

04-09-2025 - Reno City Council Meeting - Item I.2 Case No. LDC25-00027 214 W. Commercial Row Live Entertainment									
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[illegible]

[illegible]

[illegible]



City Council Comment received from Brandi Smith

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/8/2025 11:12 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Brandi Smith

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

brandiavsmith@gmail.com

Phone Number:

775-384-7920

Address:

255 N. Sierra Street, Reno, NV 89501

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-09.

Section:

I Items - Public Hearing Items

Item:

Case No. LDC25-00027 (214 West Commercial Row Live Entertainment).

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

For the record, I am a resident of downtown Reno, and I am in favor of the appeals by Magali Rivera, Rick Heroux and Smart Growth Reno. I am commenting on my opposition to the 1Up club reopening. The 1Up club is located on the same block as Two One Nine (formerly Eden), and Tonic, and all three share the same parking lot and access to an alleyway, an extremely dangerous and well-documented area of violence and criminal activity. The 1Up club is also directly across the street from the Biggest Little City Dog Park, a dog park that is frequently used at all hours of the day and night, and especially early-morning hours. As a result of 1UP's CUP application before the Planning Commission meeting, February 19, 2025, an inquiry by the city revealed: two shootings resulting in homicide investigations,

one involving a drug deal, the other a drive-by shooting into the entrance relating to ongoing fights, retaliation from prior weekends, assault (simple and aggravated), burglary, assault with a deadly weapon, rape, murder, intimidation. Supporting documentation is attached to this email. The 1Up club is surrounded by residential buildings. None of this has ever been part of the discussion. As a matter of fact, when residents were reading their public comment at the Planning Commission in opposition to the 1Up reopening and citing these events, residents were admonished and shut down, stating something to the effect of we were attacking his character, that was not before the Planning Commission, and it was not to be discussed. 1Up was granted the CUP. This club has a history of bad behavior. There have been shootings and violence in that same shared block as recent as last weekend, putting residents in direct danger. Please do not allow this club to reopen and put the downtown community in further danger. I urge you, please, to read a recent Op Ed published in This is Reno regarding resident concern: <https://thisisreno.com/2025/04/reno-downtown-residents-smart-growth/> Thank you for your time.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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No



PUBLIC COMMENTS FOR THE RECORD, Case No. LDC25-00027 (214 West Commercial Row Live Entertainment)

From Brandi Smith <brandisgr955@gmail.com>

Date Tue 4/8/2025 11:38 AM

To Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Reno Direct <RenoDirect@reno.gov>; Public Comment - CC <PublicComment@reno.gov>; Brandi Anderson <AndersonB@reno.gov>

 1 attachment (853 KB)

RPD Comments - 1Up.pdf;

For the record, I am a resident of downtown Reno, and I am in favor of the appeals by Magali Rivera, Rick Heroux and Smart Growth Reno.

I am commenting on my opposition to the 1Up club reopening. The 1Up club is located on the same block as Two One Nine (formerly Eden), and Tonic, and all three share the same parking lot and access to an alleyway, an extremely dangerous and well-documented area of violence and criminal activity. The 1Up club is also directly across the street from the Biggest Little City Dog Park, a dog park that is frequently used at all hours of the day and night, and especially early-morning hours.

As a result of 1UP's CUP application before the Planning Commission meeting, February 19, 2025, an inquiry by the city revealed: two shootings resulting in homicide investigations, one involving a drug deal, the other a drive-by shooting into the entrance relating to ongoing fights, retaliation from prior weekends, assault (simple and aggravated), burglary, assault with a deadly weapon, rape, murder, intimidation.

Supporting documentation is attached to this email.

The 1Up club is surrounded by residential buildings. None of this has ever been part of the discussion. As a matter of fact, when residents were reading their public comment at the Planning Commission in opposition to the 1Up reopening and citing these events, residents were admonished and shut down, stating something to the effect of we were attacking his character, that was not before the Planning Commission, and it was not to be discussed. 1Up was granted the CUP.

This club has a history of bad behavior. There have been shootings and violence in that same shared block as recent as last weekend, putting residents in direct danger. Please do not allow this club to reopen and put the downtown community in further danger.

I urge you, please, to read a recent Op Ed published in *This is Reno* regarding resident concern: <https://thisisreno.com/2025/04/reno-downtown-residents-smart-growth/>

Thank you for your time.



City Council Comment received from Dana Magee

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/7/2025 5:21 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Dana Magee

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

jones2329@sbcglobal.net

Phone Number:

(775) 742-2526

Address:

804 Whitaker Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-09.

Section:

I Items - Public Hearing Items

Item:

I.1 & I.2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I have lived in the neighborhood my whole life. The noise will impact my health and sanity. It will interrupt my sleep and have a negative outcome on every level of my being and my family. There are other areas in Reno better suited for this type of concert arena. I feel it hasn't received the proper considerations concerning parking, traffic, and crime that this arena will attract.

ACKNOWLEDGEMENTS:

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Yes

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Yes

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Yes



4.9.25 Meeting Item I.2 - Case No. LDC25-00027

From Eric Lerude <ewlerude@gmail.com>

Date Tue 4/8/2025 12:21 PM

To Public Comment - CC <PublicComment@reno.gov>

Dear Mayor Schieve and the Reno City Council Members,

I am in favor of the appeal filed by Mary Babiasz regarding the night club at 214 W. Commercial Row.

I am including the op ed published this morning in This Is Reno. The title of the piece is "Time for a Different Vision." I wanted to make sure that this op ed is part of the record.

The list of signatories to the op ed is the result of a relatively minor effort to contact people to sign the op ed. It is very likely that many more Reno residents would sign this op ed if a greater effort were made to get more people to sign it.

The people on this list represent multiple neighborhoods in Reno. Yes, most live in downtown and many live in the Montage. My wife and I are two of them. But there also are residents from Arlington Towers, Riverwalk Towers and the Palladio. Plus there are residents from the Court Street - Newlands Heights Historic District just south of the Truckee River as well as residents from further away in southwest Reno and northwest Reno.

Speaking of the Montage, the Montage sure seems to be getting a lot of grief these days. That's unfortunate. Because the people who own condos in the Montage and who rent in the Montage are very vested in downtown. They have invested a lot of money in their units. They pay property taxes and Downtown Reno Partnership assessments. They spend their money at the downtown businesses, including coffee shops, restaurants, bars, breweries, distilleries, wine shops and casinos. They spend A LOT of their time in downtown. They enjoy being in downtown and they want downtown to be as thriving as possible.

I can tell you that I LOVE Reno and I want the best for Reno! I created the Reno-Tahoe Odyssey Relay Run Adventure and some other races like the Leprechaun Race because I wanted to show off and celebrate all that Reno and our surrounding area have to offer (please note that I do not own these races anymore, so don't hold my opinions against the current ownership).

But I must admit that I am not as excited these days about being downtown and showing it off to visitors, regardless of where they are from, from nearby south Reno to the Bay Area, NYC and beyond.

There needs to be a balance of the different interests who are vested in downtown. With that balance, downtown Reno can be more vibrant. All Reno residents want a vibrant downtown. We all want downtown Reno to be a great place to live and visit, we want to be proud of downtown Reno. As Dick Bartholet with the Regional Alliance for Downtown would say again and again, "Every great city needs a great downtown." Mayor Schieve repeated a version of this line in a 2021 article in the Northern Nevada Business Weekly.

I want to specifically address the night club at 214 W. Commercial Row.

I spoke up 3 times the evening of February 19, 2025 at the Reno Planning Commission hearing expressing my concerns about excessive noise in general and the above referenced night club. My comments are in the record.

My greatest concern is the noise and the sound the music played inside this night club could cause, in particular the booming base beat from electronic dance music. It is amazing how that booming base beat wreaks havoc. Not only hearing it, but maybe even worse feeling the vibrations. If you are going to allow this night club to re-open, please impose serious conditions that mitigate the sound and the noise and the booming base beat.

My other most significant concern is about the criminal activity and other major disturbances of the peace a night club that operates from 11 pm to 7 am causes, attracts, etc.

Please note I am not attacking the owner of this night club. I don't know much about him. I understand he has made positive contributions to our community. I applaud him for all the good things he has accomplished.

I am focusing on the criminal activity and other significant disturbances of the peace that happened in association with the night club when it was open in the recent past. The record reflects the RPD calls of service that occurred before when this night club operated under the same ownership. The record reflects the complaints to Code Enforcement that occurred before when this night club operated under the same ownership.

I am concerned that the RPD calls for service and complaints to Code Enforcement will pick up once again if this night club resumes operations.

There recently has been a lot of criminal activity and other significant disturbances of the peace occurring in the nearby vicinity on W. 2nd Street where there are other night clubs that operate through the night.

Can the City of Reno handle any more negative activity that is a drain on RPD, Code Enforcement and other city resources? Does the City of Reno want any more negative press about bad actions occurring downtown? What about an increase in significant adverse impacts on the quality of life and safety of Reno residents and visitors?

Hence, if you are going to allow this one particular night club to re-open, please impose serious conditions that mitigate the sound and the noise and the booming base beat that the night club may generate. In addition, please impose serious conditions that address if there is criminal activity and disturbances of the peace associated with the operation of the night club and their use of the parking lot behind the night club.

In closing, please put yourself in the shoes of Reno residents who care about downtown, and give downtown a lot of serious consideration as we figure out what downtown should look like in the coming years. Thank you.

Thank you for your service to our community.

Sincerely,

Eric Lerude

Time For A Different Vision

There are thousands of people who have chosen to live in downtown Reno and closeby because of all that downtown has to offer: excellent restaurants; a variety of bars, breweries, distilleries and wine shops; special events; proximity to the Truckee River and the University of Nevada campus; and maybe the most important factor, walkability. We believe, as studies have shown, that a thriving downtown is one that balances the needs of residents and businesses and that such a downtown benefits all.

Many residents from throughout Reno are concerned about the direction our City of Reno government is taking us. They appear to be doubling down on entertainment as the salvation of our downtown even as we are having trouble attracting more quality retail and commercial business. The focus on more entertainment is not creating a vibrant and safe downtown but rather a "conflict zone" due to poor planning, ineffective enforcement of laws, and excessive noise coming from various sources.

Reno residents have a different vision in which residential and commercial interests can co-exist and work together to create a thriving downtown community more livable and safe for residents and visitors alike. A new organization called Smart Growth Reno (SGR) has been created to pursue this vision.

We want more mixed uses downtown. We want more diverse businesses and entertainment. We want more residents. We don't like empty ground floor spaces, empty buildings, closed businesses, underutilized venues, empty sidewalks and empty parking lots. Yes, parts of downtown look like a ghost town.

We don't want businesses who are not good neighbors and who cause significant problems. They require too much of the limited time of the Reno Police Department (RPD), Code Enforcement (CE) and other city resources. With the anticipated \$24 million budget deficit, the city may have less services to provide to deal with this businesses.

Here are some questions that we have.

Is it smart to allow the J Resort to operate a new outdoor festival grounds ...

- When the festival grounds would be so close to the many residents who live in downtown and the surrounding neighborhoods?
- When the city wants and needs more residents to live downtown?
- When the city is having difficulty managing some entertainment businesses downtown, appears to not have the RPD and CE resources to enforce existing laws, and has yet to add a C Scale sound limit to address the disruptive booming bass beat from certain music including electronic dance music?
- When the city is not imposing any sound limit, yet it is undisputed that excessive noise is detrimental to the health and quality of life of residents and visitors alike?
- When the J Resort already has the Glow Plaza that it uses infrequently and sits empty most of the time?
- When there are many other entertainment venues in downtown Reno, such as the Bowling Stadium, Reno Events Center and Downtown Reno Ballroom, that are underutilized and empty most of the time?

- When the city will lose a lot of parcels that could be used to generate Tax Increment Financing (TIF) but instead those parcels will have to be dedicated to parking for the their new festival grounds according to the J Resort's representations in support of the festival grounds?
- When such large festival grounds tend to be away from areas where residents live and not in the heart of a downtown?
- When Jeff Jacobs wants to make W. 2nd into a Park Avenue with many residential properties, yet his new festival grounds will be smack dab in the middle of those properties potentially causing all types of disruptions?

Is it smart to allow more night clubs and bars to operate from 11 pm to 7 am ...

- When some clubs and bars wake up and/or keep up residents through the night with the disruptive, booming bass beat from certain music including electronic dance music.
- When some clubs and bars generate high volumes of calls for service for RPD to respond to violence and other criminal activity — the latest example being early Sunday morning March 30, 2025 where a shooting occurred near night clubs on West 2nd Street, there was at least one shooting victim, and no suspect has yet to be identified.
- When some patrons disturb the peace yelling, screaming, and fighting outside of the clubs, and driving away in excessively loud vehicles.

Residents who oppose these businesses are being told that they knew what they were getting into when they moved downtown. That is NOT so. No one expected a large outdoor festival grounds in this area. No one expected a disruptive, booming base beat coming from music venues, adversely impacting your quality of life. No one expected crime and disturbances of the peace happening all too often.

It is time for the City of Reno government to consider residents as equal partners in making plans for smart growth in Reno, just as important as business owners and developers. It is time for residents throughout Reno to join together so that their concerns are taken seriously.

A vibrant and safe downtown is what everyone wants. A great place to live and visit. But for the downtown to be vibrant and safe, there needs to be a balance of interests. A different vision than where we are heading.

Gary Cecil
Nancy Cecil
Matt Clark
Beverly Clark
Fr. Chuck Durante
Sherron Elledge
Beverly Ellis
Robert Goldberg
Allison Haley
Rick Heroux
Morten Homme
Marilyn Johnson

Elliott Josi
Eric Lerude
Stephanie Lerude
Marie Murgolo, PhD
Peter Neumann
Margo Piscevich
Art Rangel
Penny Rangel
Magali Rivera
Leah Sanders
Phil Satre
Steven Simon
Brandi Smith
Michael Snipes
Maggie Telander
Phil Telander
Dave Titzel



Outlook

City Council Comment received from glen chandler

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/8/2025 7:43 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

glen chandler

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

glenchndlr@yahoo.com

Phone Number:

Address:

6184 Carriage House Way

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-09.

Section:

I Items - Public Hearing Items

Item:

I.2.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I support the appeal Item I.2 - Case No. LDC25-00027 (214 West Commercial Row Live Entertainment) to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m. The noise level carries from music/base noise as well as people and vehicle noise. This will negatively impact surrounding residents and hospitals. 8 decibels is totally unacceptable at anytime and NO live entertainment activities should be allowed for any reason after 11pm. Residents should have the right to be able to sleep without disruption from events after 11pm.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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Arena planned for downtown Reno -- OPPOSE

From Kay Nicholas <kaygnicholas@gmail.com>

Date Tue 4/8/2025 2:00 PM

To Public Comment - CC <PublicComment@reno.gov>

Greetings,

I oppose the area planned for downtown Reno. With all the apartments going up in the vicinity, it makes little sense to permit a land use that will lead to tremendous noise and parking stresses (already tremendous) and other congestion issues. If the city wants to encourage people to live downtown, the city needs to remember what makes an area truly liveable. A noisy arena is not the thing. Reno is a relatively small city -- surely there is somewhere else to locate such a venue? Please do not permit this use.

Thanks,
Kay Nicholas
2275 Koldewey Drive
Reno, NV 89509



City Council, April 9, 2025, item, I.2. In favor of live entertainment until 5:00 AM

From Maia Johnson <maia@tsundoku.ne.jp>

Date Mon 4/7/2025 7:04 PM

To Public Comment - CC <PublicComment@reno.gov>

I implore City Council to affirm Fady Mehanna's appeal of LDC25-00027 and allow live entertainment at 214 West Commercial Row until 5:00 AM on Thursdays, Fridays, and Saturdays, as originally requested. Wholesale objections to his application are made in bad faith and willful ignorance of the nature of this neighborhood, and the Planning Commission's piecemeal offering to allow entertainment only until 3:00 AM has no solid basis.

Does live entertainment at this location pose an issue from 3-5:00 AM that it does not from 1-3:00 AM? Mr. Mehanna's detractors are not asking for performances to end earlier; they are entirely opposed to this business, and they now appeal to have his permit completely denied. Whom does allowing operation until 3:00 rather than 5:00 satisfy? Have staff and the Planning Commission considered the nature of this business in drawing a line at 3:00? Mr. Mehanna details in his appeal why being forced to cease performances at 3:00 would make it impossible to run this venue as intended, with sets beginning at 1:30. Trying to split the difference and in effect asking him to completely change his business model is either a backhanded way of blocking it, or a misguided attempt at symbolic compromise that makes nobody happy.

If we do not allow such businesses in the heart of the downtown Entertainment District, where will we allow them? Denying or limiting Mr. Mehanna's application amounts to declaring that late night live entertainment is unwelcome in Reno. This is a startling turnabout for a city that once boasted of its 24-hour culture. Where is that culture supposed to live, if not in this neighborhood? I understand that we want to encourage people to live downtown, but restricting indoor live entertainment is not the way to do it. Those who choose to live in the Entertainment District, especially in its very center where the Montage is located, must understand that such establishments will be their neighbors, and while it is reasonable to ask for mitigations such as soundproofing (which Mr. Mehanna has done), demanding that every prospective nightlife operator run this gauntlet, pleading for every hour of operation, is not.

Mr. Mehanna has done extensive soundproofing work at his own expense, to a building he does not own, in a good-faith effort to minimize noise

in the surrounding area, but his attempts to share the results of this work have been met with distrust bordering on open hostility. In this atmosphere, I cannot help but feel that noise concerns are a fig leaf for animus against his business, brought by people who see no value in nightlife and would happily strangle downtown entertainment such that the area remains quiet and unpeopled for their personal comfort and convenience. We cannot have a living city that works for everyone if we grant a few well-connected and well-resourced residents veto power over nearby business activity. Denying Mr. Mehanna's application as submitted sets a chilling precedent for our downtown. So few people already are willing to run the risk of opening a business here. Who will remain after we make clear that faith placed in our city is rewarded by being dragged before Council and having one's vision curtailed or extinguished in deference to frivolous, self-interested objections?

In our public meetings, we constantly acknowledge that the downtown economy is struggling. We devote endless effort to devising creative means to revitalize it, and while we have made progress, nobody believes our downtown is healthy today. Murals, facade improvements, and special events all do their part, but the single most important gift we can give our downtown is to get out of the way of people who are trying to do honest business. Nickel and diming Mr. Mehanna over his requested hours of operation or denying his application completely, in spite of all of his efforts, is the road to a dead downtown. Please do not make us our own worst enemy. Let Mr. Mehanna and others like him bring our downtown back to life.

Thank you for your consideration,

Maia Johnson
Downtown Resident



City Council Comment received from Robin Flint

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/8/2025 9:38 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Robin Flint

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

robin.e.jones39@gmail.com

Phone Number:

775-848-1975

Address:

1110 The Strand

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-09.

Section:

I Items - Public Hearing Items

Item:

I.1 & I.2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The outdoor entertainment arena is a great idea for another location. The proposed location is the worst spot for it. It's too close to neighborhoods, like mine, there isn't enough parking for the amount of people these venues bring and the crime will skyrocket. St Thomas Cathedral is right there. How will they hold Mass if there's a concert? The priests sleep there. Please move this project to another location. Stop trying to make Reno Las Vegas. We don't need all night events, crime or a strip. Completely ridiculous. This will ruin Reno for the true born and raised Renoites.

ACKNOWLEDGEMENTS:

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Yes

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