

[illegible]



2 March 2023

To: Reno Planning Division  
Attn: Jason Garcia - LoBue  
P.O. Box 1900  
Reno, NV 89505

Dear Mr. Garcia - LoBue,

the announcement of the March 1, 2023  
public hearing re LDC 23-00036 (First Congregational  
Church Zoning Plan Amendment) reached me too  
late for me to respond in time!

If it is an ongoing, undecided situation, please  
consider my vote to deny an increase of density  
for this site. My brother, who lives in our University  
Terrace property and my sister, a Nevada resident  
and I wish for no increase in housing units  
on the above mentioned property.

Thank you for your  
consideration!

Anna T. Siig  
695 So. H St.  
Livermore, CA 94550  
925-518-1755



## New form response notification

1 message

**Reno City Council Online Public Comment Received** <cityclerk@reno.gov>

Sat, Mar 18, 2023 at 6:24 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

<b>Your Name (First and Last)</b>	Denise Rubinfeld
<b>Email Address</b>	<a href="mailto:Deniserubinfeld@gmail.com">Deniserubinfeld@gmail.com</a>
<b>Address</b>	<a href="#">1705 Elmcrest Drive</a>
<b>Phone Number</b>	4159404661
<b>Which City of Reno Ward do you reside?</b>	Ward 5
<b>Council Meeting Date</b>	Mar 22, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Case No. LDC23-00036 First Congregational Church Zoning Map Amendment
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In favor
<b>Your Comment</b>	<p>I have lived in my home within 750 feet of this proposed amendment for eight years. I am invested in this neighborhood and hope to send my son to the school at this church when it is operational. Therefore, I fully support this zoning change.</p> <p>I want to briefly explain why this change will improve this neighborhood and the lives of many of its residents. I live with my husband and three year old son. We currently drive 30 minutes round trip to a preschool in central Reno. We do this because it is a high quality program and closer ones have a several year waitlist. The commute to our current school means that we have made sacrifices in our professional lives (shorter working hours) and spent a LOT on gas.</p> <p>I dream of having my son attend a high quality school within walking distance, and with kids in this neighborhood. Convenient, affordable childcare allows me to my work of providing healthcare to Reno's residents, pursue my professional goals, and help support my family. Available high quality childcare makes a neighborhood more desirable. It also supports the parents of young children who struggle with a 33% deficit in early childhood</p>

education locally. Our options are few, and we need more. I completely understand many residents' concern about the zoning change. They worry that the church will be sold and used for commercial purposes. They also worry that this will set a precedent and bring forth more zoning changes to our quiet neighborhood. I recognize these are possibilities, but they are not imminent. I don't imagine the church is selling anytime soon, and I doubt anyone really wants to put their business at the end of a quiet residential street. Meanwhile, there is an immediate need for high quality preschool and elementary school options in this neighborhood. Using my family as an example- before this school began to take shape, we were seriously considering moving out of the neighborhood and into a house closer to our current preschool and in a better school district. We would have rented out our current home. This change allows us to stay in this neighborhood. It allows us to maintain the community ties we have created here in early parenthood. Additionally, it means that we are not renting out our house and moving. I know this pleases those homeowners around us who have been here for a long time and want the homes in the area to be cared for in the way that homeowners care for properties. To maintain healthy and well maintained neighborhoods, we need to support families. Childcare is an integral part of this process. In closing, I support whatever zoning change needs to happen to allow Desert Peach Montessori to open. I believe that no decision is perfect— all carry risk of change. However, in my view, the immediate need for safe, local childcare outweighs theoretical concerns about issues resulting from this zoning change in the future. Thank you for reading, and feel free to contact me with any questions or concerns.

**Do you wish to sign-up for Reno Connect e-newsletters?**

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

**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





Public Comment <publiccomment@reno.gov>

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## External - Childcare Center Case No. LCD23-00036 First Congressional Church Zoning Map

1 message

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**Elise Richey** <elisesprite@gmail.com>

Thu, Mar 16, 2023 at 9:01  
AM

To: "publiccomment@reno.gov" <publiccomment@reno.gov>

Hello, this is my public comment on this case:

**Per Case LCD23-00036 zoning map changes for the church:**

I strongly disagree with adding a childcare center or changing the zoning for my neighborhood.

I do not want a childcare center or my single-family neighborhood to change. We don't want to traffic or zoning changes. I vote No! A future childcare facility is prohibited in the SF-8 zone and should remain so.

Regards,  
Elise Richey  
Home owner within 750 feet



Public Comment <publiccomment@reno.gov>

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## External - Comment re: March 22 meeting case no. Ldc23-00036

1 message

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**Tracy Moore** <zenboy27@hotmail.com>

Tue, Mar 14, 2023 at  
4:13 PM

To: "PublicComment@reno.gov" <PublicComment@reno.gov>

As a nearby neighbor to the First Congregational Church on sunnyside drive, i must join my neighbors in voicing my opposition to the zoning map amendment. It's too drastic a solution to the relatively small problem of allowing three to six year olds to participate in Montessori school functions planned on church grounds. Surely some sort of permission can be granted for the school without opening the gates to potential large changes to the residential character of one of Reno's oldest and best neighborhoods. Please do not change the church area to a public facilities district.

Sent from my iPhone



**LETTER OF OPPOSITION . to Proposed Rezoning and Development at First  
Congregational Church Zoning Map amendment LDC23-00036.**

To Whom It May Concern:

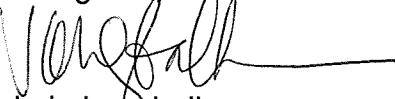
I am Valerie Longballa a neighborhood resident living at 500 Sunnyside Dr, Reno NV 89503. I am writing to express my **OPPOSITION** to the Proposed Rezoning and development of property at First Congregational Church. First Congregational Church Zoning Map amendment to change to PF is not consistent with the broader intent of the neighborhood. This property is in the heart of a neighborhood and should not be rezoned to Public Facilities since it is not a zoning consistent with the surrounding neighborhood. I would encourage and support the Church to get a special use permit to have a daycare instead of putting the whole neighborhood at potential risk of other applications for PF rezoning issues that may arise once you set precedence in the neighborhood.

My opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Increased traffic congestion adding to an already dangerous situation at Sunnyside & Keystone
- Once the property is rezoned, the developer can change the original concept within the approved PF zoning.
- A decrease in the market value of homes

I urge you to disapprove the proposed rezoning, and from recent meetings with my neighbors, I know my opinions are shared by many in the neighborhood. Thank you for your continued service and support of our community.

Best regards

  
Valerie Longballa  
775-690-4626



Public Comment &lt;publiccomment@reno.gov&gt;

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**Voice Message From: Cisco Unity Connection Messaging System (917757470808)**

1 message

**publiccomment@reno.gov** <publiccomment@reno.gov>

Mon, Mar 20, 2023 at 1:22 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917757470808

Click to Call 917757470808

**Good afternoon. This is Cecilia Pierce. I live at 511 Sunnyside Drive and I'm one of the property owners within 750 feet of the First Congregational Church, which is asking for a zoning Amendment. So they can start a daycare facility in there. Adjunct building, many of this on Sunnyside, Drive are opposed to this zoning change. It opens us up to all kinds of problems with, in our neighborhood. I cannot attend the council meeting on Wednesday. So, I'm sending a voicemail to indicate that along with others on Sunnyside Drive and Irving Circle. That I am opposed to to this zoning change. There has to be a better way for the preschool to have a facility at the church. Adjunct Building without a public zoning change, which causes all sorts of. Well it opens up a can of worms as what it does. Okay? Hopefully this will get to you. It is Monday. The 20th about 1:20 in the afternoon. Thank you. Very much, bye.**

(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.

**VoiceMessage.wav**

740K



Public Comment <publiccomment@reno.gov>

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## Voice Message From: Cisco Unity Connection Messaging System (917757465342)

1 message

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**publiccomment@reno.gov** <publiccomment@reno.gov>

Tue, Mar 21, 2023 at  
3:28 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917757465342

Click to Call 917757465342

Hi, I'm calling to comment on KSL DC. 23 Dash 00036 Thank you, madam, Aaron council members. My name is Rod holicky my wife, Stacey and I have been home owners and residents on Sunnyside Drive for the past 29 years. We live one block down the street from First Congregational Church, and we're speaking to you today. Regarding the proposed owning change for the church from the current SF hpf. Here's the statement, I want to read to you regarding this proposed change. The following are not my words, although they represent our concerns. These are the actual comments of Reno planning commission. Sherman Alex pelto when he voted against the proposed 3 zoning Amendment at the March 1st Planning Commission meeting explaining his no vote. That Sherman said quote I'm a little concerned to evaluate what the purpose is going to be as opposed to just the changed. And there's some allowed uses, which while we maybe able to condition them, they'd still be allowed. And those allowed to use as our little concerning to me. I'm concerned with changing changing the zoning, especially given that there's another parcel nearby, and when we change this zoning, that Parcels going to be able to point to this change and zoning and say it's not compatible because there's no longer a Reliance on a grandfather, use it. Now, this owning has actually changed. So I'm a little concerned as to how that may play out. I struggle with what the allowed uses are and how it will change unquote. Well, had a mayor and

council members, We Believe German built those comments and vote Express. Both a very legitimate concern and caution Airy for sight. In this matter, This concerns also represent our primary concern as long standing neighbors and homeowners. Please know that our opposition is not in regard to the school. Accommodating, 35 student, private school The overwhelming majority of the neighbors including station, I support the school. And as you're aware of the school, was given a conditional use permit last year to operate as a primary and secondary school, which is allowed under the current SF 8 stoning. Today zone. Change request is based upon the schools commendable desire to include a preschool contingent and their student population which can only be approved if the zoning is changed to p.f. It's unfortunate that the seeming are splitting of the zoning regulations, create this conflict, but they none the less do however, changing the churches zoning will open the door for possible down the road changes that could adversely affect the character Simplicity and functionality of our entire neighborhood. Justice Commission, Schererville toe. Notice please put yes served as well for so many years. Please vote to maintain the original design and purposes of our SF. Sony which is service well for so many years and we hope for the years to come. Thank you very much.

(Transcription with high confidence)

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**VoiceMessage.wav**

1478K



Public Comment <publiccomment@reno.gov>

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## Voice Message From: Cisco Unity Connection Messaging System (917758434188)

1 message

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**publiccomment@reno.gov** <publiccomment@reno.gov>

Tue, Mar 21, 2023 at  
1:22 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917758434188

Click to Call 917758434188

**Hello, my name is Susan Hastings, and I live at 10170 Valley Drive and I wish to comment for the proposed hearing on March 22nd for the city council. On the proposed is owning change for the First Congregational Church Arena on Sunnyside Drive in order to create a Montessori School. I'm sure you have already heard complement stating that the residence of this neighborhood are very much opposed to this is owning change. We see it as opening the door for future unwanted development and destruction of this neighborhood. I could also address the many duplicity erroneous and misleading fax presented in the proposal for this school. But instead, I would like to address the council directly. You have chosen for whatever reason to become a public servant. Public meaning, you serve the people? Not negotiate servant, meaning you serve a business? Not corper his servant, meaning your server Corporation. Not data per service. Meaning you serve a developer, Public Service elected by the people not hired by the board elected by the people. The position of the leader is not an inherited position to be passed on to the chosen, one of the current leader. But in fact it by the people And the people of this neighborhood are not children, who don't know, what is good for them. And they have told you that they are opposed to. This is owning change for this proposed School. We are asking you to vote against it. To the church. I would say if you need to make money, Find another way, increase your**

**ministry that would be novel. To the Montessori school. I would say if this is the only way you can have a place for your school. Then find another place that is already properly zone for your school. But do not seek to impose upon the people of this neighborhood. I change that they feel could result in the future, destruction of the tenor and makeup of this neighborhood. Thank you.**

(Transcription with high confidence)

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**VoiceMessage.wav**

1268K



## New form response notification

1 message

**Reno City Council Online Public Comment Received** <cityclerk@reno.gov>

Sun, Mar 19, 2023 at 3:50 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

<b>Your Name (First and Last)</b>	Karren Smith
<b>Email Address</b>	<a href="mailto:karrisma@sbcglobal.net">karrisma@sbcglobal.net</a>
<b>Address</b>	<a href="#">430 Sunnyside Dr</a> Reno, Nv 89503
<b>Phone Number</b>	7757463285
<b>Which City of Reno Ward do you reside?</b>	Ward 5
<b>Council Meeting Date</b>	Mar 22, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	LDC23-00036 First Congregational Church Zoning
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In opposition
<b>Your Comment</b>	<p>I would ask the Council to postpone any decision on this matter until the Church &amp; the neighborhood can pursue alternative solutions to the zoning change, enabling the Church to have a small day care center without opening the door to future development that a zoning change might allow. Perhaps a conditional permit for the center would be appropriate at this time. I am certain there are provisions in the planning process that allow for such situations. PLEASE do not grant the zoning change at this time.</p>
<b>Do you wish to sign-up for Reno Connect e-newsletters?</b>	Yes
<b>By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into</b>	Yes

**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.**

**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



# RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Todd Renwick  
ADDRESS: 90 Irving Park Ct. Reno 89523  
CONTACT PHONE: 775-745-6194  
E-MAIL: toddrenwick@charter.net

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☒ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM C-2

☐ IN FAVOR    ☒ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS: \_\_\_\_\_  
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WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



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NAME: Jim Walker  
ADDRESS: 30 TAVING PARK CIR  
CONTACT PHONE: (775) 691-5133  
E-MAIL: setreno77@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☒ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM C-2

☐ IN FAVOR    ☐ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS: \_\_\_\_\_  
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NAME: Sean Sullivan Sullivan  
ADDRESS: 1799 S/m grove ST RD  
CONTACT PHONE: 775 560 7136  
E-MAIL: Seanulvs@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ~~X~~ NO ☒ C.2  
AGENDA ITEM \_\_\_\_\_

☐ IN FAVOR    ☒ IN OPPOSITION    ☐ NO POSITION STATED - CONCERNED

COMMENTS: \_\_\_\_\_  
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