



Leslie Smith <smithl@reno.gov>

Lundsford Park development

catholiver@aol.com <catholiver@aol.com>

Sun, Apr 18, 2021 at 1:37 PM

Reply-To: catholiver@aol.com

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

Good afternoon.

I'm betting your getting a few emails about this. People acting like it's the end of their life as they live it :) The park will be destroyed. The building is be a metal monstrosity. Etc.

I just hope that you people in charge won't bow to their emotional pressure but rather make decisions based on the facts. And also the fact that Reno needs growth and is going to have it. A four story building with, what?, about 35 units sounds wonderful. So if I had a vote - which I dont - I would vote for it.

Thanks so much for your attention and good luck. It can be a thankless job at times.

Best wishes,
Catherine Oliver
[1095 Mount Rose St.](#)
[Reno NV 89509](#)



Leslie Smith <smithl@reno.gov>

New Apartments on Riverside Dr

1 message

Dave McKaig <dmsgt364@yahoo.com>
To: "smithl@reno.gov" <smithl@reno.gov>

Sun, Apr 18, 2021 at 6:05 AM

The decision to construct a 34 unit apartment complex on Riverside Drive, is perhaps the worst decision made by your Department.

The destruction of the park and views lost by the local residents is a complete disaster.

By all means destroy the nicest area in Reno. I wonder if anyone received compensation for this horrific decision.



Leslie Smith <smithl@reno.gov>

Public comment for Agenda Item 2...

1 message

dlan@focusedcomputing.com <dlan@focusedcomputing.com>
To: smithl@reno.gov

Mon, Apr 19, 2021 at 11:12 AM

Hello Leslie Smith,

I am writing for Public comment for Agenda Item 2 concerning Lundsford Park.

How can a project approved 14 years ago, come back totally different without any sort of public input or due process? The project approved in 2006 is totally different than what they are trying to build now.

14 years... that's a long time. Plus, they never even followed through with what they agreed to then. Why is the city letting them get away with this?

David Lan, M.S., MCSE
Systems Engineer
Focused Computing
775-830-2249

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Leslie Smith <smithl@reno.gov>

Washington street Lunsford Park

1 message

Deni Kreeck <dmkreeck@gmail.com>

Sun, Apr 18, 2021 at 8:27 AM

To: smithl@reno.gov

Leslie Smith

Please do not allow the Lundsford Park to be changed! The three trees on the west side are a wonderful part of the park. I am so saddened to even thinking about Parking spaces being more important.

I have had the pleasure of participating in the July Art town Yarn bomb event In Lunsford Park. Over the years I have watched the park have heavy traffic as the bikers and walkers bring a blanket and lunch and sit a spell. especially last year when social distancing was a necessity While I decorate one of the trees that is slated to be cut down.

I understand progress continues but I am hoping not to the detriment of the beauty of our city parks.

Thank you for your time and consideration on my thoughts.

Deni Kreeck



Leslie Smith <smithl@reno.gov>

Public Comment (item 2) for 4/20/21 Rec and Park Commission Meeting

1 message

J Hoffman <jenmtu97@gmail.com>
To: smithl@reno.gov

Mon, Apr 19, 2021 at 12:23 PM

Hello,

My name is Jennifer and I am a constituent of Ward 1 in Reno. I would like to voice my concern over the agreement to allow a portion of Lundsford park to be used by developers. It is my understanding that the developer's current proposal for the park is not what was agreed upon when originally approved.

A 4 story building immediately adjacent to the park would completely change it's appeal and use. People use parks to take advantage of more open spaces, not to feel closed in. Also, the developers have not contributed the agreed funds to upgrade the park as restitution for the use of the park.

I urge the members of the commission to hold the developer to their original agreement of diagonal surface parking adjacent to the park and the monetary contribution for improvements to Lundsford park.

Thank you for your time and consideration
Jennifer Hoffman
[905 Lyman Ave, Reno, NV 89509](#)



Leslie Smith <smithl@reno.gov>

PROTECT LUNSFORD PARK

1 message

judi jensen <judi828@nvcbell.net>
To: "smithl@reno.gov" <smithl@reno.gov>

Sat, Apr 17, 2021 at 2:14 PM

This is absolutely not the place for a 4 story building.
The City of Reno MUST hold these developers to the 2006 agreement that granted their property use of the street and section of park for surface parking ONLY and to expend \$300,000 toward park improvements

While I currently live in Sun Valley, I spent many years in the Old Southwest part of Reno, and am a constituent of First United Methodist church down the street from this proposed development.

Judi Jensen
6335 Yukon Dr
Sun Valley NV 89433



Leslie Smith <smithl@reno.gov>

Powning district preservation

1 message

Lewis Kittell <redkittell@gmail.com>
To: "smithl@reno.gov" <smithl@reno.gov>

Sat, Apr 17, 2021 at 12:29 PM

Other than developer desire and influence over community accommodation, why would publicly elected officials consider the continued fouling of what little remains of Reno's historical river view culture?

Why shoehorn a traffic blocking four story living complex into the existing riverside tranquility?

The true challenge is to preserve the few remaining serenity blessings yet in the heart of our biggest little city.

Please address that challenge

Red Kittell, 775 786-2025



Leslie Smith <smithl@reno.gov>

Park

1 message

pat precissi <precissirob@gmail.com>
To: "smithl@reno.gov" <smithl@reno.gov>

Sat, Apr 17, 2021 at 5:57 PM

What is wrong with this city council and planning commission! I am a third generation Renoite and am disgusted by what I am witnessing along the river and hub area. A four story apartment building and removal of a portion of the park...have you lost your minds and your ability to see the need for open space or is everyone on the take!



Leslie Smith <smithl@reno.gov>

Lunsford Park

1 message

Peter Smith <peterjsmith@att.net>
Reply-To: Peter Smith <peterjsmith@att.net>
To: "smithl@reno.gov" <smithl@reno.gov>

Sat, Apr 17, 2021 at 3:06 PM

We enjoy that stretch of riverside when we come to Reno spending money downtown. Don't turn it into buildings and asphalt, don't give away public space to developers. If you got stuck with some give away deal years ago make sure that all the original terms and conditions are satisfied, don't give away more.

I remember all the breaks you gave Cabela's when they promised to come to the east end of town and bring in all that luscious traffic from California, then they moved to the west of town and kept their concessions from the city.

Reno is growing leaps and bounds every where I look, can't you protect the little charm along the river?

Sheesh,

P. Smith

+++++

Peter J. Smith, Esq.
755 No. Roop St. # 108
Carson City, NV 89701

{775} 882-9441

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Leslie Smith <smithl@reno.gov>

BLD21-00655E May 4 Hearing

1 message

Robert Rice <rr4468@yahoo.com>

Mon, Apr 19, 2021 at 11:15 AM

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

Cc: "BrekhusJ@reno.gov" <BrekhusJ@reno.gov>, "delgadoo@reno.gov" <delgadoo@reno.gov>, "duerrn@reno.gov" <duerrn@reno.gov>, "schieveh@reno.gov" <schieveh@reno.gov>, Cary Yamamoto <cyamamoto@charter.net>, Stacey Rice <staceyrice21@hotmail.com>, "smithl@reno.gov" <smithl@reno.gov>

As a third generation Reno resident I would like to express my disapproval for this project. My mother lives a block from the proposed project in the house my father's mother built in the early 50's. The now called Pawning District is where I rode my bike, learned to fish, walked to Idlewild pool on hot summer days, learned the difference between an Oak tree and a Sycamore tree and explored everything the Truckee River and McKinley Arts center had to offer. When I visit the area now I see the same activities taking place and it brings a smile to my face because the neighborhood has remained a place where both old and young can enjoy and explore a preserved corner of downtown Reno without the noise and traffic that is only a few blocks away. City leaders agreed and designated to preserve the neighborhood by designating it a historical neighborhood. Now there is a plan before you that totally goes against the strict parameters that were put in place to prohibit such a commercial/residential albatross.

A similar project gained approval in the 2008 time frame but due to the global financial economic collapse it became financially unviable and it was never built. Then the City Counsel designated the area as a preservation district which restricts certain types of developments. Now the property has a new owner and they have put forward a plan that does not match the proposed 2008 plan. The property owner should be required to abide by all the requirements and restrictions that that have been established to preserve the Pawning District. The proposed project will increase traffic to the already heavily traveled streets, parking currently is a rare commodity in the area and this project will only exacerbate the issue, and there are several City owned and designated historical trees that are at risk of being removed. I have an additional property that is rented to a business that is directly across the street from the proposed project. The manager informed me in March they would not be renewing their lease because they felt the project was going to create enough of a parking problem that employees and clientele would not be able to access the business.

There where two homes located in what is now Hub Coffee's parking area. An agreement was struck between the original developer and Council to relocate the homes to West 2nd Street. They now set forgotten, dilapidated and on Code Enforcement Division inventory of blighted properties. The homes were moved because the community and the leaders are acutely aware of the need to preserve historical architecture. Preservation of such buildings adds pride to the community and brings revitalization. I find it interesting that the agreement to preserve the homes that once lived on the subject parcel has been forgotten but the opportunity to develop the land where they once stood can possibly skip required reviews to gain approval for a project that contradicts the very reason historical districts were created.

I am for growth and development when Reno Municipal Land Development Code is followed and the project is healthy for the community. This project fails to meet this basic criteria. The owner of the property should be required to meet current restrictions that are set in place in the Pawning District.

Because this is a new project and not the one proposed in 2008, it should not have the same benefits and prescriptions originally granted. Council needs to look at it as a new project and not an existing one. The proposed project will destroy one of the last remaining pristine historical neighborhoods in the City of Reno. Riverside Drive is unique and the community supports it by walking their dogs, taking their

children to feed the ducks, enjoying picnics in the parks found in the area, riding bikes and enjoying a coffee under one of the many ancient trees that are so willing to lend shade on a sunny day. This project will wreck, even permanently destroy, that loved corner of our City. Please reconsider the proposed project and preserve one of the original neighborhoods of Reno.

Regards,

Rob Rice



Leslie Smith <smithl@reno.gov>

BLD21-00655E May 4, 2021 Hearing

1 message

Sarah Lyon <seralyon88@gmail.com>
To: cityclerk@reno.gov, smithl@reno.gov

Sun, Apr 18, 2021 at 12:20 PM

To whom it may concern,

My concern is for Item 2, talking about the Lunsford Park development. The original idea of a surface parking with \$300k being designated to improve the park makes a lot of sense for the area. However, the current plan doesn't help the local area and detracts from the city's ability to enjoy the park while giving nothing back.

The City of Reno must hold the new developers to the 2006 agreement that granted their property use of the street and section of park for surface parking only and to expend \$300,000 toward park improvements.

Sarah Lyon

Public Comment for April 20th Parks meeting

1 message

Kimme Crawford <kimcrawfordlv@me.com>
To: smithl@reno.gov

Mon, Apr 19, 2021 at 3:30 PM

free wifi in public parks

Something I would like to be added to the next park committee's agenda would be a plan to introduce free public wifi in all our public parks or at least in the city's most major public parks and the parks located in areas we know have higher percentages of households without access to the internet.

1. great resource for residents

a. **university students**

according to a survey administered by UNR 27% of their undergraduate students reported having "poor" or "terrible" wifi during the spring 2020 semester. I cannot speak to everyone's experience but I know that for me personally my lack of consistent access to reliable wifi during this time of distance learning directly affected my ability to receive the same quality education that I would have if there had been a publicly available option for me. Also doing homework in the park sounds like a much more enjoyable way to get work done then doing it at home. As a college town we should be committed to supporting the students living here and this is one way the parks division could take a step towards this goal.

b. **wcsd students**

Internet connectivity has also been an issue for our younger learners in washoe county school district. In response, washoe county school district has had to place at least 10 smart bus networking devices as well as distribute 3,000 mobile hotspot devices according to a september 2020 statement by the district. If parks were to take on the role of providing the public with free wifi this could also help ease the financial burden washoe county school district has taken on to provide this.

c. **remote workers**

More people than ever now have become remote workers. Creating publicly available wifi-zones in public parks would allow these workers to spend a day at the park doing their work and could reduce stress, thereby increasing the productivity of remote workers, making citizens of Reno more attractive to remote workplace employers.

d. **homeless people**

Homeless people specifically can have a difficult time accessing the internet. Internet access can be a huge asset to homeless people allowing them to reach out

to family members and get access to resources they would otherwise not have. Most job applications are also supposed to be filled out digitally, so access to the internet is also a resource that is crucial in addressing this issue. With many libraries closed during the pandemic there simply are very few ways for homeless people to be able to have any access to the internet and this is unfair to them. A publicly available option would address this.

e. Everyone

Moreover this would be a great upgrade to our parks for everyone. How fun does a family movie night at the park sound? With wifi in public parks this could become possible for every family that has a movie streaming service and a compatible device. The entire park experience could be enhanced and transformed by providing wifi. It opens up so many new ways to enjoy Reno's beautiful parks. Parents would also have an easier time taking their kids to the park if they could continue using their electronic devices while their kids played. Further with all of these city council/planning meetings being held virtually, only people with access to their own wifi are really able to fully participate in what is supposed to be a fully accessible meeting so there really needs to be more publicly available wifi options for that reason alone.

2. promotes digital equity and equality

- a. the cost of wifi plans means that wealthier individuals are more likely to have access to the internet than people with less money. Public wifi can help lessen this inequality and the parks department has a unique opportunity to provide this service.
- b. remote students without access to high speed internet

Providing a freely available option for wifi could help lessen the obvious educational divide between students with wifi vs those without.

3. encourages residents to spend more time outdoors and in our public parks

People are spending less and less time outside but spend a lot of time using technology. Providing wifi in our public parks would allow people to be able to spend the same amount of time on their internet devices while increasing the amount of time they spend outside. This will have positive health benefits to the people who live here.

4. Reno is trying to be a hub for tech so it only makes sense for the city to sponsor a service like this that allows any resident to easily access the internet. With more tech jobs coming to Reno we should be looking at how the parks service can serve citizens whose lives and jobs revolve around technology. It does not make any sense to me why a tech city is not more technologically advanced. I am not really seeing any benefits at the moment of being a tech city, but wifi in the park would definitely be one.

5. other cities like Sacramento are beginning to offer this so this is something that will likely become a regular amenity in city parks so we might as well get on this now and be a leading city instead of waiting around until this is something that everywhere else has already gotten done.

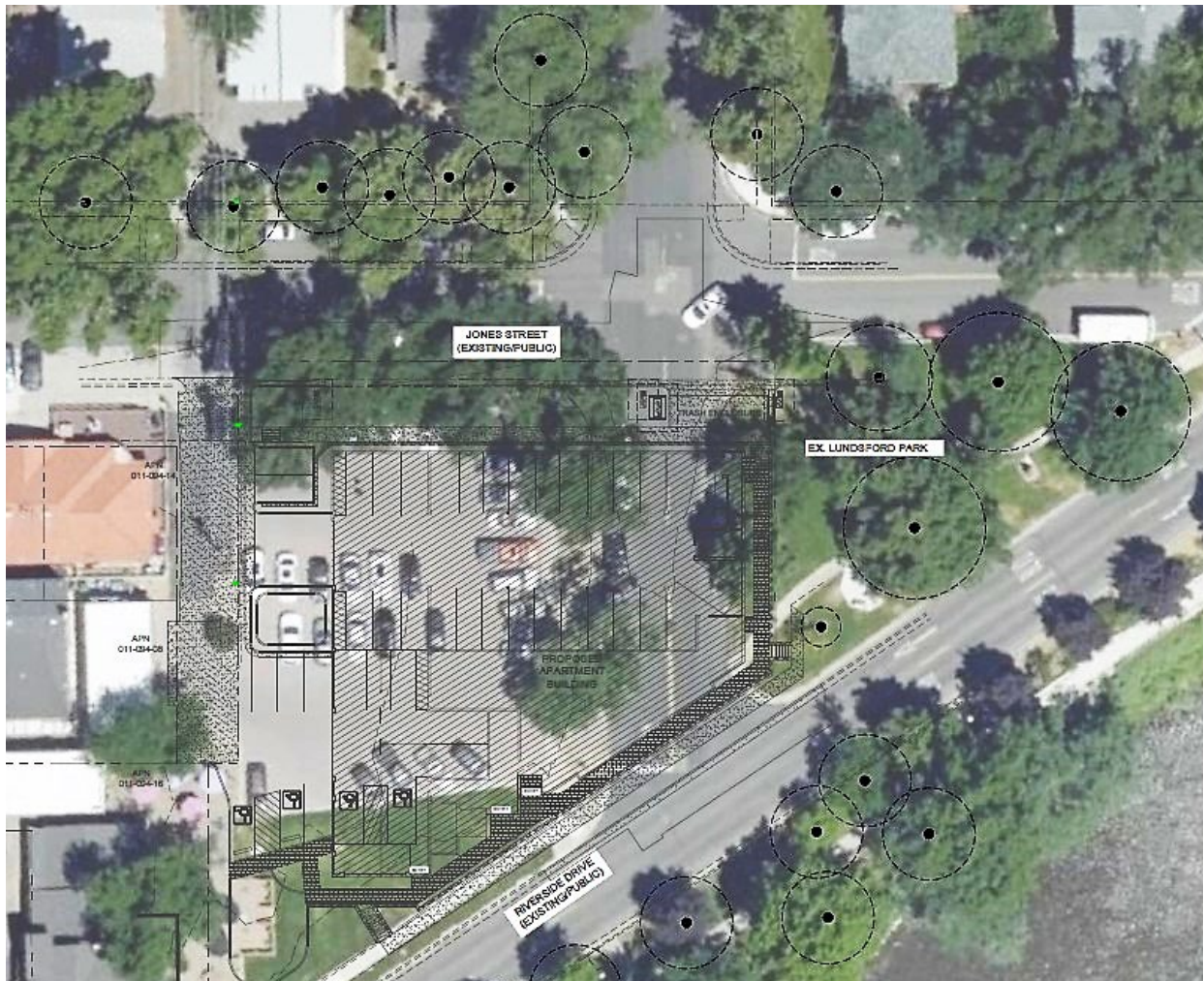
6. this would greatly increase the value of the cities public parks to its residents.

I also wanted to say that I am upset that several trees in Wingfield park were cut down. The trees that were cut looked very old and that's not something that you can just replace. Even if the trees were dead or something, even dead trees provide homes to wildlife and have a lot of value. Also now the area they were taken from looks empty and not nearly as pretty as it was before so I am upset that you destroyed part of this beautiful park. In the future I would like to see more effort taken to preserve our well established trees.

April 19, 2021

Dear Members of the Reno Recreation and Parks Commission,

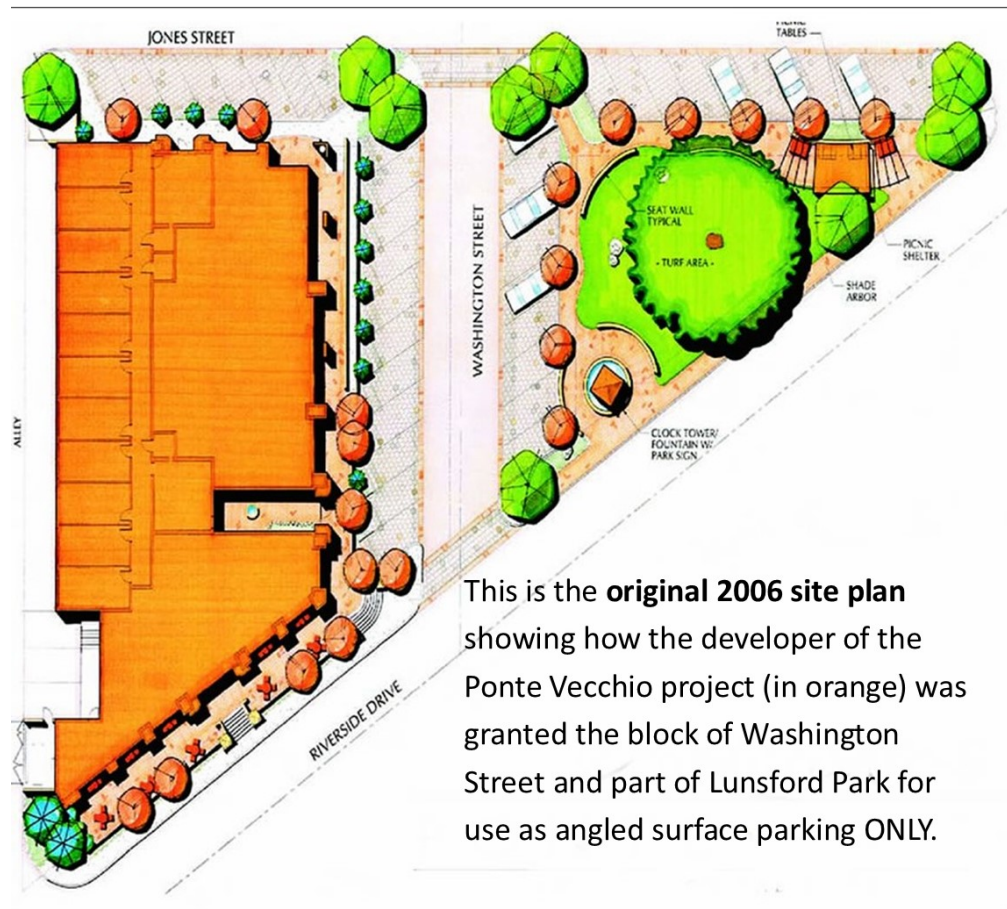
I'm writing you today about an urgent matter that is not on your agenda, the planned apartment building at 700 Riverside Drive, which will extend over Washington Street between Riverside Drive and Jones Street, all the way to Lunsford Park. **I assure you that this is a matter that directly concerns your commission and warrants your immediate attention.** The below image shows the footprint of the planned four-story, 34-unit apartment building.



The building permit for these apartments was issued on March 22 and was appealed by the adjacent neighbors, with a hearing date set for May 4th. The neighbors appealed the issuing of the building permit because research indicates that the City of Reno issued it in error, without holding the developer to the clear intent for abandoning the street, and also without enforcing

conditions requiring them to contribute **\$300,000 in improvements to Lunsford Park**. I am hoping you can as individuals (since this item is not on your agenda today) will urge the City to uphold this requirement and devote considerable energy to determining whether the 2006 agreement even enables construction of this building at all before allowing it to continue.

This case is a very unusual one that involved the abandonment of Washington Street between Riverside Drive and Jones Street in 2006 specifically to enable the designation of private angled surface parking for a planned three-story, 11-unit condo project called Ponte Vecchio that was to be constructed on the block immediately west of Washington Street, as the below footprint from 2006 indicates.



That 2006 building was not planned to contain any spaces for parking inside, and so the developer asked the City to let them use spaces along Jones Street and the entire block of Washington Street on the west side of Lunsford Park for designated resident angled surface parking. You can find more images of that proposed development on Downtown Makeover site here: http://www.downtownmakeover.com/downtown_reno/Ponte_Vecchio.asp. Below is the elevation that was to face Lunsford Park *from the opposite side of Washington Street*. The building was not to extend into the street itself.



The plan was also to significantly improve Lunsford Park with a number of features including a clock tower and picnic area.



The Planning Commission recommended denial of the plan to abandon sections of Washington and Jones Streets for parking purposes, and the Reno City Council took it up for discussion on January 11, 2006 under the following agenda item.

- B. [Staff Report](#): Request for a: (1) tentative map to create 11 residential and 2 commercial condominium units; (2) special use permit to create angled parking along the east and west sides of Washington Street and the south side of Jones Street adjacent to the project site, and to allow for a modification to the front building setbacks; and (3) abandonment of $\pm 12,904$ square feet of public right-of-way along Washington Street and Jones Street in order to allow for on-street angled parking; and (4) a variance to reduce the number of required onsite parking spaces and to allow a surface parking lot within the first block of the TRD district on a ± 0.33 acre project site located on the west side of Washington Street at the northwest corner of the intersection of Washington Street and Riverside Drive within the TRD (Truckee River Corridor) zoning district. **Case No. LDC06-00116 (Ponte Vecchio).** **[Ward 1]**

The City Council had an extensive discussion of this proposal, deliberating many issues including the potential impact on Lunsford Park. The Minutes from that January 11, 2006 City Council meeting are attached to the end of this document, and below are the conditions that were imposed upon the property owner by City Council in order for the street abandonment to be approved, moved by Councilperson Dan Gustin and seconded by Councilperson Dave Aiuzzi.

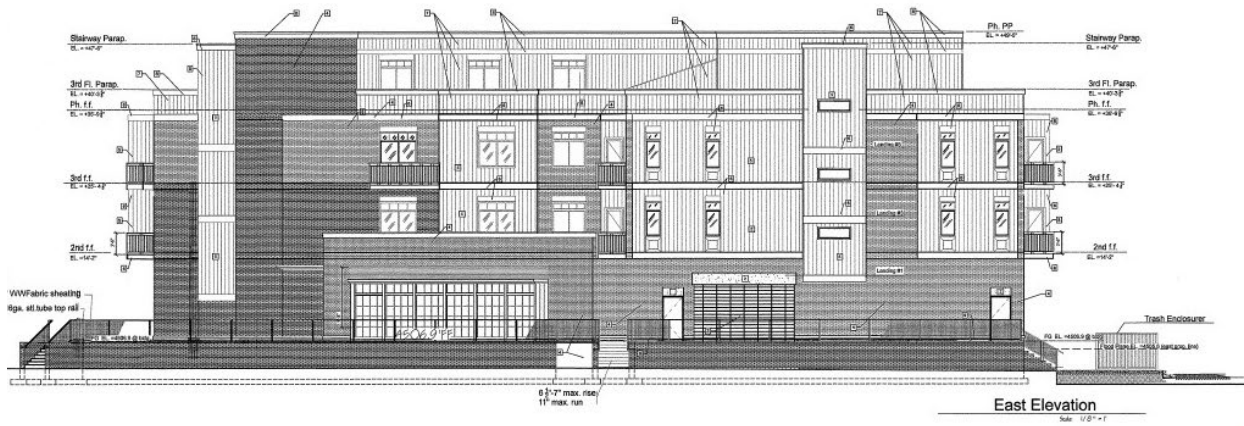
It was moved by Councilperson Gustin, seconded by Councilperson Aiuzzi to overrule the recommendation of the Planning Commission for denial, make the findings as stated, and approve the project with the additional conditions that: (1) the applicant will create a landscape district; (2) the applicant will provide \$300,000 for Lunsford Park improvements; (3) the applicant will provide for “residential parking permit only” designations, including signs and associated permit fees, for the residents along Jones Street and adjacent to Lunsford Park; (4) hours and days of construction, as well as restrictions on the idling of trucks, will be consistent with restrictions placed on the previous Jones Street project; (5) the applicant will provide signage to direct traffic to the McKinley parking area; (6) no outdoor music will be permitted at the project’s outdoor facilities; (7) the applicant will find a new permanent location for the two on-site homes within one year of their removal from the project site; and (8) on-site dining facilities will be required to close at 11:00 p.m.

I don’t know what a “landscape district” meant in this context, but the conditions clearly included \$300,000 in improvements to Lunsford Park. Shortly after that, the entire block of Washington Street including its encroachment into the usable space of Lunsford Park were formally attached to the private parcel (011-581-06) to enable construction to proceed.

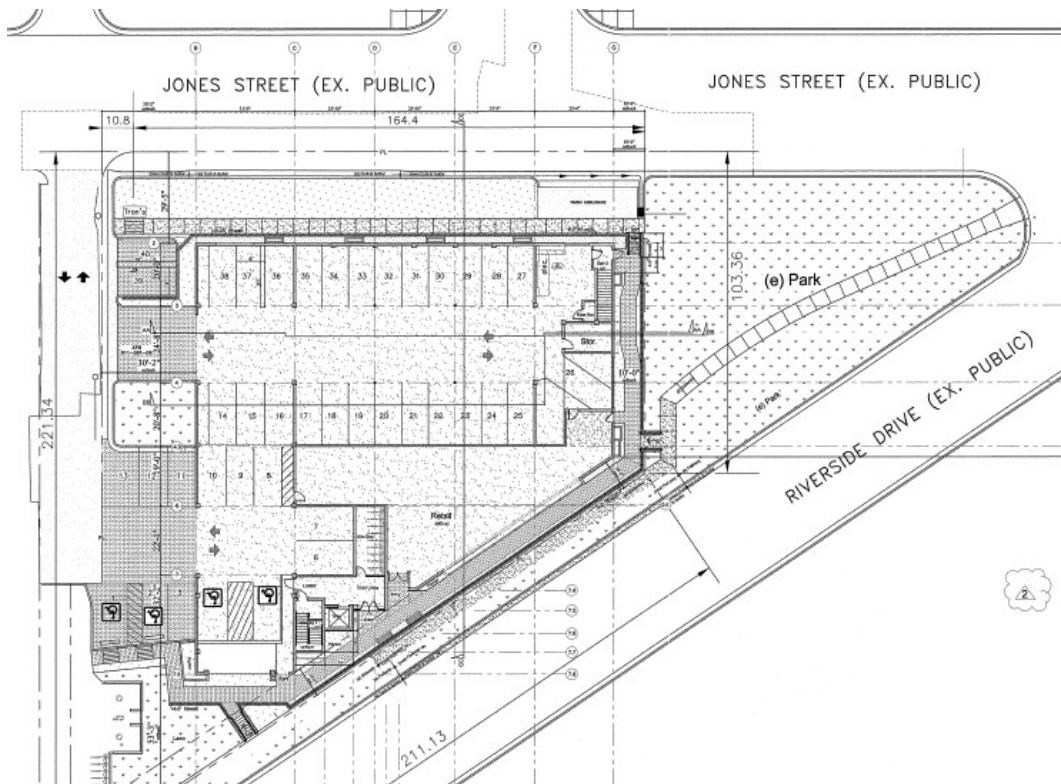
The project never got underway, however, and by 2009 it was clear that the project was dead, so **the building permit that would have required fulfillment of those conditions was never issued.** Two houses that had been on the parcel had already been relocated, as mandated, leaving it vacant. Several years later, the Hub Riverside and other adjacent businesses opened, and the parcel became an informal parking lot.

Fast forward to 2020, when the property owner (the parcel had changed hands but with some of the same partners including Paddy Egan) submitted plans to the City of Reno to construct a

completely different project, a four-story, 34-unit apartment building. This time, however, **the project does not intend to use Washington Street for angled surface parking, but to extend the apartment building itself across Washington Street and all the way to the new property line at Lunsford Park.**



The above rendering is the East Elevation facing Lunsford Park. The property owners are taking advantage of the fact that the entire block of Washington Street was attached to their parcel in 2006 and are extending their building all the way across the street, as the below site map shows.



This new plan will obviously have a substantially more detrimental impact on Lunsford Park, essentially turning a City Park into the side yard of a private building, with a four-story building rising from its western edge.

Allowing the property owners to construct their building over a street that was attached to their parcel in 2006 for the sole purpose of designating angled surface parking seems an egregious act of neglect by the City of Reno. And equally alarming is that the conditions that were originally attached to that street abandonment appear to have been either forgotten or deliberately excused.

I hope you will join me and the neighbors of the Powning Conservation District in questioning how these property owners are being allowed to construct something so drastically different than the project for which they gained permanent control over Washington Street and the slice of Lunsford Park that lies in the street right-of-way. The diminishment of the park is incalculable.

You can read more about this project and its background here:
<https://thebarberbrief.substack.com/p/the-powning-district-in-peril>

Thank you so much for your attention to this matter.

Sincerely,

Alicia Barber, PhD



**AGENDA
ITEM
NO.**

13A Staff Report: Request for: 1) a tentative map subdivision for 21 single-family lots with \pm .55 acres of open space; 2) special use permits for (a) cuts over 20 feet and fills over 10 feet; and (b) cluster development; and 3) a variance to the parking requirements on a \pm 2.25 acre site located on the southeast corner of the intersection of Robb Drive and West 7th Street in the MF14 (Multi-Family – 14 units per acre) zone. **Case No. LDC06-00146 (Highland Place). [Ward 5]**

Recommendation: The Planning Commission recommends approval of the tentative map, special use permits and variance, subject to the conditions in the staff report.

THE APPLICANT’S REPRESENTATIVE APPEALED A CONDITION PLACED ON THE PROJECT BY THE PLANNING COMMISSION.

The Mayor asked if proper notice was given.

City Clerk Jones stated that proper notice was given and no correspondence was received.

Mayor Cashell opened the public hearing and asked if anyone wished to speak. No one spoke and the Mayor closed the public hearing.

Chris Baker, Summit Engineering, said that the applicant is not appealing the Planning Commission decision, but is instead using the appeal process as a vehicle to amend a condition that was overlooked in the earlier process. He said that Condition #8 regarding the front yard setback should be changed from 15 to 10 feet.

Quincy Yaley, Denise Duffy and Associates Planning Consultant, stated that staff is in agreement with the applicant’s request.

Councilperson Aiazzi and Mr. Baker discussed adding a condition regarding the type of fencing required along Robb and Seventh Street.

It was moved by Councilperson Aiazzi, seconded by Councilperson Hascheff to modify Condition #8 to state that the front yard setback will be a minimum of 10 feet and add Condition #16 stating that pilaster fencing will be used along Robb and Seventh Street.

Motion carried.

13B Staff Report: Request for a: (1) tentative map to create 11 residential and 2 commercial condominium units; (2) special use permit to create angled parking along the east and west sides of Washington Street and the south side of Jones Street adjacent to the project site, and to allow for a modification to the front

**AGENDA
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NO.**

13B continued

building setbacks; and (3) abandonment of $\pm 12,904$ square feet of public right-of-way along Washington Street and Jones Street in order to allow for on-street angled parking; and (4) a variance to reduce the number of required onsite parking spaces and to allow a surface parking lot within the first block of the TRD district on a ± 0.33 acre project site located on the west side of Washington Street at the northwest corner of the intersection of Washington Street and Riverside Drive within the TRD (Truckee River Corridor) zoning district. **Case No. LDC06-00116 (Ponte Vecchio). [Ward 1]**

Recommendation: The Planning Commission recommends denial of the requested tentative map, special use permit, variance, and abandonment.

THE APPLICANT'S REPRESENTATIVE APPEALED THE RECOMMENDATION OF THE PLANNING COMMISSION.

The Mayor asked if proper notice was given.

City Clerk Jones stated that proper notice was given and one letter of concern was received from Sam Gettle; a letter in opposition was received from Keegan Low of the Law Firm of Robinson, Belaustegui, Sharp & Low; a letter in opposition was received from Jack Matley; and a letter in opposition was received from Tiffany Matley.

Mayor Cashell opened the public hearing and asked if anyone wished to speak.

Mary Winston, 629 Jones Street, discussed the shortage of public parking in the area.

Councilperson Gustin and Ms. Winston discussed possible solutions to the parking issue.

Dick Benoit, 629 Jones Street, discussed residential parking issues.

Monique Moultrie, 718 Jones Street, presented a Public Comment Form in support of the project, but did not wish to speak.

Vikki Corrigan, 641 Jones Street, presented a Public Comment Form in support of the project, but did not wish to speak.

Cathy Brandhorst, 752B Forest Street, discussed several issues.

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NO.**

13B Case No. LDC06-00116 (Ponte Vecchio) -- continued

Tom Belaustegui, one of the owners of the building housing the Law Firm of Robinson, Belaustegui, Sharp & Low at 71 Washington Street, discussed their objections to the condominium project.

Ms. Yaley presented an overview of the project and the appeal of the Planning Commission recommendation.

Mike Railey, Jeff Codega Planning & Design, presented an overview of the project proposal, and discussed changes that have been made to the project in response to residents' concerns, including additional parking along Jones Street. He said that conditions that the applicant is willing to include are the following: (1) prior to the issuance of building permits, the applicant shall be required to enter into an agreement with the City to provide ongoing maintenance of Lundsford Park and associated improvements, along with the parking improvements and including utilities on the City-owned portion of the project area; (2) the applicant shall be required to provide the opportunity for the relocation of the two existing on-site homes to the satisfaction of the Community Development Department; (3) the applicant shall provide for "residential parking permit only" designations, including signs and associated permit fees, for the residents along Jones Street and adjacent to Lundsford Park; and (4) all street trees shown on the conceptual site plan shall be a minimum four-inch caliper at the time of planting. He also said that the third condition listed regarding parking may require rewording after consultation with the Public Works Department.

Councilperson Gustin said that the Ward One Neighborhood Advisory Board (NAB) supports the project, and asked for details regarding the abandonment.

Mr. Railey said that the area of abandonment is approximately 7,200 square feet, and that the applicant will be spending \$300,000 on improvements to Lundsford Park.

Councilperson Gustin and Mr. Railey discussed the number of parking spaces available on Washington and Jones Streets before and after the project.

Councilperson Gustin disclosed that he met with Jeff Codega of Jeff Codega Planning & Design, and with Mike Mardian, developer of the project, at the site.

Councilperson Gustin and Mr. Railey discussed the possibility of creating diagonal parking on both sides of Jones Street; the Lundsford park maintenance agreement that includes the utilities; meetings the applicant's representatives have held with Parks Recreation and Community Services staff; the possibility of

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NO.**

13B Case No. LDC06-00116 (Ponte Vecchio) -- continued

creating a landscape district; the willingness of the applicant to pay for residential parking permit fees and signage for McKinley parking; and relocating two historic structures in the project area.

Chuck Kelley, project architect, discussed the project's proposed indoor and outdoor dining facilities.

Mike Mardian, project developer, discussed the hours of operation of the dining facilities, and said that they will probably only serve lunch and dinner.

Councilperson Gustin asked what the proposed price point is for the 11 units.

Mr. Railey said that the price point will start in the \$400,000's and go upwards of \$1 million for the larger units.

Councilperson Gustin asked for confirmation that the entire street is not being abandoned, only the portion needed for additional parking.

Mr. Railey confirmed that the street area shown in the original application is what will be abandoned; i.e., the 7,200 square foot strip along Jones Street and on Washington Street.

Mayor Cashell asked if the two buildings that are to be relocated by the applicant will be reconstructed and not simply stored at another location indefinitely.

Mr. Railey said that the houses will be stored at a location to be leased by the applicant, if necessary, while a permanent site for them can be identified.

Mr. Mardian discussed his efforts to acquire property for the structures, and his intention to move them temporarily, if necessary, so that they can be preserved. He reiterated his intention to move the structures to a permanent location and restore them.

Mayor Cashell and Mr. Mardian discussed imposing a time limit on finding a permanent location for the two houses, and an 11:00 p.m. closing time for the dining facilities.

Mr. Mardian said that music will not be provided at the outdoor dining facilities.

Councilperson Sferrazza asked if retail space will also be included on the first floor of the building.

**AGENDA
ITEM
NO.**

13B Case No. LDC06-00116 (Ponte Vecchio) – continued

Mr. Railey said that 3,700 square feet of boutique-type retail space, and 2,300 square feet of restaurant space will be included in the project.

Councilperson Aiazzi asked for a definition of “permanent open lot/surface lot.”

Ms. Yaley and Councilperson Aiazzi discussed the terms “permanent open lot/surface lot,” staff’s rationale for using the terms, and variance requirements.

Mr. Belaustegui discussed problems associated with cars backing out of diagonal parking spaces into the traffic lane.

Councilperson Aiazzi and Mr. Belaustegui discussed the pros and cons of diagonal parking in the Reno area.

Councilperson Aiazzi said that the Monday through Saturday, 7:00 a.m. to 8:00 p.m. proposed hours of construction, restrictions on the idling of trucks and other vehicles before 7:00 a.m., and the applicant’s \$300,000 contribution to Lundsford Park need to be included in today’s deliberations.

Mayor Cashell and Councilperson Aiazzi discussed limiting construction hours to between 7:00 a.m. and 6:00 p.m. on weekdays.

Councilperson Hascheff said that Code requires 64 parking spaces for this project, and that the applicant is short 13 spaces.

Councilperson Hascheff and Ms. Yaley discussed the spacing of diagonal parking places.

Councilperson Hascheff and Cheryl Ryan, Community Development Senior Planner, discussed ways in which diagonal parking can affect traffic flows.

Chris Robinson, Community Development Engineer, discussed how diagonal parking will affect traffic on Jones and Washington Streets.

Councilperson Hascheff and Mr. Robinson discussed details of the diagonal parking spacing, parking demand issues, and alternatives for providing parking on nearby streets by creating additional diagonal parking spaces.

Councilperson Hascheff asked if staff will be comfortable with the tentative map and the Special Use Permit (SUP) if the findings on the variance can be made for the parking.

**AGENDA
ITEM
NO.**

13B Case No. LDC06-00116 (Ponte Vecchio) – continued

Ms. Yaley said that staff will be comfortable with the tentative map and the SUP if the findings on the variance can be made for the parking.

Councilperson Hascheff disclosed that he met with Mr. Mardian and Mr. Codega, and that he has an office located at 1029 Riverside.

Councilperson Gustin stated that City Code prohibits the operation of dining facilities after 11:00 p.m., and that he is comfortable with the diagonal parking.

He said that this project is a better option than that proposed by the Regional Center Plan that is currently being drafted for consideration.

Councilpersons Aiazzi and Dortch discussed the variance to allow a surface parking lot, the option of providing an easement rather than abandoning portions of the streets, the creation of an historic district near the University of Nevada-Reno, and the need to define the term “surface lot parking.”

Councilperson Gustin discussed the Regional Center Plan currently being developed, and agreed that a definition of “surface lot parking” needs to be determined.

Councilperson Sferrazza praised the developer’s mini-storage project on Vassar Street, and said that she recently received a report stating that more retail businesses are needed along the Truckee River.

It was moved by Councilperson Gustin, seconded by Councilperson Aiazzi to overrule the recommendation of the Planning Commission for denial, make the findings as stated, and approve the project with the additional conditions that: (1) the applicant will create a landscape district; (2) the applicant will provide \$300,000 for Lundsford Park improvements; (3) the applicant will provide for “residential parking permit only” designations, including signs and associated permit fees, for the residents along Jones Street and adjacent to Lundsford Park; (4) hours and days of construction, as well as restrictions on the idling of trucks, will be consistent with restrictions placed on the previous Jones Street project; (5) the applicant will provide signage to direct traffic to the McKinley parking area; (6) no outdoor music will be permitted at the project’s outdoor facilities; (7) the applicant will find a new permanent location for the two on-site homes within one year of their removal from the project site; and (8) on-site dining facilities will be required to close at 11:00 p.m.

MEETING ADJOURNED AT 7:21 P.M.