

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 11:00 a.m. on Monday, November 1, 2004 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Jennifer Pruitt, Hearing Examiner
Ron Cobb, Applicant
Pat Panages, Property Owner
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

A. CALL TO ORDER (1-002) - Ms. Pruitt called the hearing to order at 11:00 a.m.

B. MODIFICATION TO THE AGENDA (1-004) - None.

C. PUBLIC COMMENT (1-006) - Ms. Pruitt noted no citizens were present other than the applicant, the property owner, and City staff.

D. PUBLIC HEARING ACTION ITEMS:

D-1. DDR 04-191 ACTION TO APPROVE A REQUEST FROM RON COBB, APPLICANT (PROPERTY OWNER: PANAGES INVESTMENTS, LLC), TO ALLOW ADDITIONS TO THE NORTH AND SOUTH ENDS OF THE BUILDING INCLUDING A NEW WALK-IN COOLER/DISPLAY, NEW RETAIL AREA AND NEW FRONT FAÇADE WITH PLANTER AND AWNING, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 651 SOUTH CARSON STREET, APN 004-066-02 (1-012) - Ms. Pruitt reviewed the Downtown Design Guidelines pertinent to this project, including Section 6.1.1 which she read into the record. In response to a question regarding the western façade, Mr. Cobb pointed out existing windows and a door. He reviewed the proposal to extend the CMU block upward and match the existing windows. Ms. Pruitt advised of guidelines pertaining to modifications in relation to adjacent buildings. Mr. Cobb acknowledged that the proposed addition will be "real close" to the north property line. He will request the City to investigate the possibility of a maintenance easement for the back of the building because of its proximity to the property line. Ms. Pruitt advised Mr. Cobb to contact Engineering Department staff.

Ms. Pruitt referred to guidelines pertaining to roof shape and building profile and noted, for the record, the applicant's proposal to install a premanufactured mansard roof. She expressed the opinion that the proposed roof will be an excellent addition to the building. In response to a question, Mr. Cobb advised that no lighting was proposed for the parking lot. He advised of having discussed, with Assistant Planner Kathe Green, recessed "can" lights for underneath the mansard. Mr. Cobb acknowledged that the existing façade treatment is painted CMU. He advised that stone will be added to the façade similar to the appearance of Ms. Panages' two stores in Washoe County. In response to a question, Mr. Cobb advised that the paint color will be decided once a final decision on the stone has been made.

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Ms. Pruitt made the following findings: that the proposed work will not detrimentally alter, destroy, or adversely affect the resource; that the proposed work is compatible with the architectural style of the existing structure; that the proposed work will retain the essential elements which make the structure, site, or feature culturally significant; and that the new proposed windows will be the same as the existing windows. Mr. Cobb acknowledged that no changes will be made to the eastern façade. Ms. Pruitt further found that the proposed work will not adversely affect the character of the district; that the materials are appropriate for the existing surroundings; that the scale of the proposed work, 15' x 32' with the proposed 416 square foot addition to the south and the 322 square foot addition to the north, is appropriate; that the size of the proposed work is appropriate; that the height, at 13'4" is appropriate; and that the placement of the new addition in relation to surrounding settings is appropriate.

Mr. Cobb acknowledged that there are currently 15 parking spaces on site. Ms. Pruitt noted, for the record, that the proposed modifications will leave 7 on-site parking spaces. She further noted that the plans indicate proposed landscape and, in response to a question, Mr. Cobb advised that a landscape designer will develop a landscape plan. He acknowledged that all landscape standards will be met, and advised that he will be working with Ms. Green on the landscape plan. In response to a question, Mr. Cobb pointed out the trash enclosure indicated on the plans. Ms. Panages explained the proposed procedure for hauling away trash.

Ms. Pruitt read the conditions of approval into the record. She approved the request from Ron Cobb, applicant (property owner: Panages Investments, LLC), to allow additions to the north and south ends of the building, including a new walk-in cooler / display, new retail area, and new front façade with planter and awning, on property zoned Downtown Commercial (DC), located at 651 South Carson Street, APN 004-066-02, pursuant to the requirements of the Carson City Municipal Code, Chapter 18, Section 18.07.

E. ADJOURNMENT (1-220) - Ms. Pruitt adjourned the hearing at 11:20 a.m.

The Minutes of the November 1, 2004 Downtown Design Review hearing are so approved this 22nd day of December, 2004.

JENNIFER PRUITT, Hearing Examiner