

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

**THE FORM MUST BE FILLED OUT COMPLETELY**

DATE: 4/15/25 CASE NO. LDC 6.3 + 6.4

Please Print:

NAME: ROSE WATERBURY

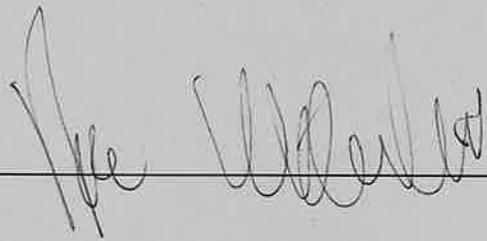
ADDRESS: 2220 ESCALERA WAY

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

SIGNATURE: 

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

**THE FORM MUST BE FILLED OUT COMPLETELY**

DATE: 11/15/25

CASE NO. LDC 623 + 624

Please Print:

NAME: Helena Coughlin

ADDRESS: 905 Tropic Ct Sparks, NV 89436

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

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\_\_\_\_\_

SIGNATURE: Helena Coughlin

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

**THE FORM MUST BE FILLED OUT COMPLETELY**

DATE: 1/15/25 CASE NO. LDC DATA CENTER APPLICATION

Please Print:

NAME: ROSE WALTERBEEN

ADDRESS: 2220 ESCALERA WAY

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: Rose Walterbeen

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/15/25

CASE NO. LDC ~~13~~ General

Please Print:

NAME: Olivia Tanager

ADDRESS: 265 Thoma St, Reno, NV 89502

I REPRESENT: Sierra Club Toiyabe Chapter

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: Olivia Tanager

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

THE FORM MUST BE FILLED OUT COMPLETELY

General

DATE: 1-15

CASE NO. LDC ~~63, 64~~

Please Print:

NAME: Jan Levinson

ADDRESS: 5210 Bellazza Ct 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: Jan Levinson

Public Comment for Reno Planning Commission- Jan 15, 2025

Bari Levinson MD

Good evening commissioners. My name is Bari Levinson; I am a retired engineer and physician and am now a volunteer with Sierra Club, working toward policies that help with climate and environmental justice.

My comments tonight related to items 6.3 and 6.4, the Oppidan and Keystone data centers conditional use permits.

My first concern is that the city of Reno is still grappling with finalizing a comprehensive ordinance for data centers. How can you approve new data centers if we don't yet have this ordinance finalized? I urge the commission to delay any approvals of new data centers until the Reno city council finalizes an ordinance that is tied to Reno's master plan and sustainability goals.

My second concern is the huge energy and water demands of data centers. NV Energy ratepayers should NOT be on the hook paying for the infrastructure required to supply these data centers with electricity. The data centers should be required to BYOE- bring your own energy! Ideally this energy is renewable solar with battery storage to supply a significant portion of their daytime and nighttime demand.

The Oppidan data center is a 61,000 sf facility; the CUP requires only 5,500 sf of solar installed, utilizing less than 10% of its roof space; there is no mention of battery storage. The Keystone data center is a 91,000 sf facility; the CUP has no requirement for installed solar, much less battery storage. Given these paltry energy generation and storage requirements, NV Energy customers will be on the hook to pay for the generation capacity required to power these data centers. This is simply unacceptable.

Regarding water usage, in contrast to solar energy which is almost infinite in Nevada, water is a limited resource. We need to assure that this limited resource is judiciously allocated and conserved. Using our limited water supply for data centers may not be in the best interest of our community.

I would encourage the commission to request a briefing from the PUCN regarding the effect that data centers will have on load growth. Similarly, I would encourage a briefing from TMWA on water availability and increased demand anticipated due to data centers.

In summary, I encourage the commission to delay approval of any data centers until the city has finalized an ordinance governing data centers. And all new data centers should be required to maximize their own solar energy including battery storage to offload their grid demand. Lastly, water conservation needs to be taken into strong consideration prior to any approvals.

Thank you for your time and the opportunity to speak tonight.

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/15/23 CASE NO. LDC General 6.3, 6.4

Please Print:

NAME: Cathy Fulkerson

ADDRESS: 990 Sonora Dr Reno 89509

I REPRESENT: Third Act NV

I DO NOT WISH TO MAKE A STATEMENT BUT I AM: #6.3 + #6.4  IN FAVOR  IN OPPOSITION

I WISH TO MAKE A STATEMENT:  IN FAVOR  IN OPPOSITION

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

SIGNATURE: C. Fulkerson

January 15, 2025

Reno City Planning Commission Meeting

Cathy Fulkerson  
990 Sonora Drive  
Reno, NV 89509

Re: Public Comment on Agenda Items 6.3 and 6.4

Commissioners,

I am here to comment on the conditional use permit requests for Agenda Items 6.3 The Oppidan 5MW Data Center and 6.4 The Keystone Data Center.

As discussed at the January 8, 2025, Reno City Council meeting under Agenda Item F.1., data centers present unique short-term and long-term environmental impacts that need to be evaluated and approved under a comprehensive city ordinance. Only then can the development of data centers be tied to the city's Master Plan and overarching sustainability goals.

Data Centers are our future and AI is quickly becoming mainstream in nearly every area of our lives. However, data centers are typically very noisy and require huge amounts of energy for both computational purposes and cooling needs. A NYT article in July 2024 reported on an estimated 20% increase in US energy demand by 2030, that's 5 years from now, driven in part by AI. In addition, data centers often require great volumes of water and many are surrounded with 8 foot high security fencing. They return few direct benefits to the communities where they are located beyond employing people for initial construction and contributing to the city's tax base, but only if they are not given any tax breaks as was done by the state in 2014 when Apple initially built a data center in Reno and again in 2017 when Apple negotiated an incredibly low city sales tax rate of 0.5%.

Because of these huge resource demands and potential for very low returns to communities, **I urge you to delay any approvals of conditional use permits for data centers until a comprehensive city ordinance is finalized.** Reno residents (as will all Nevadans) will have to take on higher utility rates to pay for the increased energy infrastructure and will likely face water shortages without receiving any direct benefits. All data centers should be governed by the same comprehensive city ordinance that addresses these issues head-on.

I am running out of time, but we need to be prepared for the inevitable urban wildfires. Will we have enough on hand to fight them?

**RENO CITY PLANNING COMMISSION**

**REQUEST TO SPEAK/PUBLIC COMMENT FORM**

THE FORM MUST BE FILLED OUT COMPLETELY

~~AGENDA ITEMS~~

DATE: 1.15.25

CASE NO. LDC ~~63-64~~

Please Print:

NAME: CHRIS BELL

ADDRESS: 3970 JASPER LN

I REPRESENT: ME + WIFE

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: 



Outlook

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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*



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**FW: LDC25-00027 and LDC25-00031**

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**From** Cali Shy <ShyC@reno.gov>

**Date** Wed 1/8/2025 9:25 AM

**To** Leah Piccotti <PiccottiL@reno.gov>; Carter Williams <WilliamsCa@reno.gov>

**Cc** Planning Tech <PlanningTech@reno.gov>; Michelle Fournier <FournierM@reno.gov>

Cali Shy  
(She/Her/Hers)  
Planning Technician  
Development Services  
775-393-1039 (O)  
ShyC@Reno.Gov  
1 E. First St., Reno, NV 89505

Reno.Gov | Connect with us:

Please be advised that my working hours are as follows:

Mon-Thurs - 7:00 am to 5:30 pm

-----Original Message-----

**From:** Patrick Arnello <patrickarnello@gmail.com>

**Sent:** Wednesday, January 8, 2025 9:23 AM

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

**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



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**Public Comment Received - 2025-02-05 PC Meeting - LDC25-00027**

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

**Date** Wed 1/8/2025 9:33 AM

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

 1 attachment (85 KB)

Public Comment - 87 - 2025-02-05.pdf;

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

**Planning Commission Meeting Date:** 2025-02-05

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

**Comments:**

Opposed to the granting of the permit based on the deterioration of public safety already observed downtown

**Email Address:** patrickarnello@gmail.com

**Phone Number:** (530) 412-1456

**Address:** 255 North Sierra st

**Name of Commentor:** Patrick Arnello

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

*Submitted:* 1/8/2025 5:33:21 PM



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**Public Comment Received - 2025-02-19 PC Meeting - LDC25-00031**

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

**Date** Wed 1/8/2025 9:38 AM

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

 1 attachment (86 KB)

Public Comment - 88 - 2025-02-19.pdf;

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

**Planning Commission Meeting Date:** 2025-02-19

**Agenda Item or Case Number:** LDC25-00031

**Comments:**

Based on the deterioration of public safety already observed downtown I am very concerned about further permits being issued

**Email Address:** patrickarnello@gmail.com

**Phone Number:** (530)412-1456

**Address:** 255 North Sierra street

**Name of Commentor:** Patrick Arnello

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

*Submitted:* 1/8/2025 5:37:54 PM



Outlook

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**LDC25-00027 and LDC25-00031**

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**From** peggy arnello <peggy.arnello@att.net>

**Date** Wed 1/8/2025 9:52 AM

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

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>	<p>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.</p>
<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)

# 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>	LDC25-00031
<b>Position</b>	In Opposition
<b>Comments</b>	Additional approval of this type of operator would significantly impact the security of public users of the downtown area.
<b>Email Address</b>	peggyarnello@gmail.com
<b>Name of Commentor</b>	Peggy Arnello
<b>Address</b>	255 North Sierra street Reno
<b>Phone Number</b>	(530) 412-1454

Submitted: 1/8/2025 6:06:33 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>	2025-01-13
<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)

# 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>	LDC25-00031
<b>Position</b>	In Opposition
<b>Comments</b>	<p>I am opposed to this permit due to the fact that there is already the exact same type of entertainment literally blocks away at the Glow Plaza. There is no diversity in the area. This is simply the same type of entertainment, only much larger and louder creating more problems such as parking, traffic flow, noise increases, etc. All residents and businesses located in the W Second Street, Third Street, Sierra Street, and W Second Street block are constantly being bombarded by excessive music day and night and at different decibels. The Montage, for example, sits in the crosshairs of it all. We hear music from the ReTRAC area, Shim's Tavern, 1 UP Bar, West Second Street Bar and the Glow Plaza. This new application for MORE music is entirely unnecessary and redundant. Enough with the music venues.</p>
<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 11:24:36 PM

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