

To: all city council members, Mayor Schieve, acting city manager, planning and zoning commissioners, historical resource commission, community development department  
From: Sally P. Tate  
Date: 7/21/2024  
Re: ADUs and short term rental issues overall

I am not opposed to ADUs overall, but everyone has to look at the total picture and impact. And, to think we went through this at great length about 6 years ago.

The **focus** here is on short term rental usage, in both ADUs and homes, of which both require tight regulation.

In the identified historic district, the city should be very careful and scrutinize a project, and I am not so sure following accessory dwelling criteria is sufficient. In these old established neighborhoods, property lines are so varied, there are a lot of easements, and lots overall are small. Sewer lines run between backyard homes which date back to 1920-30s as well as power lines. Building on top of these could affect preexisting infrastructure.

Before ADUs are approved, rules governing usage of ADUs also needs to be identified as part of the package. Reno has enough hotel and motel space to handle influx of people. Neighborhoods should not become part of the short term hotel/apartment market, and all of the so called Air BnB rentals, must submit to getting a permit, as well as pay "hotel accommodation room taxes" to legitimize this enterprise. These "ST rentals" affect the neighborhoods where "neighborhood" really means something.

There are many apartments with vacancies in our city and many still are not completed or have not received final approval from the city. Why is that motel/now converted studio apartments still not available for rentals on corner of Plumb/Virginia? It has appeared ready for months! And, let's not re-hash the talk about affordable housing as part of the ticket to promote ADUs. That is a wrong direction to follow and has essentially no impact on the overall market, as already discussed.

I should note that recently, a house in our historic district was sold for almost \$1,000,000. When I thought we were welcoming new neighbors to our community, the son said, "Oh I am not your new neighbor, my mom from San Diego bought this to set up as an Air bnb." I was flabbergasted, and commented that she should read her CC and R's, as it prohibits such rental/hotel type usage and should only be used as an established single family residence. Out of town money is purchasing homes in historic regions for such high prices and their plan is to create Air BnB rentals in our quaint historic neighborhoods, where neighborhoods really mean something. Realtors beware! Is it the intention of the city to destroy these lovely neighborhoods with rentals? We must not allow the fleecing of these neighborhoods to outside landlords who don't give a crap about Reno and existing neighborhoods, but focused solely on the monetary advantage. That is why rules must be established and enforced to stop the destruction of family residences in established neighborhoods, as people are currently taking advantage of our city, with short term rentals.

To clarify, Reno is actually home to 2 National Historic Districts! That should mean something very special and the city staff should be very proud of such heritage and should treat it as such. One is the area with the oldest buildings on the UNR campus, and the second is the Newlands Historic District. If you start allowing people to come in and operate Air Bnb and short term rentals, it will destroy what currently exists. I would think that the city planners would try to make every effort to preserve this history and not destroy it, chipping it away with each new zoning change.

The Newlands District is comprised of several tracts: Marker Tract 1907, Newlands Terrace of which there are 5 separate tracts, ranging from 1920-1930, Newlands Manor 1927, Newlands Heights 1920, Riverside Heights 1903, and Rio Vista Heights 1905. Many cities embrace their historic districts and protect them. Take Pasadena as a perfect example. Even my hometown in New England with pre-revolutionary and revolutionary history and homes are respected, protected, and open to tourists for viewing during the summer.

Of all those tracts, based on research, the Newlands Manor tract has the only established and very specific CC and Rs which prohibit apartments, no tenant housing, no hotel, boarding house, etc. To operate such a short term rental and/or Air B and B in this tract, is not in accordance with our CC and R policy of which every buyer signs upon purchase of the house.

In summary,


1. ADUs should not be a side business, but built only for the “granny flat”, family only concept, or caregiver, especially in the historic district.
2. In the historic district, there should be a discretionary review as it is not as easily identifiable as you think in such old neighborhoods.
3. For those neighborhoods with specific CC and R, **NO** Air BnB or short term rentals allowed
4. ADUs should be only for additional family housing, **NOT** hotel rooms
5. Keep Short term rentals out of Historic districts
6. For any ADU, used for short term rentals, permitting, paying the hotel room tax fee is imperative. It is a business and should be treated like it is an hotel and other parameters need to be established.
7. Based on a new wave of outside private investors in our housing market, **No** House in the historic district should be set up as an short term rental/Air BnB property. We do have house rentals in the neighborhood but these are for long term leases, which is acceptable and reasonable.

**Public Comment Received - 2024-08-07 PC Meeting - General**

Carter Williams <WilliamsCa@reno.gov>

Sun 8/4/2024 10:43 AM

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

 1 attachments (72 KB)

Public Comment - 45 - 2024-08-07.pdf;

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

**Planning Commission Meeting Date:** 2024-08-07

**Agenda Item or Case Number:** General

**Comments:**

I oppose allowing infill construction with 30+ foot high multifamily buildings adjacent to old single story houses in Midtown and surrounding areas. This is overshadowing homes and yards, and ruining the neighborhood ambiance. You also need to remove restrictions on parking pads in front of, or next to, these older homes which don't have driveways. Homeowners want to park on their own property for convenience and security. Furthermore, with more electric vehicles, we need to park next to an electric outlet. Do you expect people to run extension cords out to the curb? Not everyone has a garage. Give us the freedom to do what we need to.

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

**Phone Number:** 7756223554

**Address:** 1249 Humboldt Street

**Name of Commentor:** karla werninghaus

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


*Submitted:* 8/4/2024 5:43:03 PM

## Public Comment Received - 2024-07-30 PC Meeting - The proliferation of Washoe Valley concrete tilt-up buildings is shameful

Carter Williams <WilliamsCa@reno.gov>

Tue 7/30/2024 10:20 AM

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

 1 attachments (70 KB)

Public Comment - 42 - 2024-07-30.pdf;

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

**Planning Commission Meeting Date:** 2024-07-30

**Agenda Item or Case Number:** The proliferation of Washoe Valley concrete tilt-up buildings is shameful

### Comments:

I wish to voice a public complaint against the decisions of the city of Reno to continue to put up multiple VACANT tilt up warehouses ruining site lines, eliminating highly habitable property, increasing semi-truck traffic increasing smog and bad air, and removing land that can capture rainfall water for the water table. I intend to turn your ignorance of these important matters into a public 'conversation' because you have clearly shirked your civic responsibilities.

**Email Address:** mike@lmahd.com

**Phone Number:** 7757710314

**Address:** 600 Geiger Grade Road

**Name of Commentor:** Michael Collins

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

*Submitted:* 7/30/2024 5:19:11 PM

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 08/07/24 CASE NO. LDC 24-0036 <sup>gen public comment</sup>

Please Print:

NAME: Jay Howard

ADDRESS: 185 McCLURE WASHOE VALLEY

I REPRESENT: TRUCKEE MEADOWS TRAILS PROGRAM

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: Jay Howard