Grounds

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Toni Harsh

DATE: 2-10-25

CONTACT PHONE: 775-323-6776

E-MAIL: ToniHarsh

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM: Public Comment

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: TODD UPTON

DATE: 2/10/25

CONTACT PHONE: 725-690-8101

E-MAIL: TUPTON7@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

MUCA NEEDED ACTIVITY DOWNTOWN

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Connie Silvera

DATE: 2-10-25

CONTACT PHONE: 775 848 7961

E-MAIL: RENOMARGJANE@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: General

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Ken Hines

DATE: 2/10/2025

CONTACT PHONE: 775 240 - 0742

E-MAIL: Kchwdc@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Opposing J Resort and
214 West Commercial Row applications
for conditional use permit

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Betty Hedrick Reg C-2

DATE: 2-10-25

CONTACT PHONE: 775-437-7872

E-MAIL: rhedrick1326@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

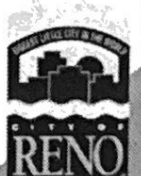
COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Zach Fineberg

DATE: 02/10/20

CONTACT PHONE: 561-889-5463

E-MAIL: Zfineberg@comcast.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Daly Going to grow. Reno

Moved a year ago from FL.

I see a drastic change for

this community.

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME:

Beth Dory

DATE:

2/10/28

CONTACT PHONE:

E-MAIL:

kem.dory@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: ERIC Leryde

DATE: 2/10/25

CONTACT PHONE: _____

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: C2, C4

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Sheeron Elledge
DATE: 2-10-25
CONTACT PHONE: 775-224-1487
E-MAIL: dseledge@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: 1UP + Festival
grounds

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME:

Karla Farr

DATE:

2-10-25

CONTACT PHONE:

775-357-0233

E-MAIL:

KC.Farr@icloud.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

C2 - Inson festival grounds

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation

