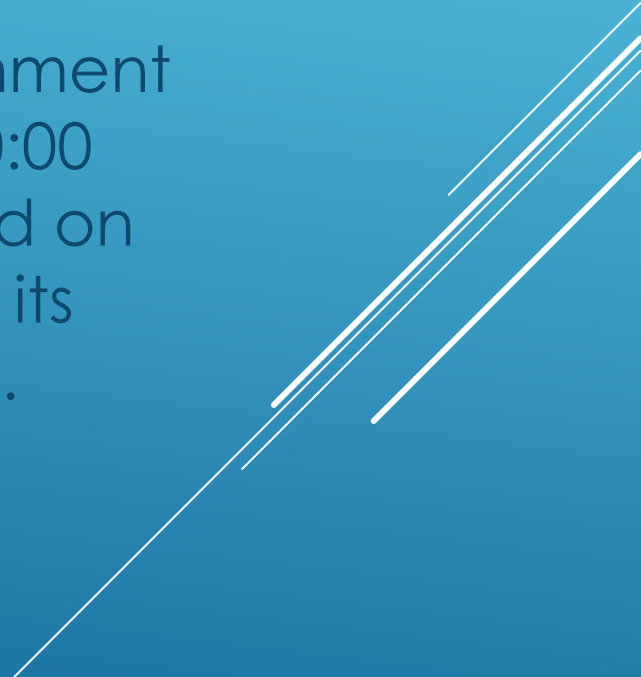


# LDC25-00027 ( 214 W COMMERCIAL ROW LIVE ENTERTAINMENT)

## **Project Description:**

Conditional Use Permit application to allow Live Entertainment activities accessory to a bar use between the hours of 10:00 p.m. and 5:00 a.m. (Thu-Sat). The  $\pm 0.11$  acre site is located on the south side of West Commercial Row,  $\pm 87$  feet west of its intersection with West Street (214 West Commercial Row).

Three parallel white lines of varying lengths are positioned diagonally in the bottom right corner of the slide, pointing towards the top right.







# OWNER BACKGROUND

- Owner Name: Fady Mehanna, MS, PE, PMP
- UNR Graduate (2001)- Master of Science in Civil Engineering
- Reno Citizens for the last 24 years performing Civil Engineering Design and Construction Projects.
- Construction Work- NDOT projects Highways and bridges (Extension of I-580, Spaghetti Bowl project I-80, US 395 Widening), City of Reno and RTC local streets, UNR Local projects, Commercial and Industrial Buildings
- UNR Part Time Lecturer – Civil Engineering Courses
- Member of NAB 1 for 2 years

# OWNER BACKGROUND

Businesses Established and Operated in Reno:

- Tequila Catador Restaurant: Midtown
- Whisky Lounge: Midtown
- Philly's Cheesesteak: Reno
- Scampi Restaurant: Reno-Downtown
- Whisky Bar: Reno-Downtown
- Red Martini Lounge: Reno-Downtown
- Club 1up: Reno-Downtown
- Shawarma Shack: Reno-Meadowood Mall
- Philly's Food Truck: Reno-Food Truck Friday

214 W Commercial Bldg.



214 W Commercial Bldg.



BUILDING FRONT SIDE





214 W COMMERCIAL BUILDING





214 W COMMERCIAL BUILDING



# BUILDING BACKGROUND

- Bar with Live Entertainment ( 2008-2022)- 14 Years
- Hosted a wide variety of live shows, special events, UNR Fundraisers events
- The club's commitment to excellence in entertainment has not only enriched Reno's nightlife but also attracted a diverse array of visitors and tourists. This influx of talent and tourism has positioned Reno as a burgeoning hub for arts and culture, contributing to the city's growing reputation as a vibrant and exciting destination.
- Creating 18 Jobs for residents and UNR students
- The Business contributed to the City's Tax Income for 14 years



# DOWNTOWN ZONING BY CITY CODE

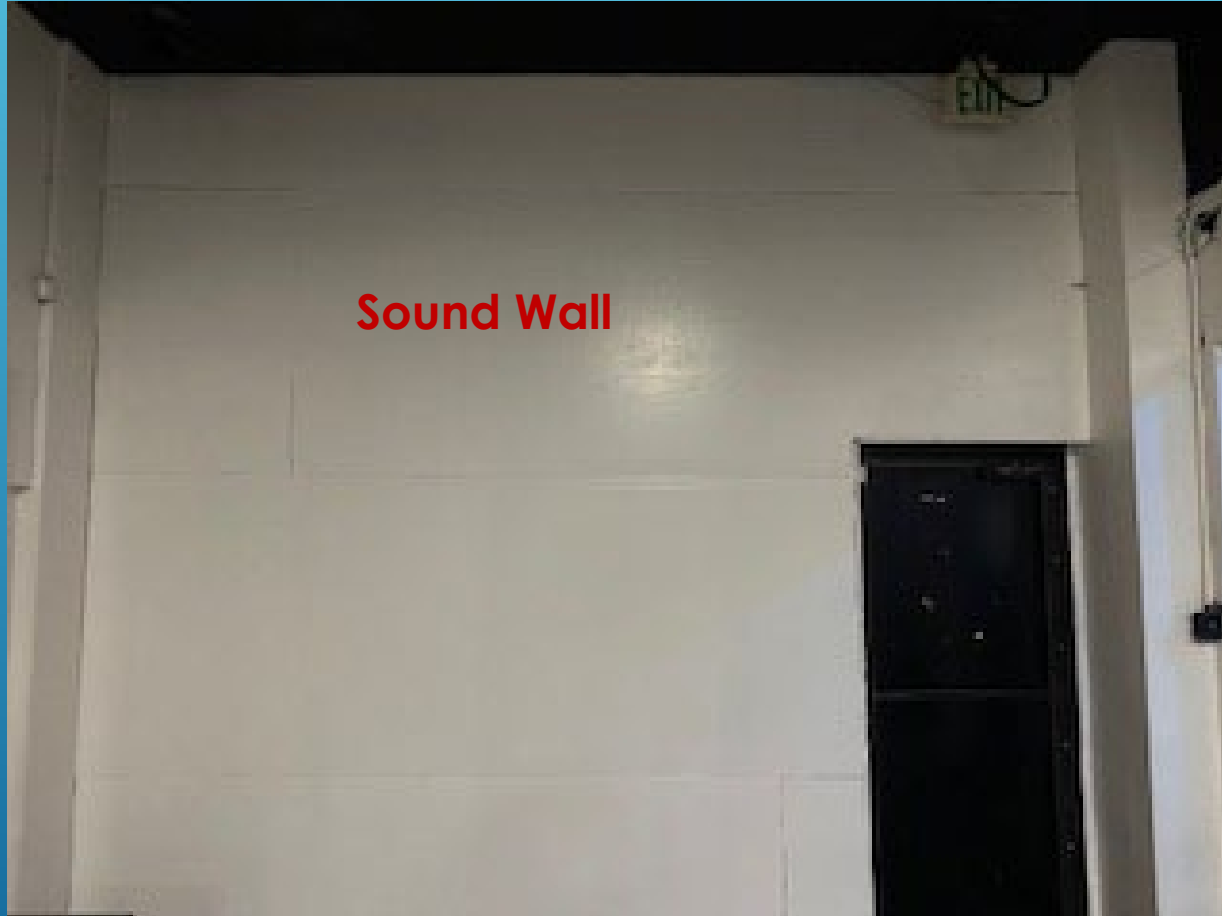
- Downtown Reno Zoning is MD-ED ( Mixed Used Downtown- **Entertainment** District)
- Downtown Reno is not just a **residential** area; it's a thriving **Entertainment District** designed to offer a vibrant, dynamic experience for residents and visitors alike. With its unique blend of nightlife, dining, live entertainment, and cultural attractions, downtown Reno has something for everyone.
- As we continue to evolve and grow, it's crucial to support the opening of **new businesses** in downtown Reno. By fostering a diverse and bustling business environment, we can create more opportunities for entertainment, economic growth, and community engagement. This, in turn, will attract even more visitors and make downtown **Reno a premier destination.**

# DOWNTOWN CONDITIONS

- We need to address the pressing issues facing our downtown area. Once a bustling hub of activity, downtown **Reno is now** at risk of becoming a **ghost town**, plagued by **vacant buildings**, **struggling businesses**, and a **rise in homelessness**. It's time to take action and restore the vibrancy that our city deserves.
- We propose a strategic initiative to support the opening and growth of businesses in downtown Reno. By fostering a **thriving business environment**, we can transform our downtown into a clean, attractive, and bustling destination for residents and visitors alike.
- Supporting business development will lead to the renovation and repurposing of vacant buildings, enhancing the overall appearance and safety of our Downtown.
- A dynamic downtown will attract tourists and investors, putting **Reno on the map** as a premier destination for entertainment, culture, and commerce.
- We urge the city of Reno to prioritize the revitalization of our downtown area. **Let's work together** to create a future where downtown Reno is a beacon of opportunity, innovation, and community spirit.



Sound wall- Street Side



Double Door at Entrance

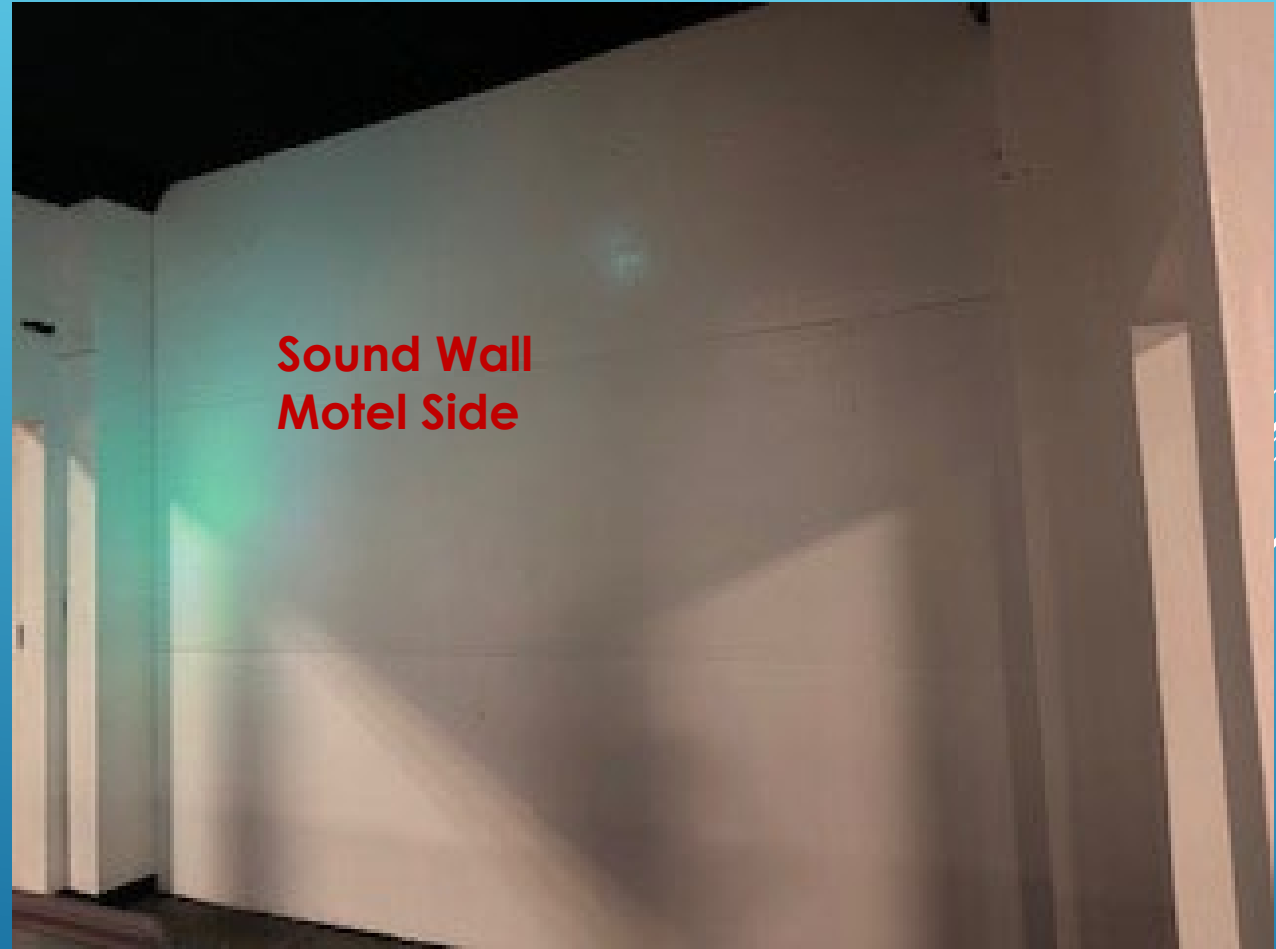


BUILT SOUND WALL BY STREET SIDE AND DOUBLE DOORS AT ENTRANCE  
(VESTIBULE)

## Sound wall- Street Side



## Double Door at Entrance



SOUND WALL BY MOTEL SIDE



Applied Foam on the roof

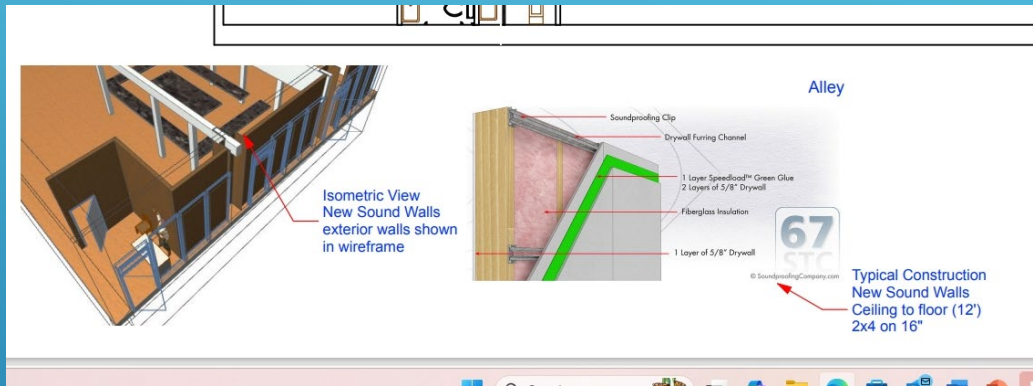
Applied Foam on the roof

**214 Commercial  
Raw**

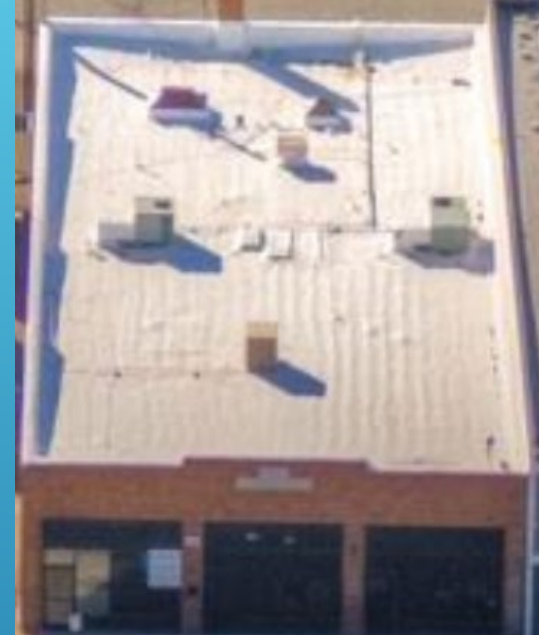


SEALING THE ROOF BY APPLYING EXPANDED FOAM TO SEAL THE ROOF AND  
CONTAIN THE MUSIC LEAK

## Sound wall

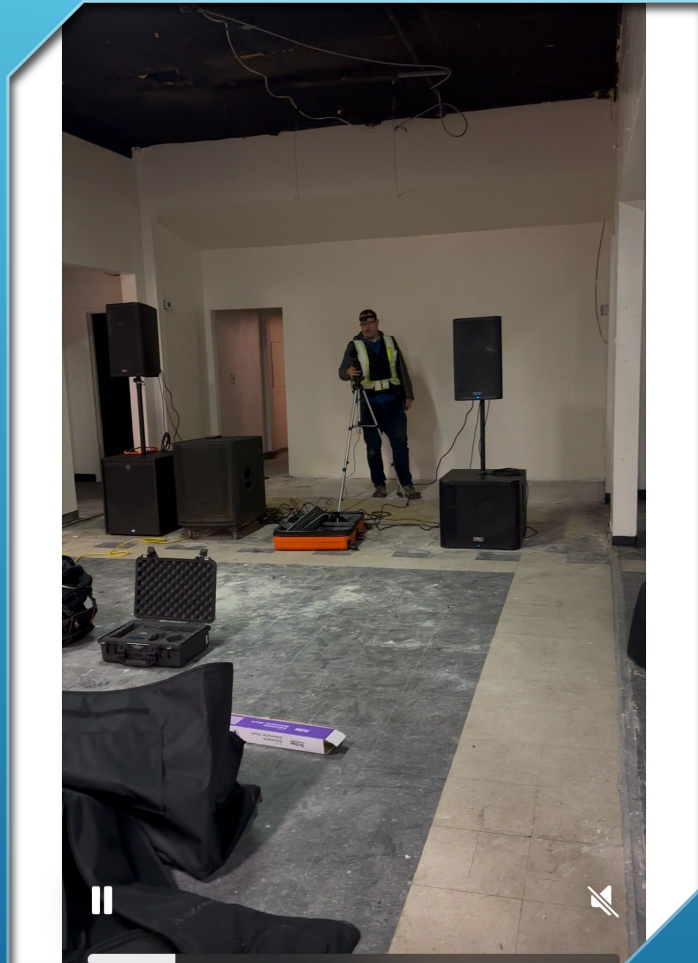


## Roof Sealing



SOUND WALL COST ( \$16,000) AND ROOF SEALING (\$26,000)- TOTAL \$42,000





## ACOUSTICAL STUDY (COST \$5,200)

- A sound study was performed by a principal consultant, **SAXELBY ACOUSTICS**, a Board Certified by the Institute of Noise Control Engineering **INCE**.
- A City Representative was at the location recording music Decibels during the Acoustical study.



## ACOUSTICAL STUDY

- Music played at **109-113 dBC (93-95 dBA)** at the DJ position
- **Creating maximum noise Level that we can expect at a nightclub**, (usually played between 90-110 dBC) with an **empty space** ( no human body or furniture for sound absorption) creating the **worst-case scenario**.
- Saxelby Acoustic Monitors sound at two Locations:
- ST1, ST2 ( Short Term, physically standing for 15 minutes)
- LT1, LT2 ( Long Term – Monitoring from 7:30 pm-12:00 am)





## 214 W. Commercial Nightclub

City of Reno, Nevada

Figure 2

Noise Measurement Sites

### Legend



Project Site



Noise Measurement - Short Term



Noise Measurement Site - Long Term



Projection: UTM Zone 11 / WGS84 / meters  
Rev. Date: 02/07/2025

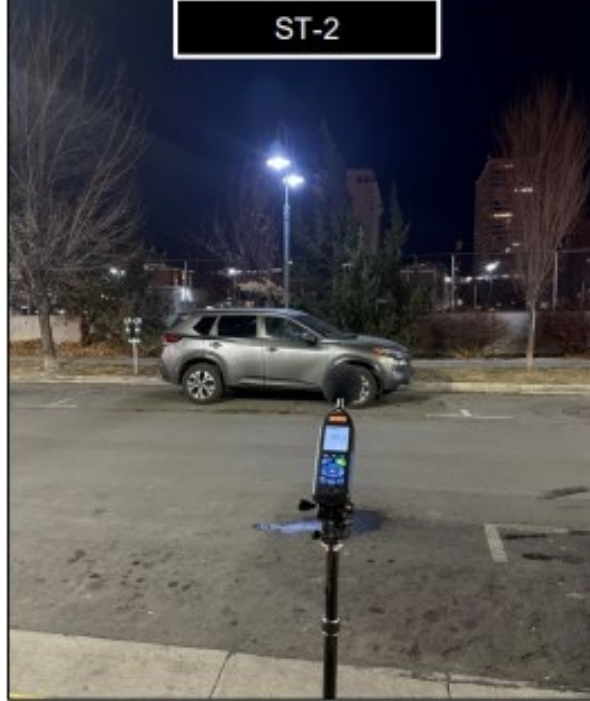
ST1, LT1- MONTAGE  
BUILDING,  
- ST2, LT2- THIRD  
STREET FLAT



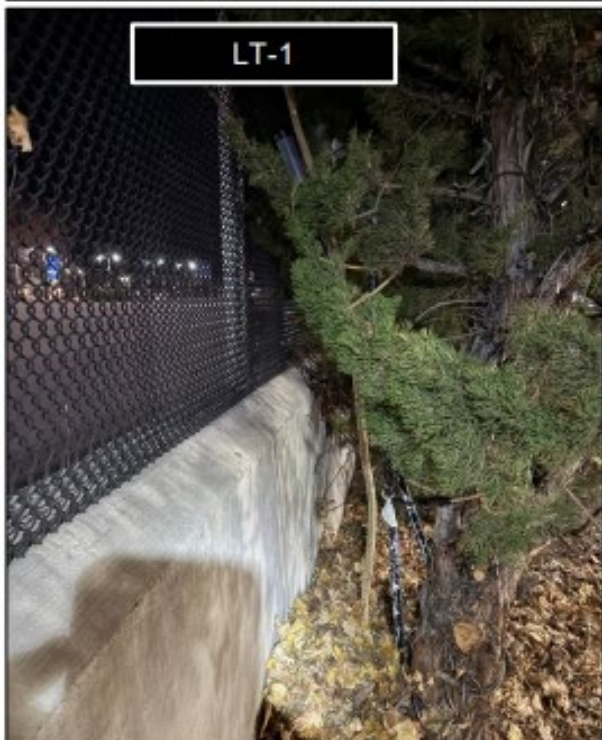
ST-1



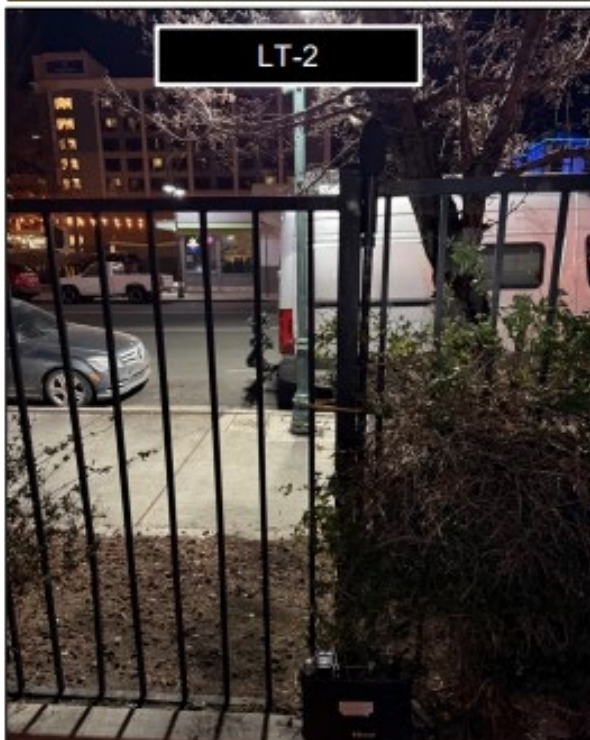
ST-2



LT-1

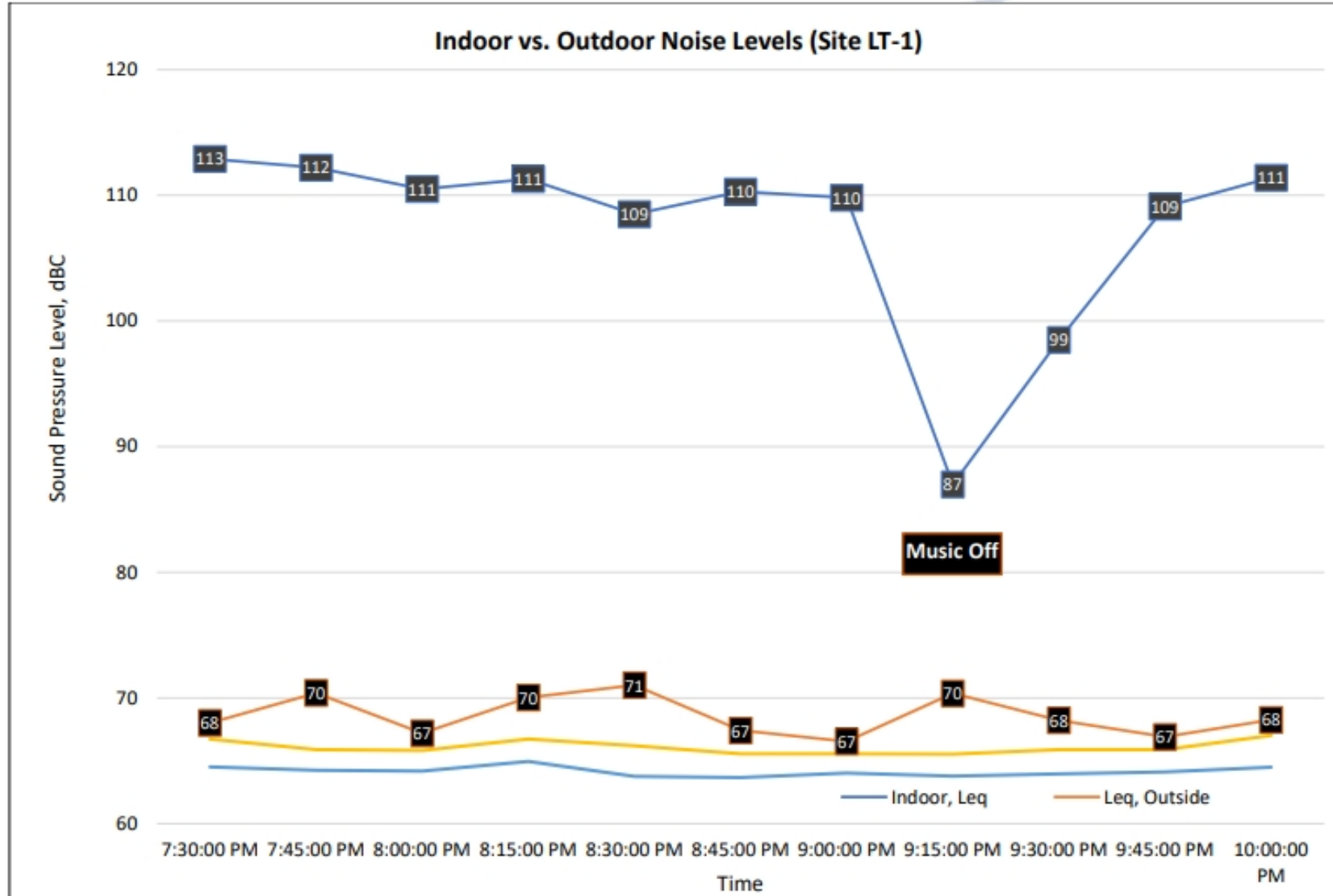


LT-2



# NOISE MONITORING DATA





**FIGURE 3A: SUMMARY OF NOISE MEASUREMENT DATA (LT-1, dBC)**

INDOOR VS OUTDOOR NOISE  
LEVEL-LT1, MONTAGE BUILDING

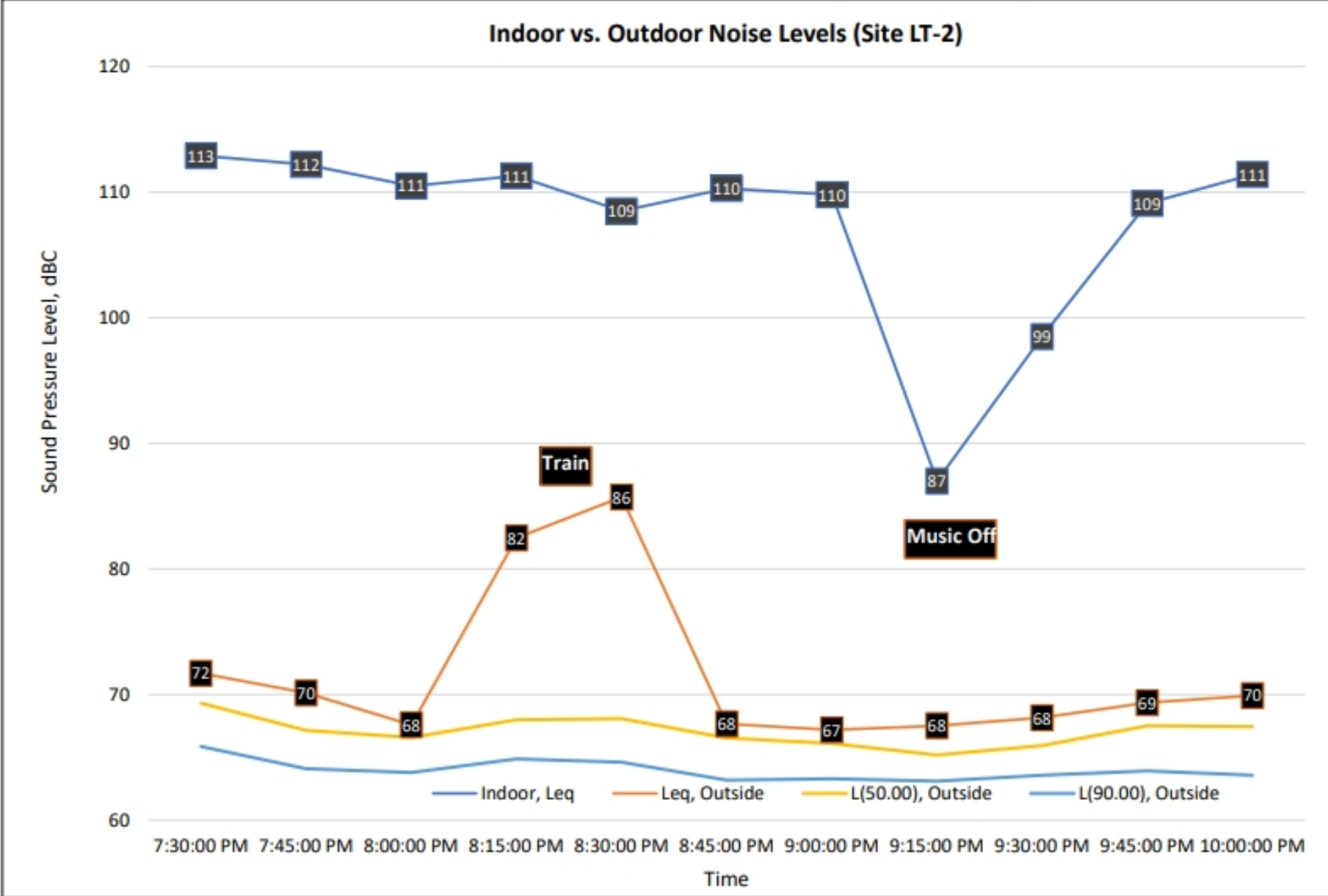


FIGURE 3B: SUMMARY OF NOISE MEASUREMENT DATA (LT-2, dBC)

INDOOR VS OUTDOOR  
NOISE LEVEL-LT2  
THIRD STREET FLAT  
BUILDING



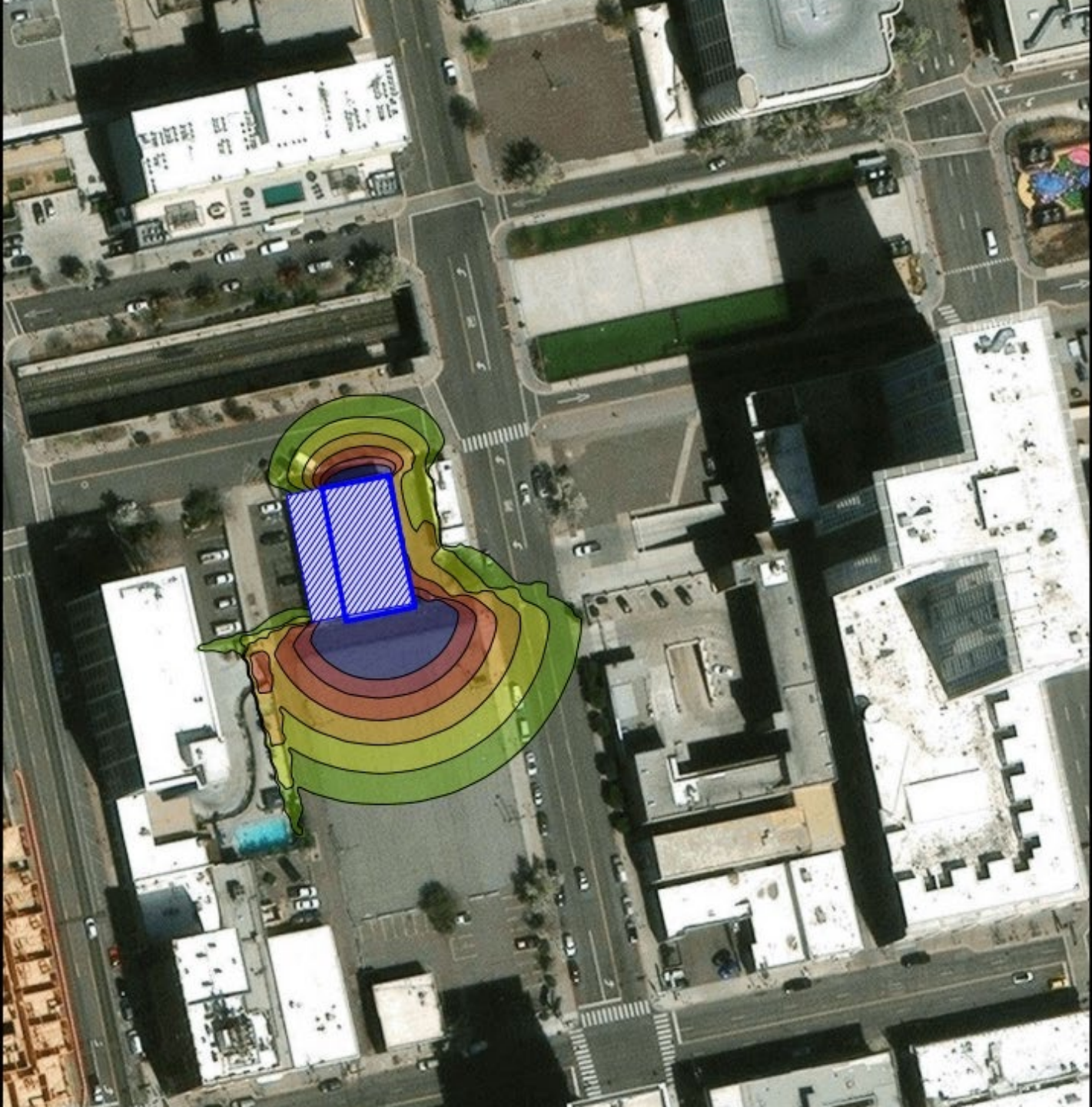
214 W. Commercial Nightclub

City of Reno

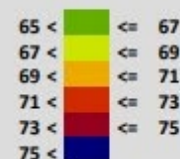
EXISTING  
GROUND  
LEVEL  
RECEPTOR

Figure 4

Existing - Ground Level  
Leq, dB(C)



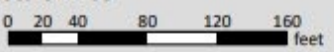
Noise Level, dB(A)



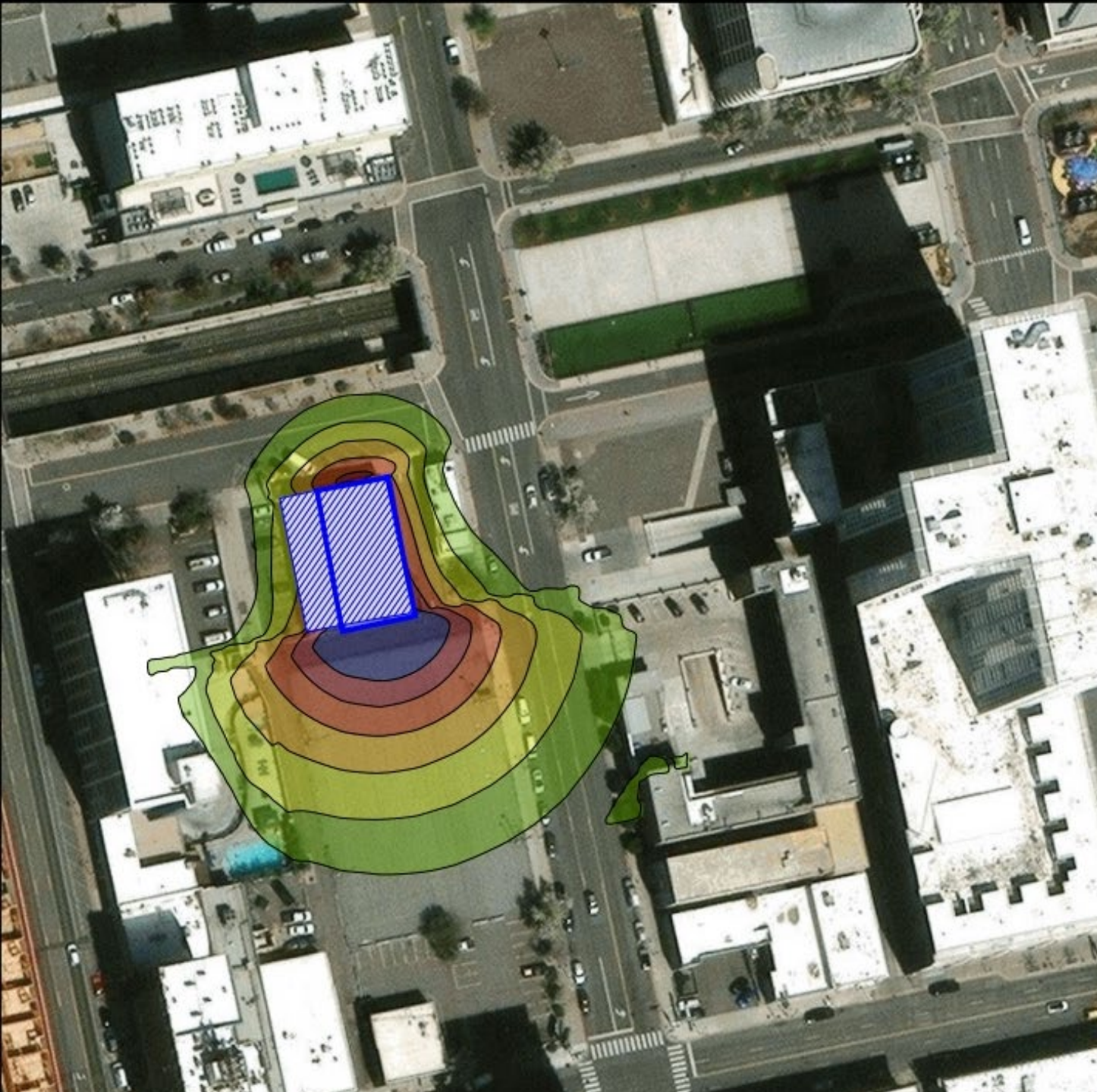
Legend

- Project Building
- Project Site
- Sound Wall
- Project Site

Scale 1:109







## 214 W. Commercial Nightclub

City of Reno

Figure 5




Existing - Elevated Receptors  
Leq, dB(C)

EXISTING  
3RD LEVEL  
RECEPTOR

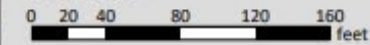
Noise Level, dB(A)

65 <	≤ 67
67 <	≤ 69
69 <	≤ 71
71 <	≤ 73
73 <	≤ 75
75 <	

### Legend

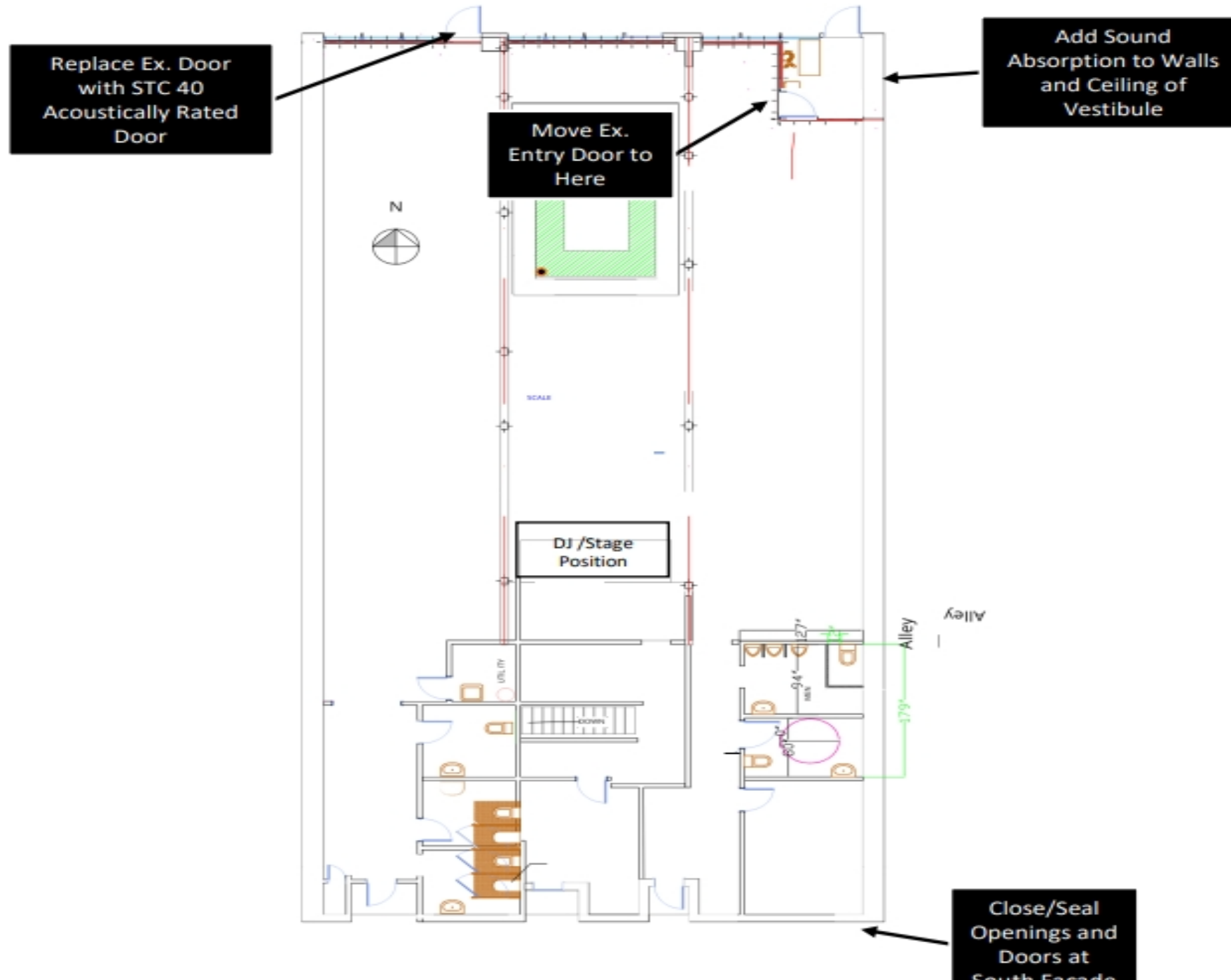
-  Project Building
-  Project Site
-  Sound Wall
-  Project Site

Scale 1:105





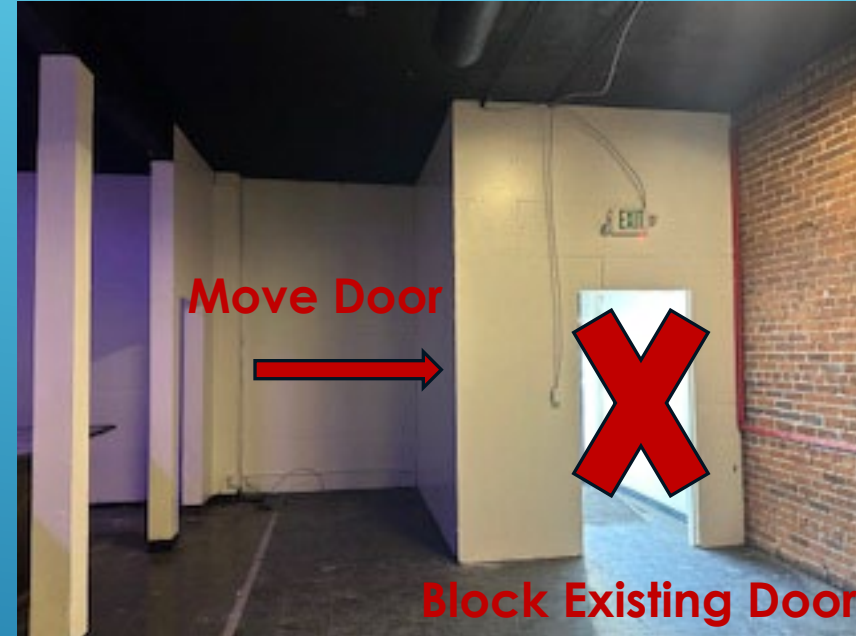
## NOISE CONTROL RECOMMENDATIONS



## Double Door-Entrance



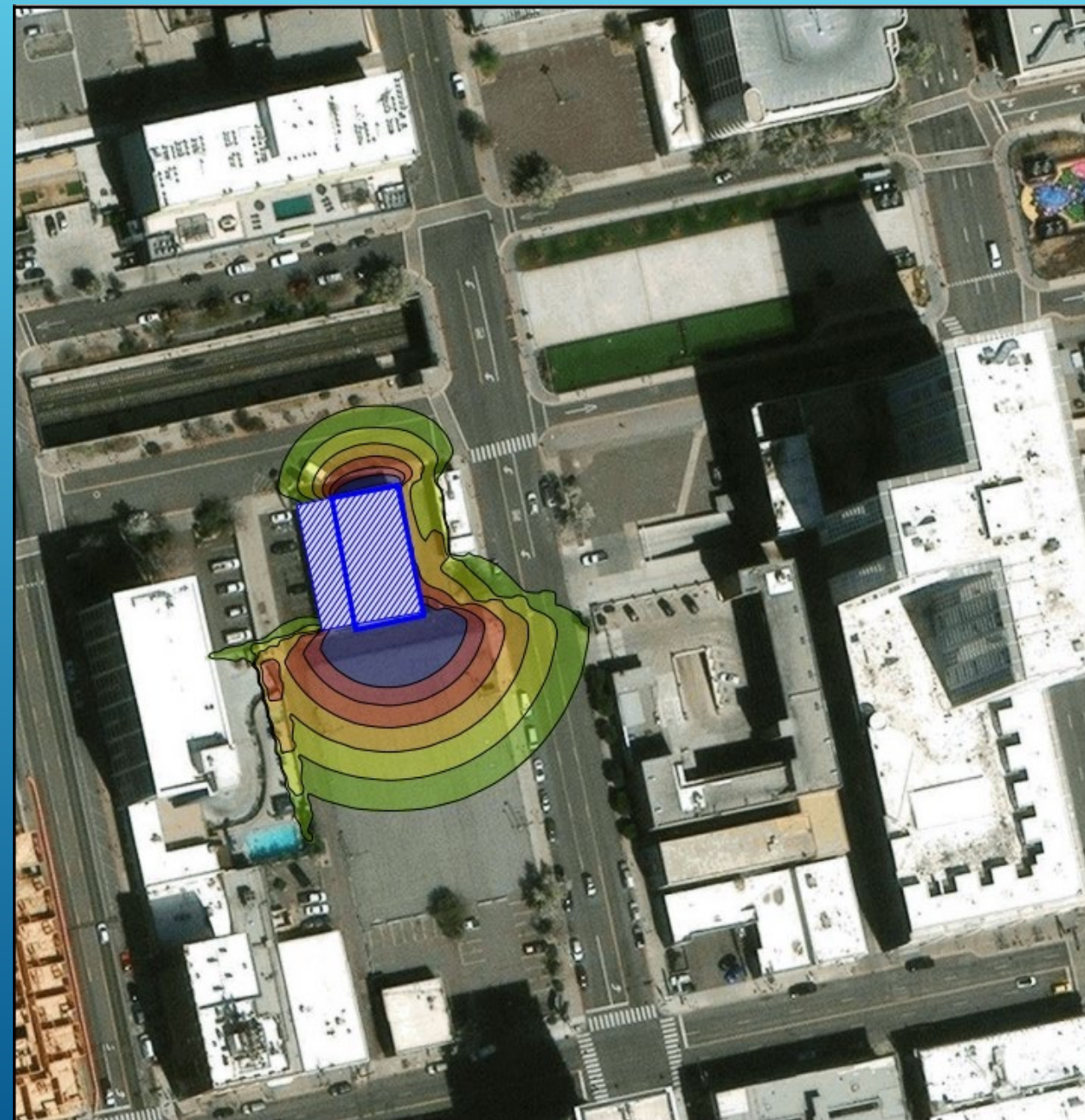
## Replacing Interior Door



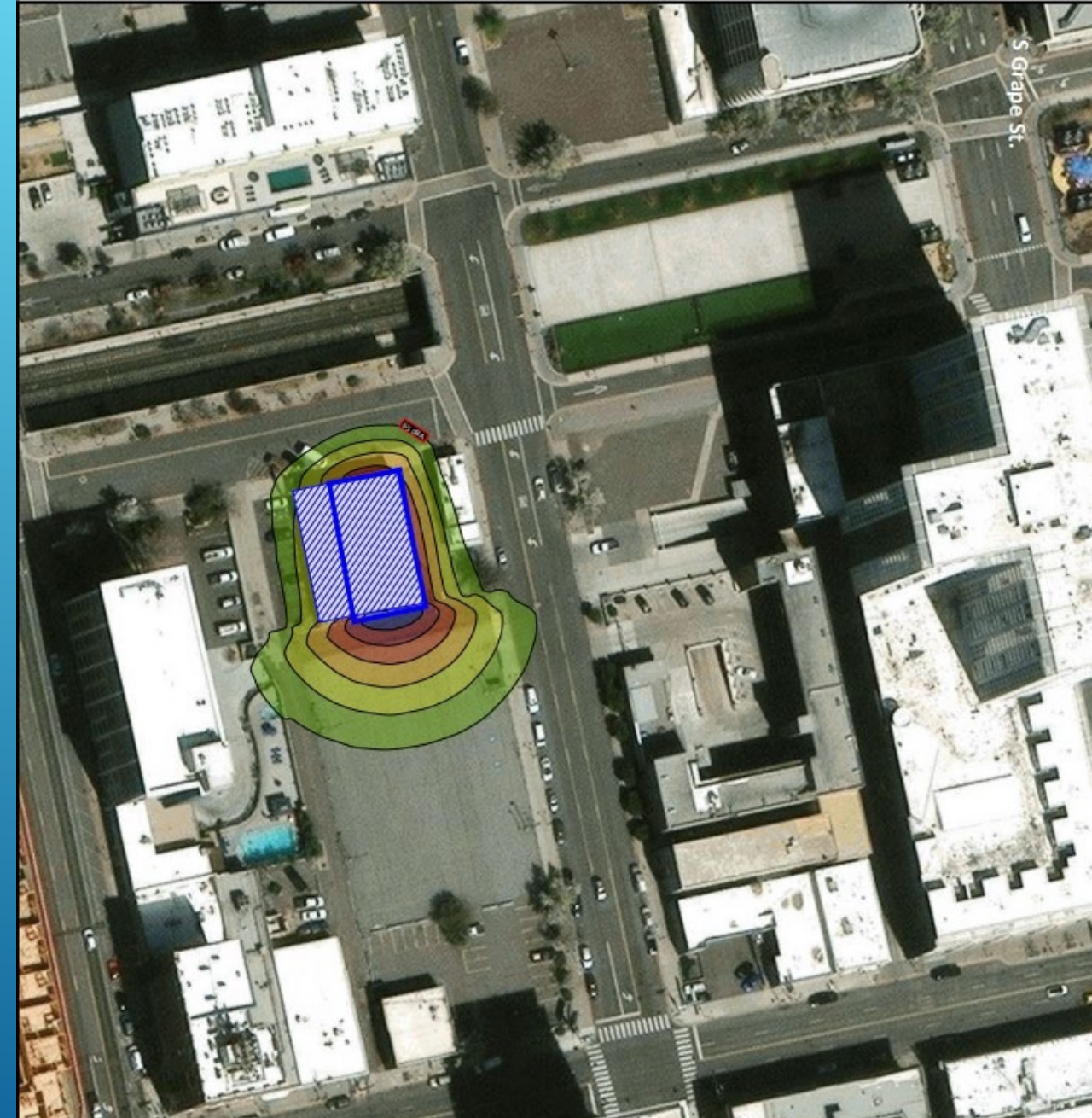
**NOISE CONTROL MEASURES:** RELOCATE INTERIOR DOOR AS SHOWN TO REDUCE MUSIC LEAK BASED ON THE SOUND ENGINEER AND OWNER RECOMMENDATIONS.



Existing Conditions AS IS- Ground Level

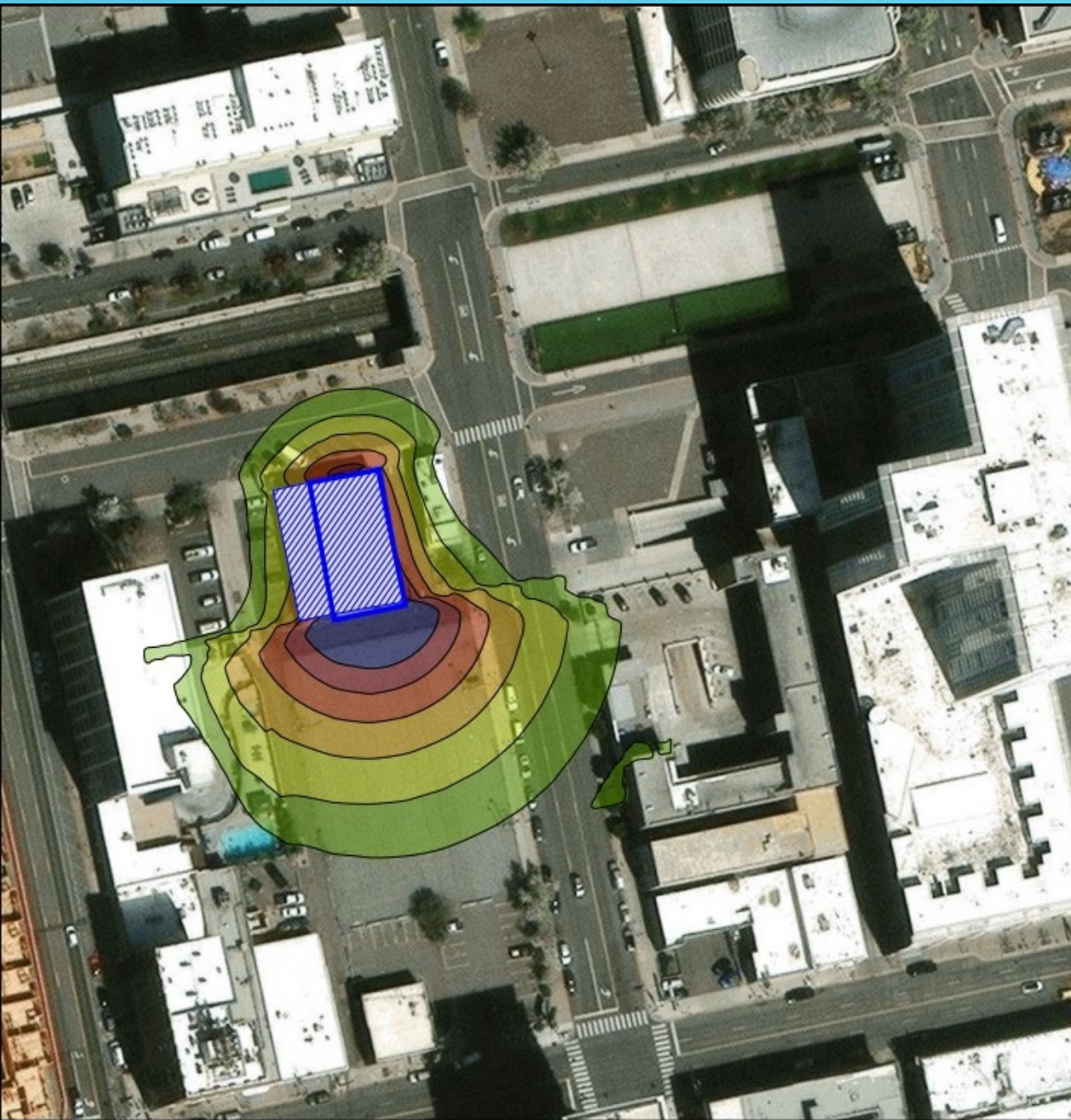


With Noise Control- Ground Level

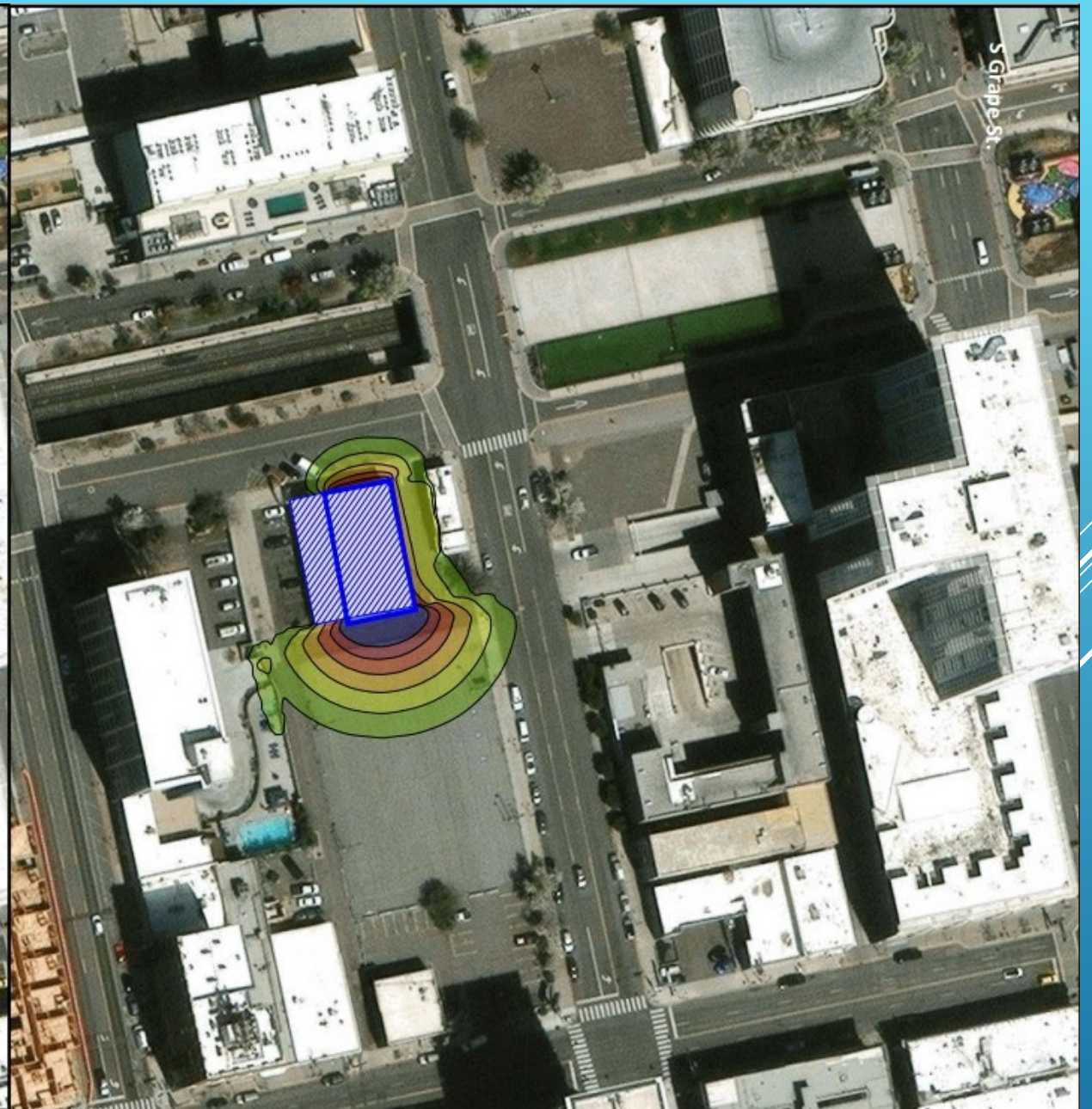




Existing Conditions AS IS- 3<sup>rd</sup> Level Interceptor

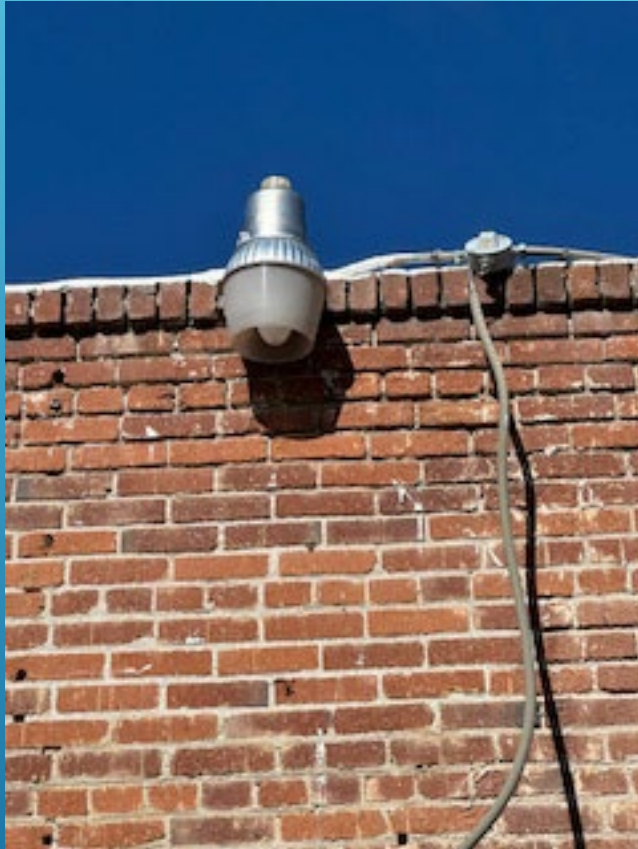


With Noise Control- 3<sup>rd</sup> Level Interceptor





Exterior Lighting-Alley



Exterior lighting-Front side



INSTALL EXTERIOR LIGHT ON THE 3 SIDES OF THE BUILDING PER CODE ENFORCEMENT REQUIREMENTS



## QUEUING OF PATRONS

Patrons awaiting entrance, as well as those leaving the establishment, will be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses. Security personnel will be stationed outside of the building to enforce order



# COMPLIANCES BY THE CITY CODE ENFORCEMENT AND PLANNING COMMISSION RECOMMENDATIONS

All required Plans and Documents have been submitted to the city staff for the following:

- 1) Security staffing and procedures;
- 2) Queuing of patrons;
- 3) Hours of operation- (Thu-Sat 10:00 pm -5:00 am)
- 4) Maintain exterior lighting;
- 5) procedures to prevent loitering outside of the business.
- 6) Ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.

# LET'S WORK TOGETHER FOR A BETTER DOWNTOWN COMMUNITY

Thank you all for taking the time to join us and for your willingness to **work together**. We truly believe that by **partnering up**, we can create a thriving and harmonious **community**.

Several thin, white, parallel lines of varying lengths and angles are positioned on the right side of the slide, extending from the top right towards the bottom left, creating a sense of movement and design.