

**From:** [agctry.a9@outlook.com](mailto:agctry.a9@outlook.com)  
**To:** [Planning Department](#)  
**Subject:** Input for LU-2022-0433- 603 E. Robinson St  
**Date:** Tuesday, November 8, 2022 3:26:23 PM

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I don't think a beauty shop is a good fit for that location. The biggest problem is with parking; there is not enough parking available on the premises.

This was a problem with the former tenant at his location (counseling services) and will be with a beauty shop. There is already a shortage of parking in the area due to the Public Defender's Office (511 E. Robinson). Their lot is not big enough to meet the needs and overflows too much to the streets.

David Aunkst  
508 E. Spear St  
775-410-7266

Monday, November 14, 2022

TO: Heather Ferris, Planning Manager

FROM: Catherine Moser, address: 512 E. Spear Street, Carson City 702-274-0185

RE: Nov. 15, 2022 Planning Commission Item 6B, 2022-0433

Ms. Ferris: my apologies that I will not be able to comment in person at the 11/15 Planning Commission meeting regarding the above item. I do have a comment and hope it is noted to the Commission.

First, I wish the applicant, Jennifer Cid, success in her business. I agree that the use (a beauty salon) is appropriate in this interface neighborhood. My one issue concerns on-street parking. While this property does offer off-street parking, it is limited in size. I would estimate maybe three to four cars at once. One side of the property fronts Robinson Street and there is a bus stop directly in front of the property. No parking there. People being what they are, and a business should grow, it is a matter of time that whatever best intentions the applicant has about her clients using the off-street lot for parking will be out of control. Additionally, the neighbor across from this property, a government office, is using on-street parking as overflow for their parking lot. Ms. Cid's clients will be in competition for spaces, and will begin parking further into the residential neighborhood. I am sure you can understand where my comments are going on this; that is, the parking situation will escalate and other problems will develop.

As an example, at the corner of Walsh and Spear, there are now three businesses operating there that are using on-street parking for employees and clients, with little to no off-street parking offered. The result is a density of vehicles that impair cross-traffic visibility and narrow the through-traffic lane. This is now a safety issue. Ms. Cid's application offers a similar outcome.

I will refrain using the word insist. Perhaps the Planning Commission will consider:

- Tabling the application for 30 days;
- Directing the applicant to meet with the appropriate Planning Department folks (the Traffic Engineer?) for the purpose of developing a comprehensive, site-specific parking plan;
- Developing that plan should include input from immediate neighbors;
- Once agreed on, the language of the plan be incorporated into Conditions for this application.

It is my belief that this is not the last time the Planning Commission will have to tackle these problems of coexistence between business and residential, that they will have to endure the same arguments repeatedly. They are ultimately solvable other than the lazy response of telling residents to "suck it up," or "move elsewhere." I am sure there is some sort of Master Plan criteria being applied to this neighborhood aside from GO outlines. I suggest that the time has come to "tweak" those criteria so that it is more responsive to this unique neighborhood. Is there an appetite for a new master plan here?