



## Housing density amendment

Arne Hoel <renoarne@gmail.com>

Wed 3/27/2024 4:01 AM

To:Public Comment - CC <PublicComment@reno.gov>;Hillary Schieve <SchieveH@reno.gov>;Devon Reese <reesed@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;MartinezM@reno.gov <MartinezM@reno.gov>;Jenny Brekhus <BrekhusJ@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Naomi Duerr <DuerrN@reno.gov>

City Counsel,

I strongly oppose adding housing density in Reno's old and mature neighborhoods. I have experienced first hand the hideous and harmful impact of adding additional units to single family home properties. I've experienced homes leveled to be replaced by an apartment building, duplexes to fourplexes built in back yards, street parking becoming impossible, crime rates souring so on and so forth. Most of this is being performed by non-residents looking for a quick profit. Single family homeowners are left devastated by the permanent impact of their quaint neighborhood being destroyed.

There is plenty of land available to build new and constructive low income housing. Such projects, however, are impossible without significant financial aid, aka financial gifts. Reno's construction remain amongst the highest in the nation primarily as a result of supply and demand. There are too few subcontractors to meet today's demand so they can charge whatever they want to. The \$8-million in support from the city is a drop in the bucket from what's actually needed to build any low income housing of significance. This isn't going to happen nor is it cost beneficial in people's backyards! Reno needs to think way bigger if this is to have an impact. Reno's growing homeless population is a prime example of the complete mismanagement of a growing problem. Enabling such a situation only makes it worse and leads to lawlessness.

Take a look at what used to be some of the most beautiful coastal communities in California. Mission Beach and Pacific Beach have both been destroyed by this exact type of legislation being proposed in Reno. Long-term elderly homeowners now live between party-hungry revelers in these horrid looking multi-family structures built in what used to be beautiful backyards with fruit trees and landscaping.

Whether it's delivered packages, lawn furniture, bicycles or cars theft is an hourly occurrence. Shady characters are constantly on the prowl and there are daily postings of missing animals, frightened women and complaints of vagrants.

Don't destroy our neighborhoods. Don't force long-time homeowners out of the old southwest and neighboring areas. Don't let individuals take advantage of a get rich quick scheme that leaves others in the wake of their debris.

Arne Hoel

Renoarne@gmail.com

## Reno Ax Appeal to Reno City Council

Barbara Fleming <barbara-fleming@sbcglobal.net>

Tue 3/26/2024 7:39 PM

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

I am a great supporter of small businesses & want them to succeed in the downtown area. However, I am concerned about the request of Reno Ax to obtain permission to operate beyond normal daytime hours. If customers are clamoring for this entertainment in the middle of the night to mid-morning they can take advantage of our excellent longtime 24-hour casinos.

We neighboring residents are deserving of peaceful evening hours reserved for restoration & relaxation as residents outside of downtown. We pay extra maintenance & security assessments with our property taxes already to enhance our neighborhood.

Many thanks for listening to my concerns.

Respectfully,

Barbara Fleming

Palladio Owner & Full-time Resident

Sent from my iPhone

Comments for Reno CC Meeting March 27, 2024

Bari Levinson

Good morning Mayor Sheive, Vice Mayor Duerr, and council members. My name is Bari Levinson, and I am a member of the Sierra Club Great Basin Group. My comments today are regarding item D4, the Energy Partnership Agreement between the City of Reno and NV Energy, and C2 the affordable housing amendments to title 18.

Sierra Club is in full support of the Energy Partnership Agreement, and we would like to commend our sustainability manager, Suzanne Groneman, on this excellent agreement. We are thrilled to see that Reno and NV Energy are partnering to reduce energy use and greenhouse gas emissions in Reno, while improving reliability, resilience and equity associated with the electricity grid.

We are especially excited to see the goal to expand community based renewable energy, and hope that this means many more community solar projects like the one at the Moana pool. We are also excited to see the expedited conversion of streetlights to LEDs, accelerated development of EV infrastructure, collaboration of energy benchmarking for buildings, conversion of older electrical infrastructure to improve reliability, and the agreement to seek equitable solutions in moving forward with these projects.

Sierra Club is in full support of this Energy Partnership agreement between Reno and NV Energy, and hope that it will help move our city forward to a more sustainable future.

Regarding the amendment to Title 18 addressing affordable housing, Sierra Club is all in favor of increasing affordable housing especially if it can avoid further sprawl by using infill on prior developed land.

Sierra Club encourages that all new housing, especially affordable housing, be equipped with solar panels. We feel that the affordability of housing needs to take into account long term costs, including costs of utilities. If the new housing came with solar panels already installed, this would eliminate much of the unit's electricity bill which really adds up over time, making the housing that much more affordable.

We would also like to encourage the use of electrical appliances rather than using gas in any new housing. Gas stoves do not burn "clean" as we have been led to believe by the gas companies. Instead, they emit a number of harmful chemicals that can cause asthma, cancer and heart disease. This can only be mitigated by use of an overhead fan that exhausts to the outside, which is often lacking in affordable housing.

We also would encourage the use of heat pumps which are much more energy efficient than gas furnaces, and use no fossil fuels.

In summary, Sierra Club supports the affordable housing amendments to Title 18, and would strongly encourage that these units be built with solar panels and electric appliances.

Thank you for your time this morning and all that you do for our city.

## City Council Comment received from Christian Rees

Mikki Huntsman <HuntsmanM@reno.gov>

Wed 3/27/2024 7:51 AM

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

### Contact Info:

Name:

Christian Rees

Commenting on behalf of:

World Mobile

Ward #:

Ward 2

Email Address:

christian.rees@worldmobile.us

Phone Number:

775-684-9795

Address:

850 Arrowcreek Parkway #10210, Reno, Nevada 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### Section:

General Opening Session Comment (unassociated to an agenda item)

### Item:

NA.

### Position:

No position stated - Concerned or Neutral

### Are they speaking in person?

Yes, I will check-in with the City Clerk upon arrival.

### If no, enter comments below:

### 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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Yes

## Zoning Code Changes C2 for Supervisor Meeting 3/27/24

David Corrao <dcorrao@att.net>

Tue 3/26/2024 7:34 PM

To: Public Comment - CC <PublicComment@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Devon Reese <reeseD@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; MartinezM@reno.gov <MartinezM@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Naomi Duerr <DuerrN@reno.gov>

I request that this comment be made part of the record of this meeting and read aloud. I am traveling and cannot attend the public meeting on 3/27/24.

I am chairman of the Architectural Committee for the Greenfield Subdivision Blocks A & B and on behalf of Greenfield Sub-division strongly oppose all aspects contained in C2. The proposed major zoning changes of C2 are in direct conflict with our longstanding charter with the City of Reno and our CC&R's. The City of Reno's attempt to induce high density affordable housing into the Greenfield Subdivision of single-family residential lots, zoned LLR1 (Large Lot Residential 1 Family) will only be productive in reducing our property values and increase crime rates in our subdivision.

1. First off, the residence of Reno was not timely informed of the proposed undertaking encapsulated in C2 and how it would affect property owners.
2. The Reno Planning Commission has decided it has "The Right" to implement zoning changes upon the residence of Reno without review. In fact, they have NO RIGHT to do so without it being subject to the review of the land owners of Reno. We have an election coming up, put it on the ballot.
3. Fact, higher density affordable housing reduces the value of single-family residential areas where it has been unduly imposed.
4. Fact, higher density affordable housing increases the rate of crime and theft especially in the core of the city.
5. Fact, higher density housing in single-family residential areas in the core of the city increases vehicular traffic onto streets of lower design capacity. This increases accident rates, delays and road rage. Moana Lane at peak traffic time is a good example of this.
6. Fact, high density housing in the core of the city increases the number of vehicles present in a smaller footprint thereby increasing air pollution.
7. Fact, high density affordable housing in single-family residential in the core of the city increases the burden on local schools, thereby increasing school busing.
8. Fact, high density housing in areas of primarily older single-family residences induces a burden on older sewer and storm water infrastructure not designed for a higher capacity.

9. There is indeed significant open land outside of current single-family zoning in the core of the city where high density affordable house can and should be built.

I invite the City Supervisor to review residence posts to the Moana Nextdoor (NextDoor.com) or Ring Community sites and become familiar with the daily increase in crime and especially daylight theft. The resident foot traffic on Clover Way, including dog walkers who do not clean up after their pets, from the apartment complexes north of Moana Lane has increase significantly over the years. Many areas of Greenfield residence have had to create a Neighborhood Watch program because of this. This has also necessitated the addition of security alarms to many homes in the Greenfield Sphere due to burglaries of neighbors. The ramifications of C2 will only serve to worsen this condition.

Again, the Greenfield Subdivision landowners opposes C2. The City of Reno and the Planning Commission have No Right to infringe upon or supersede our CC&R's.

Respectfully submitted, David Corrao

## City Council Comment received from David Corrao

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 7:13 PM

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

### **Contact Info:**

Name:

David Corrao

Commenting on behalf of:

Greenfield Architectural Committee

Ward #:

Ward 2

Email Address:

dcorrao@att.net

Phone Number:

775-830-1952

Address:

3890 Clover Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### **Section:**

C Items - Public Hearing Items

### **Item:**

C2.

### **Position:**

In opposition

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

I request that this comment be made part of the record of this meeting and read aloud. I am chairman of the Architectural Committee for the Greenfield Subdivision Blocks A & B. The proposed major zoning changes of C2 are in direct conflict with our longstanding charter with the City of Reno and our CC&R's. The City of Reno's attempt to induce high density affordable housing into the Greenfield Subdivision of single family residential lots, zoned LLR1 (Large Lot Residential 1 Family) will only be productive in reducing our property values and increase crime rates in our subdivision. 1. First off, the residence of Reno were not timely informed of the proposed undertaking encapsulated in C2 and how it would affect property owners. 2. The Reno Planning Commission has decided it has "The Right" to implement zoning changes upon the residence of Reno. In fact, they have NO RIGHT to do so without it being subject to the review of the resident owners of Reno. We have an election coming up, put it on the ballot. 3. Fact, higher density affordable housing reduces the value of single-family residential areas where it has been imposed. 4. Fact, higher density affordable housing increases the rate of crime and theft. 5. Fact, higher density housing in single-family residential areas increases vehicular traffic

onto streets of lower design capacity. This increases accident rates, delays and road rage. Moana Lane at peak traffic time is a good example of this. 6. Fact, high density housing increases the number of vehicles present in a smaller area thereby increasing air pollution. 7. Fact, high density affordable housing in single-family residential areas increase the burden on local schools, thereby increasing school busing. 8. Fact, high density housing in areas of primarily older single-family residences induces a burden on older sewer and storm water infrastructure not designed for a higher capacity. 9. There is indeed significant open land outside of current single family zoning where high density affordable house can and should be built. I invite the City Supervisor to review residence posts to the Moana Nextdoor (NextDoor.com) or Ring Community sites and become familiar with the daily increase in crime and especially daylight theft. The resident foot traffic on Clover Way, including dog walkers who do not clean up after their pets, from the apartment complexes north of Moana Lane has increase significantly over the years. Many areas of Greenfield residence have had to create a Neighborhood Watch program because of this. This has also necessitated the addition of security alarms to many homes in the Greenfield Sphere. The ramifications of C2 will only serve to worsen this condition. My own personal opinion and not that of the Greenfield Sub-division is that under the disguise of zoning changes for creating higher density affordable housing, the City of Reno is really interested in the taxation portion. Do the current residences of the City of Reno hear a war cry of "How much can we cram into a smaller space and tax"? Respectfully submitted, David Corrao

### **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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Yes

## City Council Comment received from Ellen Martinelli

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 5:30 PM

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

### **Contact Info:**

Name:

Ellen Martinelli

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### **Section:**

C Items - Public Hearing Items

### **Item:**

I'm not sure if I marked the correct agenda item... specifically, C.2 and D.1.

### **Position:**

In opposition

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

I am not in favor of a potential ordinance regarding Accessory Dwelling Units (ADUs) being proposed under the umbrella of affordable housing initiatives. These are very broad to begin with and most Reno residents are totally unaware that this is being discussed and the implications for zoning districts throughout the city. Admittedly, I am still trying to understand Reno's Land Development code. At the very least, I don't believe Reno residents have been sufficiently aware of how these changes would affect them, the Planning Commission's review of this and hope that the City Council can have MUCH MORE DISCUSSION, who don't seem to get an opportunity during their meetings, not just 3 minute statements. Thank you.

### **ACKNOWLEDGEMENTS:**

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Yes

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**Yes**

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**Yes**

## City Council Comment received from Hilary Hobbs

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 11:04 PM

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

### **Contact Info:**

Name:

Hilary Hobbs

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

Lampson Lane

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### **Section:**

C Items - Public Hearing Items

### **Item:**

C2.

### **Position:**

In Favor

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

I support amendments to allow multi-plex units within single family zones. Addressing our housing affordability crisis is critical, and doing so through density is a much more environmentally sound approach than continuing urban sprawl, which significantly increases vehicle miles traveled and traffic congestion.

### **ACKNOWLEDGEMENTS:**

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Yes

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Yes

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Yes

4137::Voice Message From: Cisco Unity Connection Messaging System (917752760280)

Donoma Unity <DonomaUnity@reno.gov>

Wed 3/27/2024 9:33 AM

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

 1 attachments (691 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917752760280

Click to Call [917752760280](tel:917752760280)

**Hello, my name is Jerry Jim Bowman. And I work for Aldo properties. Our office is at 95 Gentry Way, and I've been working are probably for close to 30 years. Now. We have like right next door to us at the rear of her property. The property is located at 85 Gentry Way the prima donna of also powers and those poor guys are up there working on that thing every week with [REDACTED] yesterday steel. I guess it's like a clamp or something came bouncing out of the sky on to one of my tenants porches at the back of the property this the weighs about 2 pounds. I don't know why you guys are continuing to work on the cell tower. Anyway, we all know that the radiation effects or horrible for human beings, but they are investing hundreds of thousands. If not millions of dollars of this thing. What do you do? I do when one of my tenants gets hit in the head with one of these things are falling off of it. My telephone number is 775-826-3371. That's my office or 775-270-6280. That's my cellphone. I'm looking forward to hearing from someone very soon. Thank you.**

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.

## City Council Comment received from Jim Christoff

Mikki Huntsman <HuntsmanM@reno.gov>

Wed 3/27/2024 12:50 PM

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

### **Contact Info:**

Name:

Jim Christoff

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

6250 Vista Occhio

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### **Section:**

C Items - Public Hearing Items

### **Item:**

2.

### **Position:**

In opposition

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

Don't destroy the pleasant neighborhoods of Reno by jamming in multi-family homes that are currently enjoying quiet space. There is no shortage of space outside city limits for more housing, and the large majority of citizens want single family homes. Traffic has gotten much worse for everyone in just a few short years

### **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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Yes

## City Council Comment received from Kenneth Hickenbottom

Mikki Huntsman <HuntsmanM@reno.gov>

Wed 3/27/2024 9:54 AM

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

### **Contact Info:**

Name:

Kenneth Hickenbottom

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### **Section:**

C Items - Public Hearing Items

### **Item:**

C.2.

### **Position:**

In Favor

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

As a homeowner I support the expansion of zoning districts where duplex, triplex, and fourplex units are allowed; the expansion of live/work districts, and the expansion of where multi-family and single-family attached uses are allowed. These changes will help the area meet its housing needs.

### **ACKNOWLEDGEMENTS:**

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Yes

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No

## City Council Comment received from Kenneth Hines

Mikki Huntsman <HuntsmanM@reno.gov>

Wed 3/27/2024 2:15 PM

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

### **Contact Info:**

Name:

Kenneth Hines

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

kchwdc1@yahoo.com

Phone Number:

775 376 1264

Address:

255 North Sierra Street Unit 1818

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-07.

### **Section:**

I Items - Public Hearing Items

### **Item:**

LDC24-00029.

### **Position:**

In opposition

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

As a resident of Downtown Reno, I am opposed to Reno Axe's request for a conditional use permit to allow an existing indoor recreation and bar use to operate live entertainment activities between the hours of 11:00 p.m. and 10:00 a.m. No business in Downtown Reno that is located near residences should be allowed to have any types of live entertainment later than 11:00 p.m. If the City Council wants to have a thriving downtown, it must give strong consideration to the views of downtown residents who oppose additional sources of noise. As downtown residents, we are trying to make downtown a better place for all and not just a place for people to come and raise hell and then go home to the suburbs. Residents have a right to the quiet enjoyment of their homes and the ability to sleep at night. What Reno Axe is requesting would violate the rights of downtown residents to such rights. This expansion of Reno Axe's operations is an assault on those of use who live in Downtown Reno and must be rejected by the Council. Please note that when we call the police with noise complaints, we are told that it will be up to five hours or more before they can respond if they can respond at all. This is unacceptable. Since we do not have adequate police services to address noise

issues, the City Council is our only line of defense against those businesses who seek to expand the noise levels in Downtown Reno. Please reject this selfish request by Reno Axe, which only seeks to increase its profits at the detriment of those of us who live downtown. Thank you for your consideration of these comments.

**ACKNOWLEDGEMENTS:**

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Yes

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No

## City Council Comment received from Kris B

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 4:06 PM

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

### Contact Info:

Name:

Kris B

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

650-532-0503

Address:

Reno, NV 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### Section:

C Items - Public Hearing Items

### Item:

C 2.

### Position:

In opposition

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

I am opposed to allowing multiplexes to be built in single family zoned neighborhoods. I feel this will adversely impact the quality of life for single family homeowners, overstress our parking and infrastructure, and ruin the neighborhoods.

### 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

## Reno AX extension of hours

Laura <4u94607@gmail.com>

Tue 3/26/2024 6:57 PM

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

Hi, I live in the Palladio on the 9th floor.

The Blind Dog is open until 2am. I think it is best if the Ax could end hours at 2am too.

I love the fact that I have all of these options for entertainment in a downtown district, however, I think there should be a cap on hours since the AX is located next to residential living space.

How about 'split the baby' and have 2am under consideration.

Thank you,

Laura Meillier

50 N Sierra Street

Palladio resident

## Single family zoning

mlrapp8@gmail.com <mlrapp8@gmail.com>

Tue 3/26/2024 8:27 PM

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

Hello

As a longtime president of Reno, I am encouraged by the progress and activity that adds so much to our community. However, we need to be more temperate, considering all of the other factors that contribute to the good life here. Infrastructure, such as schools and firemen and policemen and shopping malls and hospitals. Just to name a few things.

Changing zoning to permit duplexes, triplexes, etc., building Mega complexes, puts such a great strain in our environment and our community. Please be thoughtful and do not allow this to happen.

Thank you

Marilyn Rappaport

Sent from my iPhone

## City Council Comment received from Oscar Williams

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 4:01 PM

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

### Contact Info:

Name:

Oscar Williams

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

Oscard@oscardeywilliams.com

Phone Number:

7752403456

Address:

1540 Whisper Rock Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### Section:

C Items - Public Hearing Items

### Item:

C.2, D.1.

### Position:

In opposition

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

### 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

## City Council Comment received from Robin Penfield

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 4:16 PM

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

### Contact Info:

Name:

Robin Penfield

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

Robin.penfield@protonmail.com

Phone Number:

775-815-6603

Address:

2870 E Lake Ridge Shrs

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-26.

### Section:

F Items - Ordinance Adoptions

### Item:

Single family zoning change to multiplexes .

### Position:

In opposition

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

We adamantly oppose changed zoning to du/tri/quad-plexus in single family zoned areas. City council has an obligation to its constituency to preserve quality of life. NOT bait and switch with housing ordinances.

### 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

## Regarding Items C.2 and D.1

Roslyn Zimmerman <renoroz@nvcbell.net>

Wed 3/27/2024 7:24 AM

Cc:Public Comment - CC <PublicComment@reno.gov>

This is Roslyn Zimmerman a Reno resident for over 56 years.

Regarding ADUs (D.1) please consider each neighborhood carefully regarding infrastructure, noise, tree removal in old neighborhoods, parking limitations and character, etc.

Regarding C.2 Affordable Housing:

This Item is very scary to my family and friends. PLEASE do not treat this week's discussion as the first reading of the ordinance!

We need much more time before changing Reno forever when dealing with zoning.

Thank you! Roslyn Zimmerman, Laura, Bernard and Jolie LaMere

4122::Voice Message From: Cisco Unity Connection Messaging System (917753243225)

Donoma Unity <DonomaUnity@reno.gov>

Tue 3/26/2024 5:58 PM

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

 1 attachments (404 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917753243225

Click to Call [917753243225](tel:917753243225)

**Hi, this is Rosalind Zimmerman. I'm a Reno resident for over 56 years. I'd like to comment regarding the a DUI. Don't be Point 1 I would like to say please consider each neighborhood carefully regarding infrastructure and noise tree removal in the old neighborhoods parking limitations and character. I think each neighborhood should be dealt carefully and regarding seat Dr. Affordable housing. This item is a very scary to my family and friends. Please do not treat this week's discussion as the first reading of the ordinance. We need much more time before changing Reno forever when dealing with owning. Thank you very much.**

(Transcription with medium confidence)

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## Major Zoning Code Changes to be considered by City Council on March 27

sanshaff@sbcglobal.net <sanshaff@sbcglobal.net>

Wed 3/27/2024 9:45 AM

To:Public Comment - CC <PublicComment@reno.gov>;Hillary Schieve <SchieveH@reno.gov>;Devon Reese <reeseD@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;Martinezm@reno.gov <Martinezm@reno.gov>;Jenny Brekhus <BrekhusJ@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Naomi Duerr <DuerrN@reno.gov>

Cc:'Rick Shaff' <rickshaff@sbcglobal.net>

Dear City Council:

I have been made aware recently of the Agenda for today's meeting and I hope that there will be more public discussion and input before any proposed changes are adopted and **I want to express my hope that City Council does not treat this week's discussion as a first reading of the ordinance.** Some of the questions I have after reading the Staff report for the February 7, 2024 Planning Commission (PC) meeting:

1. Allowing higher densities for certain projects ("density bonuses"). What percentage of a project would have to be dedicated to "affordable" units in order to qualify for these incentives, expedited reviews, exemptions, and density bonuses? As written, any affordable units would have to be "comparable and representative" of the rest of the project's units, but there's no indication of how many. So that seems especially critical to define.
2. One of the reasons given for initiating these changes was the adoption by the state legislature in 2023 of [AB 213](#), which requires jurisdictions to make changes to land use planning processes and create a number of expedited processes for affordable housing projects. But it was never made clear how many of those options the City of Reno has already adopted. I'd like to know that answer, so we're not operating under a false sense of urgency to adopt a certain number of *completely new* initiatives by the legislature's imposed deadline of July 1, 2024.
3. Why were some Councilmembers' suggested edits not incorporated into the current ordinance draft?
4. To what extent has City staff been able to analyze the potential implications of the Planning Commission's additional recommendations?
5. How can City Council be assured that they have community support for these actions? If these potential changes could conceivably impact every residential district, shouldn't the City send out postcards informing all residents of them?
6. How will allowing projects "by right" allow me the opportunity to view what is proposed and how it will impact my neighborhood?

Sincerely yours,

Sandra Shaff

# City of Reno Public Comment Form

Please click the following link to view today's agenda [www.Reno.Gov/Meetings](http://www.Reno.Gov/Meetings)

Complete this form to register to speak or provide written comments on an item to be discussed at a **Reno City Council meeting**.

If you would like to submit public comment for a **Reno Planning Commission meeting**, please use the form available at [www.Reno.Gov/PCPublicComment](http://www.Reno.Gov/PCPublicComment).

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions.

Per Reno City Council Rules (Res. No. 8771 sec. 6.3 & 7.3), those who register to speak will be called by name in the order in which they registered. Public comments are limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member. The Mayor and Reno City Council request that all comments are expressed in a courteous manner.

All information provided on this comment card is public information and may be disseminated.

Members of the public may participate in the meeting without being physically present by submitting public comment using the form below, emailing [publiccomment@reno.gov](mailto:publiccomment@reno.gov), or by registering to participate live via Zoom.

PLEASE NOTE: Comments received after 4:00 p.m. the day before the scheduled Reno City Council meeting will be included in the record in closing public comment. You are encouraged to send in your comments early to allow for distribution to the Reno City Council for review.

Your Name (First and Last) \*

Sofia Lombardo

If you are representing someone other than yourself, please indicate who you are representing.

.....

Council Meeting Date \*

MM DD YYYY

03 / 27 / 2023

Agenda Item \*

To register for opening general public comment not related to a specific agenda item, please enter item A.3.

For closing general public comment or a specific agendized item, please view today's agenda at [www.Reno.Gov/Meetings](http://www.Reno.Gov/Meetings) for the appropriate item number.

C.2

Do you wish to speak in person at the meeting? \*

- Yes (Check-in with the City Clerk upon arrival)
- No, written comment only (please submit your comments in the field below)

Your Comment (if you are speaking, it is not necessary to complete this field)

### Agenda Item C.2

The ordinance draft for the affordable housing initiatives does not provide a clear and written explanation of what percentage of a building's units must adhere to the standard of "affordable" to qualify for the incentives, conditional use permit exemptions, and expedited reviews.

If these initiatives are meant to encourage the construction of more affordable housing, as they aim to do, then urge the City Council to include in the ordinance, a strong written definition outlining what proportion of a development project must be devoted to affordable housing in order to qualify for the incentives. Personally, I think that at least 25% of units in proposed development projects should be designated affordable. If such a definition is not included, I fear the ordinance may be abused in order to receive the proposed benefits of the ordinance while providing minimal affordable housing units. Thus undermining rather supporting meaningful and necessary projects that support affordable housing for Reno citizens who desperately need it.

On a separate, but important note, I'd like to urge the Reno City Council to reinstate the Redevelopment Agency Advisory Board (RAAB) which was around for over 25 years. During this time, the RAAB discussed and advised on development/redevelopment in Reno, and was comprised of "area residents, property owners, business owners or operators, and other interested citizens which will give the Agency input on its proposed projects and programs" (p.32, Section 5, City on Reno Redevelopment Plan 1990). It seems that without the RAAB, development/ redevelopment priorities have been internalized within City Staff. I think this has been a huge disservice to our community because we (as residents) have lacked significant updates, notice, and input on new and ongoing development/redevelopment projects.

RAAB provided a space for public discourse and input, the board discussed a variety of activities within the Redevelopment Areas. Including, but not limited to RTC Washoe, private permitting, broader economic trends. The RAAB also convened on issues with prior redevelopment projects. I think there is a lot of public interest in development/ redevelopment in our city and I think it is vital to reinstate the Redevelopment Agency Advisory Board (RAAB) as it served and serves an integral role of contributing to public discourse and education and incorporating the public into the decision-making process surrounding the development of the city we love.

---

Which City of Reno Ward do you reside? \*

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Sparks
- Unincorporated Washoe County
- Unsure/Other

Please state if you are in favor or in opposition of the agenda item in which you are commenting: \*

- In favor
- In opposition
- No position stated - Concerned or Neutral

Email Address

sofialombardo212@gmail.com

Address

2875 Idlewild Drive Apt. #84

Phone Number

7753367351

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

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

Other: \_\_\_\_\_

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Yes

No

This form was created inside of City of Reno.



## Reno Ax Appeal

Tom Quinn <Tom@renomediagroup.com>

Tue 3/26/2024 7:25 PM

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

I live in the Palladio at 50 N. Sierra St., Apt. 904, and I'm writing to express my strong feelings about the request by Reno Ax to have loud entertainment less than 100-feet from my apartment, and those of my neighbors, until 3 a.m. The decision by the Planning Commission to allow this was a slap in the face to those of us who have decided to live downtown, and unless reversed by the Council is a sign that the city of Reno no longer cares about having people live in this area.

I purchased my unit in the Palladio 15 years ago after then-Mayor Bob Cashell urged me to support the city's desire to rebuild downtown and create an urban center all of Reno could be proud of. Allowing loud noise in a residential area after 11 p.m. at night is obviously inconsistent with that desire.

If the Council decides to allow Reno Ax to play loud music much of the night, which I believe would be a serious mistake, I urge you to require that Reno Ax do what other events must do -- employ off-duty Reno Police officers -- not private security guards -- or reimburse the city for stationing a police officer at the location every evening between 11 p.m. and 3 a.m. to enforce all laws limiting loud noise during nighttime hours. The officers should be instructed to shut down the music or shouting during those hours, arresting violators if necessary. In addition, I recommend that you require Reno Ax to soundproof its facility so that music inside the establishment cannot be heard outside. This is fairly simple and is a reasonably-priced job that radio broadcasters have done for decades. We do it at our nine Reno Media Group radio stations, and welcome any council members who would like to see how we do it to come by. Other broadcast companies in Reno and around the world do the same.

We know from previous experience at Stick's bar that calls to the police during the night from residents who are awakened by loud noise are completely ineffective. The police are busy with more serious crimes -- at least crimes that are more serious to people who don't live downtown -- and are generally unable to respond in a timely manner. And security guards hired by the establishment, who have no ability to make arrests or enforce requests to tone down the noise, are unable accomplish much. A uniformed officer whose salary is reimbursed by Reno Ax would not only solve the noise problem, but also provide an additional resource, at no expense to the taxpayers, in the event of other emergencies in the area.

Making this a condition on Reno Ax's permit would allow the company to make a decision: Either operate as they do now (without loud overnight music), or invest in soundproofing and a security plan that will allow them operate as they wish without waking up nearby residents.

I find it hard to believe that any city would allow a private company to create loud noise much of the night in an area where people live, especially since there are simple steps to soundproof a building and provide law enforcement without taxpayer expense. I urge you to either overturn the Planning Commission's decision or impose strict conditions to protect those of us who live in the neighborhood.

Thanks,  
Tom Quinn  
Palladio #904  
775-829-1964

## Re: Adopt Two Agenda Items

Barbara Aufiero <AufieroB@reno.gov>

Wed 3/27/2024 10:24 AM

To: Reno Direct <RenoDirect@reno.gov>; City Clerk <CityClerk@reno.gov>

Cc: Public Comment - CC <PublicComment@reno.gov>

Send to Public Comment to be logged.

---

**From:** Vivian Rosas <vrosas@nevada.unr.edu>

**Sent:** Wednesday, March 27, 2024 9:43 AM

**To:** Reno Direct <RenoDirect@reno.gov>; City Clerk <CityClerk@reno.gov>

**Subject:** Adopt Two Agenda Items

To whomever it concerns,

I urge the city manager to adopt 2 agenda items for today's City Council meeting and for future meetings as well.

Agenda items:

1. A warming center which has been pleaded with the City Council over many months with still no meaningful movement.
2. A 5 month overdue stand against the genocide in Palenstine.

The community of Reno demands for the City Council to do their civic duty and serve us, since that is their job.

Best,  
Vivian

--

*Vivian Rosas (she/her)*

*Graduate Student (M.S.)*

*University of Nevada at Reno | [Department of Geological Sciences and Engineering](#)*

*915-229-0446 | [vrosas@nevada.unr.edu](mailto:vrosas@nevada.unr.edu)*

## City Council Comment received from Vivian Rosas

Mikki Huntsman <HuntsmanM@reno.gov>

Wed 3/27/2024 9:21 AM

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

### **Contact Info:**

Name:

Vivian Rosas

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

vrosas@nevada.unr.edu

Phone Number:

9152290446

Address:

3535 Balboa Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

### **Section:**

General Opening Session Comment (unassociated to an agenda item)

### **Item:**

n/a.

### **Position:**

No position stated - Concerned or Neutral

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

Please do your civic duty and serve the community you are supposed to represent. We urge you to make movements towards a warming center. This has been pleaded to you over many months yet no real meaningful movements have been done. As well as take a stand to the genocide that is happening in Palestine right now. As a community we will not stand for our tax dollars to contribute to the genocide of Palestinian women, children, and men. Our tax dollars should be used in our community needs, whether it is housing, healthcare, education, and more. You are educated individuals, not only that but you are powerful. I simply am here to leave a comment, but you are here to enact change. Is that not what motivated you to have your position in the first place? It might seem like this is not our problem but please history shows we are the cause of it. Please make a stand against the genocide in Palestine.

### **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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No

4166::Voice Message From: Cisco Unity Connection Messaging System (917753342099)

Donoma Unity <DonomaUnity@reno.gov>

Wed 3/27/2024 12:14 PM

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

 1 attachments (873 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917753342099

Click to Call [917753342099](tel:917753342099)

**Hi, this is a lease weather Lee 775-770-4206. I was wondering if anybody if if the mayor had gotten any calls about the Jets that are leaving Blues Clues the flu over residential areas. Now this happened several years ago in Sun Valley. So I contacted you know people that I thought could give me an answer and was generally told none of my business. So in other words, I'm stupid and don't need to know the truth. Yeah, right. Anyway, I thought I was on my way to La Cucina a couple weeks ago my grants for my grandson's favorite places. By the way. I noticed that they were just looming and looming over Reno as well. There was a car in front of me to the right a little ahead of me that was like looking up a describe point of this guy was this perplex look on her face. And so I tried to roll down my window, you know, I say, yeah. Yeah I've seen though. Before what? I'd like to know what's going on or I would say why would jet expel such huge clothes over residential areas. I have a friend who is the bank manager at u.s. Bank and her son works. And you know, I think he plays debt place as I said, why don't you ask him what could be going on and she kind of dismissed it a little bit. I think a lot of people just dismiss Sing thinking it. Well assuming that everything is okay. I don't I don't assume anything is okay. So I hope you guys could take a look at that. I have a feeling if you called, you know the aviation. Masters that they might actually pay attention to you. They didn't pay attention to me. Thank you.**

(Transcription with high confidence)

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## City Council Comment received from Wanda Otoole

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 4:03 PM

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

### **Contact Info:**

Name:

Wanda Otoole

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

wanda1197@icloud.com

Phone Number:

7757716670

Address:

2302 stone rise rd

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-26.

### **Section:**

C Items - Public Hearing Items

### **Item:**

Do t need an answer. Just why so much infill housing for apartments when we have t filled what's built. Never mind the infrastructure and the roads that can't handle existing traffic.

### **Position:**

In opposition

### **Are they speaking in person?**

No, I am submitting a written comment only.

### **If no, enter comments below:**

Again, why are we rushing to build more infill housing when we have not rented out what is being built now we don't have the infrastructure plan, nor do we have the roads wide enough to handle existing traffic. For example, all the apartments going in around Home Depot, and then the Damonte Ranch center with more traffic plus an emergency center was built in the Safeway shopping center. It's beyond ridiculous. Why can't we slow down and look at what we are doing even if the apartments are built you can look on Nextdoor and people are saying they still can't afford the affordable housing. The influx of people moving here is not what we have seen before. One jeopardizes their well being when driving thru intersections. Why don't we take some extra funds and hire more cops? If we can't keep up the infrastructure and planning of roads To handle the increased traffic then we need to Stop. Possibly the transplants will move elsewhere. Slow down and think why all the apartments? We are not planting trees

## **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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**Yes**