

**Exhibit C - General Public Comments &  
Draft Planning Commission Minutes**

**Comments made under General Public Comment**

**(in addition to the Item Public Comment in Exhibit B)**

<b>Name</b>	<b>Support or Opposition</b>	<b>Specified J Resort</b>	<b>Primary Comment</b>
Eric LaRude	Opposition	J Resort	Noise
Rick Heroux	Opposition	J Resort	Noise
Jill Flanzraich	Opposition	J Resort	Safety/Security
Sherron Elledge	Opposition	J Resort	Noise
Miguel Wu	Opposition	J Resort	Noise
Leah Sanders	Opposition	J Resort	Conflicts w/ Master Plan
Gary Cecil	Opposition	J Resort	Residential uses downtown
Chris Sewell	Support	J Resort	Noise impacts mitigated
Chuck Durante	Opposition	J Resort	Noise
Chris Battenburg	Support	J Resort	Local nonprofit benefits from events
Kellen Quinlian	Support	J Resort	Downtown is designated for entertainment
Victor De Souza Franca	Support	J Resort	Noise is mitigated
Steve Emmerick	Support	J Resort	Accusations are not founded
Niko Saladis	Support	J Resort	Making Downtown good for local families
Reilly Stella	Support	J Resort	Benefits local youth/keeps \$ local
Richard Sloane	Support	J Resort	Boosts locals and the local economy
Zach Gomez	Support	J Resort	Provides opportunities for locals
Jade Long	Support	J Resort	Positive impact
Catherine Black (via Zoom)	Support	J Resort	Benefits the youth by keeping them in town for events
Emily Sewell	Support	J Resort	Good for families/safe events
Ben Kock	Support	J Resort	Safe place/ noise is mitigated
Frederick Lombardi	Support	J Resort	Jacobs Entertainment is a good neighbor – lives adjacent to Glow
John Middleman	Support	J Resort	Improves safety in the area
Colin Smith	Support	J Resort	Brings revitalization and progress
Benjamin Johnson	Support	J Resort	Venue will allow safe operation
Avery Lynch	Support	J Resort	Live music benefits mental health
Jack (via Zoom)	Support	J Resort	Jacobs has greatly improved the area
Madelyn Sewell	Support	J Resort	Benefits the local youth and economy
Stevie Applewhite	Neutral	J Resort	Sanitation and noise

Joe (via Zoom)	Support	J Resort	Reno needs a large venue
Phil Telander	Opposition	J Resort	Lots of music in Reno

### **General Public Comment - 31**

Support: 21

Opposition: 9

Neutral: 1

### **Item Public Comment - 33**

Support: 18 (2 duplicates)

Opposition: 16 (3 duplicates)

Neutral: 0

### **Total Public Comment – 65 – 5 duplicates = 60**

(5 duplicate spoke in both General and Item comment – highlighted in the table)

Support: 37

Opposition: 22

Neutral: 1



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, February 19, 2025 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners			
Kerry Rohrmeier, Chair 326-8864			
Silvia Villanueva, Vice Chair	326-8863	J.D. Drakulich	326-8861
Manny Becerra	326-8860	Alex Velto	326-8858
Christina Del Villar	326-8862	David Giacomini	326-8859

#### 1 Pledge of Allegiance

Commissioner Drakulich led the Pledge of Allegiance.

#### 2 Roll Call

*All commissioners were present.*

#### 3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

Eric Lerude  
Rick Heroux  
Jill Flanzraich  
Sherron Elledge  
Miguel Wu  
Leah Sanders  
Gary Cecil  
Chris Sewell  
Chuck Durante  
Chris Battenburg  
Kellen Quinlian  
Victor De Souza Franca  
Steve Emmerick  
Niko Saladis

Reilly Stella  
Richard Sloane  
Zack Gomez  
Jade Long  
Catherine Black (via Zoom)  
Emily Sewell  
Ben Kock  
Frederick Lombardi  
John Middleman  
Colin Smith  
Benjamin Johnson  
Avery Lynch  
Jack (via Zoom)  
Madelyn Sewell  
Stevie Applewhite  
Joe (via Zoom)  
Phil Telander

Written correspondence received was forwarded to the Planning Commission and entered into the record.

**4 Presentation from Truckee Meadows Regional Planning Agency (TMRPA) staff regarding the 2024 Truckee Meadows Regional Plan and other TMRPA efforts.**

Jeremy M. Smith, TMRPA Director, gave the presentation.

Director Smith answered questions from Commissioner Drakulich regarding water treatment plants. He also explained that they work closely with the Western Resource Water Commission (WRWC). Every two years they prepare the Washoe County Consensus Forecast looking 20 years ahead to how many people are expected to move into the county. They take that forecast to the water planning bodies to be vetted against the identified sustainable water resources.

Commissioner Velto encouraged people to check out the website TMRPA.org.

Director Smith explained for Commissioner Villanueva the work they are doing to research information on data centers.

**5 Public Hearings – Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.**

- 5.1 Staff Report (For Possible Action): Case No. **LDC25-00033 (NDI Office Rezoning)** – A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial

(GC). The ±0.99 acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of Suburban Mixed Use (SMU). **[Ward 3]**

Carter Williams, Associate Planner, gave the staff presentation.

Neil DeMent, NDI, gave the applicant presentation.

Disclosures: familiar with the site

Public Comment - The following people submitted comment cards in favor of the project and did not wish to speak:

Junior Sloane

Chris Battenberg

Janelle Battenberg

***It was moved by Manny Becerra, seconded by J.D. Drakulich, to recommend that City Council approve the zoning map amendment. Motion Pass.***

<b>RESULT:</b>	Approve [7 TO 0]
<b>MOVER:</b>	Manny Becerra, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Becerra, Del Villar, Drakulich, Giacomini, Rohrmeier, Velto, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	
<b>RECUSED:</b>	

5.2 **Staff Report (For Possible Action): Case No. LDC25-00027 (214 West Commercial Row Live Entertainment)** - A request has been made for a conditional use permit to allow live entertainment activities accessory to a bar use between the hours of 11:00 p.m. and 10:00 a.m. The ±0.11 acre site is located on the south side of West Commercial Row, ±87 feet west of its intersection with West Street (214 West Commercial Row). The site is within the Mixed-Use Downtown – Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Used (DT-MU). **[Ward 1]**

Carter Williams, Associate Planner, gave the staff presentation and recommended approving different hours than what is being requested by the applicant to stay consistent with almost all of the live entertainment conditional use permits that have been approved by this body for the past decade.

Fady Mehanna, owner, gave the applicant presentation.

Disclosures: familiar with the site, received and reviewed correspondence, spoke with the applicant years ago, visited the club in the past, previously lived next to the site, met with the Montage HOA, met with Montage residents, met and spoke with Reno Police leadership

Public Comment:

Michael Rivera

Magali Rivera

Maggie Telander

Eric Lerude

Mary Babiarz

Gary Cecil

Ken Hines

Tyler Burt

Ethan Sewell (did not wish to speak)

Cole Rodriguez (did not wish to speak)

Batuhan Zadeh

Zanaan Bennett

Steve Emmerick (not present when called to speak)

Jaelynn Stewart

Gerardo Alvarez-Rios (did not wish to speak)

Written correspondence received was forwarded to the Planning Commission and entered into the record.

Commissioner Velto added a disclosure in response to a public comment that was made. A public commenter and apparent adjacent land owner who spoke in opposition of this property identified that I represented an adverse party in a lawsuit. Outside of this comment I would not have known who the individual was. That lawsuit has settled and the property involved in the action is not in the adjacent area. There were ten or so other attorneys on this case and I was acting in my capacity as a lawyer. I obviously harbor no hard feelings or ill will toward any opposing party in any case. This does not affect my ability to be objective when hearing this land use matter. I consulted with Legal Counsel and have been advised there is no conflict of interest.

Questions:

Mr. Williams confirmed for Commissioner Becerra that indoor live entertainment is allowed until 11:00 p.m. without a conditional use permit (CUP). The applicant's CUP request is to allow live entertainment until 5:00 a.m.

Mr. Williams explained for Commissioner Villanueva that live entertainment and

amplified entertainment are defined the same in Reno Municipal Code (RMC). Indoor live entertainment is allowed seven days a week from 10:00 a.m. to 11:00 p.m. The applicant is requesting an extension of those hours to 5:00 a.m. on Thursday, Friday and Saturday and staff is recommending the extension go only to 3:00 a.m.

Mr. Williams explained for Commissioner Velto the recommended conditions of approval that implement the noise control measures recommended in the sound study.

Mr. Williams confirmed for Commissioner Velto that there are some business in the area with indoor live entertainment allowed until 5:00 a.m. He explained they only started regulating live entertainment with CUPs or special use permit entitlements since 2003. If a business operated before that, they are not subject to noise requirements and hours of operation. All of the businesses that we have implemented controls on with a CUP are generally restricted to 3:00 a.m.

Mr. Williams confirmed for Commissioner Velto that the businesses in this area that are allowed to have live entertainment until 5:00 a.m. are similar in distance to the Montage as the subject property.

Commissioner Velto expressed concern regarding the equity aspect of restricting the live entertainment hours to 3:00 a.m. when other nearby businesses are allowed to go until 5:00 a.m. He stated that he respects staff's attempt to create some uniformity going forward but the applicant is saying the extended hours are necessary to make this business function.

Mr. Williams explained that from staff's perspective, they are trying to treat businesses the same when they go through this process. There are recent examples where they have applied these restrictions. There is a higher level process that is being discussed where they may be able to break down these barriers across the board through an ordinance that would apply to all businesses. There have been Code Enforcement responses in the area specifically after 3:00 a.m. That information in combination with consistency is where staff's recommendation is coming from.

Mike Railey, Planning Manager, explained that in an effort to provide consistency across the board with live entertainment, planning staff worked collaboratively with Code Enforcement reviewing calls for service and complaints to come up with the set of conditions they have been applying.

Mr. Williams answered questions from Commissioner Villanueva and explained how the conditions of approval are enforced.

Mr. Mehanna answered questions from Commissioners Becerra and Del Villar regarding their security plan.

Mr. Mehanna explained for Commissioner Drakulich why it is important for the success of the business to extend the hours to 5:00 a.m.

Mr. Williams explained for Commissioner Drakulich that the hours of operation being discussed are specific to the live entertainment component of the business. The bar itself can operate for 24 hours. The recommended hours have been consistent for a decade or longer. He also explained the live entertainment use is specific to amplified live entertainment and doesn't cover music played from house speakers. So there is still the capacity for music it just changes after 3:00 a.m. from a live entertainment event to a bar that may also still have music but not in the capacity of like a night club.

Commissioner Velto asked if a DJ could play recorded music through speakers after 3:00 a.m.

Mr. Railey explained that after 3:00 a.m. there could be music in the background but it would not be the focused activity and you would not have dancing for example.

Commissioner Velto asked how they would stop people from dancing.

Mr. Railey stated it does fall into a bit of a gray area.

Commissioner Velto stated if that is the explanation, all we would be doing is depriving someone of the opportunity to DJ an additional set or two when they can already just play the music otherwise. It sounds very similar.

Mr. Williams stated from the code's perspective it is distinct and DJs are considered a live performer.

Mr. Railey read the definition of live entertainment stating it is a facility that provides live performances and entertainment including but not limited to singing, dancing, floor show and musical entertainment subordinate to the primary commercial use of the establishment.

Commissioner Velto asked if DJ MacBook would be okay from 3:00 to 5:00 a.m.

Mr. Railey stated that falls into maybe somewhat of a gray area that is not fully defined and asked if you could consider that to be background music for



example.

Mr. Williams confirmed for Commissioner Giacomini that approval of this CUP application would put this business on a level playing field with most other businesses in the area that offer live entertainment. It would be on a level playing field with all of the businesses that have a CUP. For those businesses that do not have a CUP, we have slowly cut away at their hours to bring them closer to conformance, but there are outliers.

Chair Rohrmeier asked what the purpose is of the live entertainment forum/discussion tomorrow and if people were notified of it.

Mr. Railey explained that he has not been involved with that process but it is an initiative that the Mayor has taken on based on bar owners that have approached her looking at what options could possibly exist to create future live entertainment districts. He stated that if there were to be any changes made to the code and how live entertainment is regulated, that would come back before this board.

Commissioner Villanueva read another definition in code for live entertainment that says live entertainment is triggered when a secondary use occurs at a business. Amplified music played through an establishment's sound system, although subject to applicable noise standards, does not constitute live entertainment. However, live performances of music or dancing in conjunction with amplified music is considered live entertainment. She stated if they do adhere to the 3:00 a.m. cutoff, they could still play music after that and be open 24 hours.

Mr. Williams confirmed for Commissioner Becerra that Code Enforcement and the Reno Police Department both reviewed all the conditions and the security plan.

Mr. Railey explained for Commissioner Becerra that the safety protocols were recently developed and that was a collaborative effort between Planning, Code Enforcement, Business License, and the Police Department. There were a variety of factors that were considered in that process and these conditions became our new standard conditions for live entertainment uses.

Mr. Williams confirmed for Commissioner Del Villar that the conditions that were reviewed by the Police Department in their analysis included the 3:00 a.m. end time for live entertainment.

Mr. Williams confirmed for Commissioner Velto that the Police Department would have to review and approve the security plan again if the conditions are

changed to go until 5:00 a.m.

Discussion:

Commissioner Velto referenced a public comment tonight about making a decision as to whether we are a thriving downtown or a dying downtown. I am hearing an applicant that wants to invest in a unique type of atmosphere that provides opportunities for DJs, arts, music, and downtown to thrive. Given that we are in an entertainment district, I think we should do everything we can to help this business succeed. The relevant issues are sound and the public safety plan. If we agree with the 5:00 a.m. closure, RPD still has to sign off on it. I am in support of a 5:00 a.m. cutoff. This project has a unique important role in our downtown to encourage art and creativity. Given that sound has been addressed, I don't see a difference in waiting until 5:00 a.m. and support the applicant's request so they can operate effectively.

Commissioner Drakulich stated he would support moving the hours to 5:00 a.m. He appreciates the filter staff is putting on for 3:00 a.m. in the entertainment district but we are looking at a CUP and we can look at the context of what this business is doing and the extended hours is important to his business and it is not a massive impact, if any. If other bars come in asking for the same time extension we would look at the context for their business operation and what their unique reasons are for that. This applicant has done an excellent job proving he is already meeting some of the conditions with enhancements to the building. We do need to see investment in downtown Reno and I can make all the findings shifting the 3:00 a.m. time to 5:00 a.m.

Commissioner Giacomini stated he is hearing staff say that 3:00 a.m. is in line with most businesses in the area and he wants to make sure this business is in line with the playing field for all the businesses in the area. He also stated he is not opposed changing to 5:00 a.m.

Mr. Railey confirmed for Commissioner Becerra there is a process to revoke a CUP if needed.

Karl Hall, City Attorney, stated the condition being discussed reads that prior to the issuance of a cabaret license a security plan shall be submitted and approved by the zoning administrator. He explained that if this is approved tonight, it goes to them and the cabaret license would be approved after everybody takes a look at the security plan.

Mr. Railey further explained that the last sentence of that condition says at the administrator's discretion a new security plan and or amendments may be required. He stated that if we receive complaints on a regular basis and they

are substantiated, we would have the ability to go in and look at further restrictions or amendments to the security plan.

Commissioner Villanueva discussed the need to be consistent. Without that consistency it is hard for Code Enforcement, RPD, and Fire to understand where they need to put their resources. Given the comments we've heard from Montage, which are valid, it is important to note as it relates to those comments that these folks can't operate. A lot of the comments we received were with regard to security and some of the patrons and that is going to happen regardless of whether or not we give them this entitlement. Really what we are looking at here is whether or not it is appropriate for them to have live entertainment until 3:00 a.m. I am unwilling to give them until 5:00 a.m. I think 3:00 a.m. is consistent with what staff believes is appropriate and it's fair.

Commissioner Del Villar stated she is in alignment with Commissioner Villanueva and she appreciates the reasons why staff put the 3:00 a.m. condition in place.

Chair Rohrmeier stated this is a really interesting case. I find this so interesting that we hear cases for new land uses that threaten the viability of our city long-term and we can't have any standards around that scale of development and here we are listening to something that can operate all night. We are in an entertainment district in a casino town with a long history of gaming and then at 3:00 a.m. somebody just has to move from the DJ booth and replay their recording and it's totally acceptable. I think that is the best example of overreach or over regulation I have seen. Although I am not a fan of 5:00 in the morning, I will recognize that the City is moving in the direction of 3:00 a.m. and I can support that but this is mind boggling from a policy standpoint. I can support the motion as is and if there is overwhelming support for 5:00 a.m. I say go for it, but I think it is minutia that we are listening to something where you can just walk away from the DJ booth and keep operating.

Commissioner Velto made a motion to approve the CUP subject to the conditions in the staff report, except that Condition No. 5 shall be amended to allow live entertainment until 5:00 a.m.

Discussion on the motion:

Commissioner Velto stated there are two other bars that are not subject to the 3:00 a.m. limitation for live music and they are closer to Montage. I want this business and our downtown to thrive. I agree that it is abnormal that there is such a big loophole to just have DJ MacBook take over and play for the rest of the night and that in part affects my concern.

Commissioner Villanueva discussed some of her positions on past applications and the need for consistency. We need to have some predictability. They have a right to operate 24 hours and they have a right to play music indoors until 11:00 p.m. Monday through Sunday. They are here today to seek an extension. We have granted extensions and if we are going to grant extensions we need them to be consistent with some of the neighboring properties.

Commissioner Giacomini asked Commissioner Velto for help understanding what seems to be a discrepancy with him saying some businesses are operating until 5:00 a.m. and staff saying that most of these businesses are going to 3:00 a.m.

Commissioner Velto stated his impression is that the businesses that are operating past 3:00 a.m. pre-date the review process that would have triggered a conditional use permit and allow us to evaluate it on a case-by-case basis. My analysis in part goes to the point that we need to look at these on a case-by-case basis and how these businesses are affected by their surroundings and what their business model is. I see this as filling a specific niche in our community and a need that competes with other businesses that are allowed to operate past 3:00 a.m. I don't see any adverse affects given that those other establishments that can be open until 6:00 a.m. with live music are closer to most of the people that have been speaking in opposition, and given all the steps taken by the business to mitigate any sound concerns. I can make the findings with a 5:00 a.m. termination especially considering there is a safety plan that we know is going to be signed off on by RPD. If it is not complied with, there is a way to amend it or revoke the CUP.

Commissioner Becerra stated this is a privilege not a right. I want this business to thrive but I really have to consider the input from our local law enforcement and the general public here. I want to honor staff's recommendation as well. He suggested a middle-ground solution where there is a gradual step up from 3:00 a.m. to 5:00 a.m. after an agreed upon timeframe if they are operating in good faith. Also, we are not the last stop so this is not the end of the road for anybody. Whether it is the public or the applicant, anybody can appeal if they don't like the 3:00 a.m. time.

Commissioner Velto stated it is our job to make hard decisions. Oftentimes as of late we have been in a position where we are trying to appease a lot of people who show up to these meetings. He expressed appreciation for everybody's comments but it is not a scoreboard because all the people that would be in favor of the business having live entertainment after 3:00 a.m. don't show up to these meetings. We need to keep those people in mind as much as we keep the voices in mind of the people that do show up to the meetings. I think we should help this business.

Chair Rohrmeier stated I was with you until this last bit. Proximity matters. There are 2,000 people living within three blocks of this business who spend every night in their homes. That is a different benefit than a person who is a one-time patron on a Saturday night. I support 3:00 a.m.

Commissioner Velto stated I hear what you're saying but there are no harms past 3:00 a.m. Can you articulate, is there a sound difference.

Chair Rohrmeier stated this is the recommendation of the city based on their expertise in both code enforcement and public safety.

Commissioner Giacomini stated if there are bars in the entertainment district that are operating until 5:00 a.m., that is what we should grant other businesses in the entertainment district so they are on a level playing field.

The motion failed.

Commissioner Villanueva made a motion to approve the motion recommended by staff.

Discussion on the motion:

Commissioner Velto asked Commissioner Becerra if he would still be interested in a step up program with a trial period before it converts from 3:00 a.m. to 5:00 a.m.

Commissioner Becerra stated he would be open to it but it would be beneficial to have the applicant chime in on that because he doesn't want to arbitrarily set a time period that may not work for them.

Mr. Mehanna stated you're telling me at 3:00 a.m. I have to stop the DJ. If I have 200 people I can keep them until 9:00 a.m. and put the DJ on the side and plug the iPad in and keep the sound the same, that is fine. But you're asking me to kick the DJ out, right? What difference can it make. I'm telling you I want to close by 5:00 a.m. If you give me from 10:00 p.m. to 2:00 a.m. it is not feasible, I'll walk away and not do the project. I have to work hard and pay big money for big headliners to come from all around the world to Reno and close at 3:00 a.m. making the last call at 2:30 a.m. everybody will leave and other businesses are making the money. This is discrimination. Why can other people stay open until 5 and 6:00 a.m. and I have to close at 3:00 a.m. Shouldn't everybody have the same opportunity. It doesn't work, if it's a month or two months, it doesn't work.

The motion carried.

The appeal process was read into the record.

*It was moved by Alex Velto, seconded by J.D. Drakulich, to approve the conditional use permit, subject to the conditions in the staff report, except that Condition No. 5 shall be amended to allow live entertainment until 5:00 a.m. Motion Fail.*

RESULT:	Approve [3 TO 4]
MOVER:	Alex Velto, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Drakulich, Giacomini, Velto
NAYS:	Manny Becerra, Christina Del Villar, Kerry Rohrmeier, Silvia Villanueva
ABSENT:	
ABSTAIN:	
RECUSED:	

*It was moved by Silvia Villanueva, seconded by Christina Del Villar, to approve the conditional use permit, subject to the conditions in the staff report. Motion Pass.*

RESULT:	Approve [6 TO 1]
MOVER:	Silvia Villanueva, Vice Chair
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Drakulich, Giacomini, Rohrmeier, Villanueva
NAYS:	Alex Velto
ABSENT:	
ABSTAIN:	
RECUSED:	

- 5.3 **Staff Report (For Possible Action): Case No. LDC25-00031 (J Resort Festival Grounds)** - A request has been made for a conditional use permit to allow “Amusement or Recreation, Outside” and “Live Entertainment” land uses to facilitate outdoor festivals, concerts, recreation, and events. The ±4.5-acre site is located on seven parcels generally located south of Third Street, east of Ralston Street, and west of North Arlington Avenue. The site is located in the Mixed-Use Downtown Entertainment District (MD-ED) zone and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 1]**

Leah Piccotti, Associate Planner, gave the staff presentation.

Garrett Gordon, applicant’s representative, gave the applicant presentation.

Disclosures: spoke with the applicant’s representative, spoke with montage residents, visited the site, read materials, used to live near the site, read public

comment, spoke with police leadership

Public Comment: (Some of the following people spoke in person and some did not wish to speak.)

Jason Bretz

Lisa Cooper

Ben Davis

Stephanie Davis

Andrew Amadin

McKenna Amadin

Victor de Souza

Nick Hutchings

Jackie Cleary

Jon Middleman

Mo Hyuhn

Nico Reyes

Malachi Emery-Clark

Jesse Johnson

Joanna Johnson

Junior Sloan

Chris Battenberg

Janelle Battenberg

Cady Stanton

Ken Hines

Brandi Smith

Gary Cecil

David Titzel

Magali Rivera

Maggie Telander

Robert Dagitz

Eric Lerude

Paula McDonough

Sharon Boersma

Elliot Josi

Tom Burke

Peter Neumann

Jill Flanzraich

Written correspondence received was forwarded to the Planning Commission and entered into the record.

Questions:

Mr. Gordon explained for Commissioner Velto that the city code does not address or require C weighted sound measurement. Noise standards do not

apply downtown. Part of the application for an outdoor entertainment venue requires an acoustical study. He reviewed the results of the acoustical study.

Mr. Gordon explained for Commissioner Velto they had no connection with the Bass Camp event that has been brought up. He also explained that was completely different from what they are doing with these events. For this project, there is a conditional use permit with conditions, safety plans, and enforcement criteria.

Mr. Gordon explained for Commissioner Del Villar the traffic management procedures for each event tier.

Chris Sewell explained for Commissioner Del Villar the different types of events they will have as well as sound mitigation technology that will be used.

Mr. Gordon confirmed for Commissioner Villanueva that the gated site will be open during events and closed during non-event times. They plan to activate the space as much as possible. He also answered questions regarding special event permit requirements.

Ms. Piccotti explained for Commissioner Villanueva the difference between special event permits and special activity permits.

Ms. Piccotti answered questions from Commissioner Becerra regarding permit requirements and lessons that have been learned from the Glow Plaza and applied to this project. During the special activity permit review process, RPD can determine if additional police presence is required and the applicant is required to pay for it.

Ms. Piccotti answered questions from Commissioner Giacomini regarding the history of zoning in the area.

Ms. Piccotti answered questions from Commissioner Becerra regarding residential adjacency standards and explained why they do not apply here.

Discussion:

Commissioner Velto stated this is a good project. They've done a lot of things to mitigate impacts on the community. They have learned from the Glow Plaza and this is something we should support for a more permanent type venue.

Commissioner Drakulich stated he was here for the Glow Plaza application and it is great to hear it is going well. He expressed faith in this applicant to deliver on a product that the community has been desiring to revitalize



downtown.

Commissioner Giacomini expressed support for this project.

Commissioner Del Villar expressed support for this project stating it is a good use of the space.

Commissioner Becerra expressed appreciation that the applicant worked with staff and the community to find solutions.

Commissioner Villanueva stated that in looking at the application, there's not a lot she can say no to here. History with the Glow Plaza History shows that the applicant has tried to be good neighbors. This is not asking for much more than they are already allowed and they are in the entertainment district.

Chair Rohrmeier expressed appreciation to the public for coming to participate. Downtown has a lot of distractions and it comes with a lot of inconveniences at the expense of entertainment and that is why people live there. Ultimately, I can make the findings because they are asking for one extra hour two nights a week and that is not an onerous ask in context of all of the other things we've heard this evening.

Chair Rohrmeier read the appeal process into the record.

***It was moved by Alex Velto, seconded by J.D. Drakulich, to approve the conditional use permit, subject to the conditions listed in the staff report, with a modification to Condition No. 10 to extend the hours of operation to 12:15 a.m. twice a year, and a modification to Condition No. 11 to extend the hours of operation to 12:15 a.m. twice a year. Motion Pass.***

<b>RESULT:</b>	Approve [7 TO 0]
<b>MOVER:</b>	Alex Velto, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Becerra, Del Villar, Drakulich, Giacomini, Rohrmeier, Velto, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	
<b>RECUSED:</b>	

## 6 Truckee Meadows Regional Planning Liaison Report

None

## 7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.

Jay Howard with the Truckee Meadows Parks Foundation will be giving a presentation on the Regional Trail Plan and how it ties in with the Regional Plan at the next meeting.

Staff reported on City Council approvals and upcoming agenda items.

## **8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**

Commissioner Becerra requested a presentation from Reno Police Chief Nance and training on communication policy.

## **9 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

None

## **10 Adjournment (For Possible Action)**

The meeting was adjourned at 12:10 a.m.