





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

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## Special Meeting - Zoning

1 message

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C-L GAUDIO <C-LGAUDIO@hotmail.com>

Mon, Oct 30, 2023 at 5:51 PM

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

Mayor and City Council Members,

My name is Carol-Lynn Gaudio and I own a house at [1641 Ashworth Court 89521](#). As I read the adgenda for this meeting it reminds me of the saying "the inmates are running the asylum". I sounds as the city wants to through away the master plan and let developers do their thing. I say NO!

Please vote NO on this whole adjenda.

1. Allow ADUs (accessory dwelling units) by right with no notices to neighbors
2. Allow duplexes, tri-plexes and four-plexes in areas currently zoned as single-family residences with a conditional-use permit. This will affect all single family neighborhoods in Reno, except HOAs and PUDs (unless a PUD changes its zoning)
3. Allow large multi-family developments by right if less than 100 units (i.e., no pubic hearings). Developers will love that one.
4. Allow density bonuses to be doled out, which could allow developers to exceed the current density of the zoning district by up to 80%
5. Allow affordable housing projects by right (i.e., no pubic hearings or entitlement review process)
6. Allow unlimited density bonuses to be handed out to some affordable housing projects
7. Change the current setbacks and height limitations on buildings, probably due to whatever is best for the developers.
8. Cut by almost half the number of required accessible parking spaces. ADU zoning changes were favorably received by the mayor and council members a few months ago, but dropped after residents raised objections. Lack of parking, increased traffic and destroying the quality of neighborhoods were among the reasons cited.



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

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## ADU's and other changes toward affordable housing

1 message

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**John E Raphel RAA** <nevadaappraisals@hotmail.com>  
To: "Publiccomment@Reno.gov" <Publiccomment@reno.gov>

Tue, Oct 31, 2023 at 3:57 PM

I have been appraising in Washoe County since 1978.  
I have seen major changes over the years with zoning changes, some are good others have been questionable.

When you start changing neighborhood zoning from a single-family residential use to a high density with an ADU unit it usually creates parking issues in the immediate block/neighborhood.

The old southwest area west of Arlington Ave is an area that would not want every lot with an extra living unit adjacent to it.

When people purchase a home in a neighborhood, they usually do not expect the make-up of the number of living units to double with ADUs and added parking issues on the streets.

If the planning department wants to increase the extra living area in the neighborhood there should be a notice for the adjoining neighbors to know about the increase in housing units on the street and the extra traffic. So, if that is not what they want to see coming to their neighborhood since it was not allowed when they purchased their home, there should be a way they can preserve the status quo as the reason they purchased in the area!

The cost of land and building costs have made the construction of reasonably priced housing not attainable in the current Reno market. The average income of majority of the average people working needs two incomes to qualify for a home loan. The Class A apartment rents also are not helping affordable housing needs.

Should not try to use housing models from LA to fit the Reno/Sparks area!  
There is still a water issue with TMWA buying water rights from Fallon to supply water to Washoe County!  
When will Washoe County/Reno/Sparks figure we have a maximum number of people in the area with the amount of water, sewer, and quality of life people like to have for moving here?

This is a question that everyone should figure out before it's too late to keep the appeal of the area!!

Thanks

John Raphel  
775-829-0772



Public Comment <publiccomment@reno.gov>

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## Development in Reno

1 message

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**RAYMOND POLAK** <stikbow@sbcglobal.net>  
To: publiccomment@reno.gov

Tue, Oct 31, 2023 at 8:28 AM

Infill. Is destroying the character of the city by allowing cheaply made units within established neighborhoods.

In the rush to build, green initiatives, such as sidewalks and bus stops have been ignored. none of these infill projects should be approved unless those thing are included

All the developments I see see have only marginal parking spaces allotted, and we all know a 2 bedroom unit might have 3 or 4 cars per unit-not 2!!! Expand the parking via developmental standards so the streets are not so full of theses excess cars or enforce regulations (a new thought)

Change to code to ensure adequate parking. If you need an example of how poorly this was executed, drive up On leadership above Ranch San Rafael to view the mass of curb side parking.

Sent from home



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

## New form response notification

1 message

Reno City Council Online Public Comment Received &lt;cityclerk@reno.gov&gt;

Tue, Oct 31, 2023 at 3:54 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>	Robbin Palmer
<b>Council Meeting Date</b>	Nov 01, 2023
<b>Agenda Item</b>	A3
<b>Do you wish to speak in person at the meeting?</b>	No, written comment only (please submit your comments in the field below)
<b>Your Comment (if you are speaking, it is not necessary to complete this field)</b>	<p>I am concerned about our climate crisis and climate-related events. The Council is considering several agenda items related to affordable housing in the Nov 1 meeting. I remind the Council that all social issues are worsened by climate change and the increasing number of climate catastrophies. All affordable housing must support electrification and energy efficiency and use clean, affordable energy. In all affordable building projects the City considers, I encourage the Council to endorse building electrification and increased efficiency (BEE). This would entail using new and replacing existing fossil-fuel powered appliances (including space heating) in residential buildings with all-electric alternatives, as well as improving existing structures to limit the energy wasted from heat, air conditioning, lighting and other uses. The City should take full advantage of federal incentives by implementing programs to distribute the incentives in the Inflation Reduction Act (IRA) to providers of affordable housing. This includes a broad range of rebates and tax credits to homeowners and renters to make their homes more energy efficient and healthier by upgrading polluting gas appliances to high-efficiency electric appliances such as heat pumps and induction stoves, and improving their home's insulation. These rebates and tax credits will be of direct benefit to low income Reno residents.</p> <p>I particularly encourage all affordable housing to move way from the use of gas appliances for cooking. Natural gas is a fossil fuel and the negative health effects of burning gas for cooking, although known for decades, are becoming increasingly publicized.</p>
<b>Which City of Reno Ward do you reside?</b>	Unincorporated Washoe County
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	No position stated - Concerned or Neutral
<b>Email Address</b>	<a href="mailto:rpalmer@nnps.reno.nv.us">rpalmer@nnps.reno.nv.us</a>
<b>Address</b>	4430 Fairivew road

**Phone Number** 7758538572

**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

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

No

To Mayor, city manager, city council members, consultants and city staff,  
From: Sally P. Tate  
Re: workshop meeting for 11/1/23, 10:00-5:00  
Date: 10/31/2023

Let me start off by saying that there is so much to cover and review that it is very overwhelming, I do not understand why it appears that we are trying to do a total revamping of all our codes and policies. (I will be attending this meeting)  
I have 5 comments:

1. Why did you hire Mr. Shane Phillips? His credentials are not that far reaching and his emphasis has been primarily addressing southern Ca and LA issues. His book, seems to be much of the recommendations to our city. One size does not fit all. We do not want to be an LA and California has enough of its share of problems. There are certainly many more skilled city type planners, why not pursue someone from MIT!!

2. ADU We discussed this at great length several years ago. I still feel strongly that the historical area of the city must follow the original intent of the established development. What Zoning districts are you considering with a draft to permit ADUs?

**3. DEVELOPMENT:** Why even consider changing from entitlement review to “by right”?

That is like dictatorship , depriving any reviews and input whatsoever! IT IS so wrong.

4. **PARKING:** is a huge factor for any development. Your consultant does not appear to think it is essential. Since he does not live here he does not see that our overall public transit access is minimal. We are not a densely concentrated city, where the populous all live in greater downtown, such as LA. We are a sprawling city and continue to expand further out. Our terrain is hilly, we have seasons and snow here, we do not have bright street lights all over our city. Biking is dangerous and as addressed by the Netherlands bike consultant, not a very bike friendly city. We are at 4500 feet or higher and people need cars. Most families are 2 income and drive. I should note that this was ignored for the future Lakeside development and I cringe about how that will impact the McCarran corridor whenever built.

5. **AFFORDABLE HOUSING:** we seen many upscale developments completed and sold but where are all our affordable houses and apt? The 1000 homes in 120 days was a complete failure in my opinion. What has really been completed and in use? Harrahs, lg complex on S virginia St, Super 8 studios, are uncompleted, abandoned, or there are empty lots. I recall some agreements allowed for 10 years to complete. And, this is a crisis? It appears that we embrace developers in such a way that we absorb far too many subsidies and in the process, lose lots of revenue. We need to be more business savy and play this game a lot smarter. The developers must be more accountable and responsible for infrastructure, parks, schools, fire, roads, water and sewage, and if they do not follow the time line, then there must be consequences.

In addition, approvals for development needs to follow the establish protocol and not be open for interpretations and twisting of codes and policies. That Lakeside development was a fiasco from the beginning and codes and blending into the architecture of the neighborhood were manipulated to allow the builder to proceed with their full plan and the city council did not protect the residents of that community. The community even presented an amazing case and were ignored.



Public Comment <publiccomment@reno.gov>

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**Voice Message From: Cisco Unity Connection Messaging System (917754134195)**

1 message

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

Tue, Oct 31, 2023 at 1:20 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917754134195

Click to Call 917754134195

**Yes, I'd like to comment on your Reno direct phone line. I just waited over 9 minutes to kept saying there's two more College to more colors and then it would take a we have nobody here and I kept calling back. Nobody ever answered. Maybe you need to hire somebody because your system is screwed the fuck up.**

(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.

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 **VoiceMessage.wav**  
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