

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was held at 2:00 p.m. on Wednesday, October 6, 1999 in Conference Room #57, 2621 Northgate Lane, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Tim Page, Applicant
Karen Easton, Applicant's Representative
Kathleen King, Recording Secretary
(DDR 10/06/99; Tape 1-001)

NOTE: Unless indicated otherwise, each item was introduced by Hearing Examiner Joiner. Due to malfunction of the recording equipment, the latter part of the hearing was not recorded in its entirety. The tape recording is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. CALL TO ORDER (1-001) - Mr. Joiner called the hearing to order at 2:00 p.m.

B. MODIFICATION TO THE AGENDA (1-002) - None.

C. PUBLIC COMMENT (1-003) - None.

D. PUBLIC HEARING

D-1. DG-99/00-4 - DISCUSSION AND ACTION REGARDING A REQUEST FROM ARCO PRODUCTS COMPANY, PROPERTY OWNER (TIM PAGE, APPLICANT) TO REMOVE AND REPLACE EXISTING BUILDING STOREFRONT FASCIA LOCATED AT 1017 NORTH CARSON STREET (AM-PM MINI MARKET) APN 2-162-98; AND D-2. DG-99/00-5 DISCUSSION AND ACTION REGARDING A REQUEST FROM ARCO PRODUCTS COMPANY, PROPERTY OWNER (TIM PAGE, APPLICANT) TO REMOVE AND REPLACE EXISTING BUILDING FASCIA LOCATED AT 720 SOUTH CARSON STREET (AM-PM MINI MARKET), APN 3-096-02 (1-012) - Mr. Joiner requested that the colored bands be excluded from the storefront fascia because of the downtown location of both markets. He discussed requirements and enforcement of the sign ordinance, and provided examples of recent project requirements. Mr. Page reviewed the color elevations, and discussion ensued regarding the building renderings presented; the Penguin building next door to the North Carson Street AM-PM; the mansard and logo utilized on an AM-PM storefront in Bend, Oregon; the applicability of the Downtown Design Guidelines; and demolition of sites which are fifty years of age or older. Ms. Easton and Mr. Page discussed the importance of the colored bands, and Ms. Easton reviewed the ownership history of the building. Discussion ensued with regard to the institution of the Downtown Design Guidelines and the inclusion of the subject buildings. Mr. Page advised that ARCO had developed five elevations for over 1,000 stores. The existing Carson City stores will not be brought into compliance with those designs. Mr. Page and Mr. Joiner reviewed the options available, as follows: (1) Leave the old stripes; (2) Utilize a neutral-colored band and the sunrise/sunset logo; or (3) Appeal the decision of the Hearing Officer to the Planning Commission. Mr. Page distributed photographs of both AM-PM locations. (1-001-B) Further discussion ensued with regard to placing the colored bands inside the top of the window. (1-020-B - The recording equipment malfunctioned at this point and a new tape was started.)

(2-001) - Mr. Page explained the lighting design of the sunrise/sunset logo. Mr. Joiner rendered findings, as follows: After discussion, the parties agree to postpone action to a date uncertain at which time a conference call will most likely be held, with the recording secretary present. Revised plans will be submitted delineating the tentative compromise regarding the length of the colored band on the fascia of the storefronts. The meeting will be noticed prior to the conference call.

E. ADJOURNMENT (2-044) - Mr. Joiner adjourned the meeting at 2:55 p.m.

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The Minutes of the October 6, 1999 Downtown Design Review Hearing are so approved this _____ day of November, 1999.

ROBERT F. JOINER, Hearing Examiner