

**DOWNTOWN DESIGN REVIEW**  
**Minutes of the July 30, 2002 Meeting**  
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A Downtown Design Review meeting was scheduled for 10:00 a.m. on Tuesday, July 30, 2002 in the Planning and Community Development Conference Room, 2621 Northgate Lane, Carson City, Nevada.

**PRESENT:** Thomas Johnson, Applicant  
Art Hannafin, Applicant's Representative  
Khan Tung, Applicant's Representative

**STAFF:** Walter Sullivan, Hearing Examiner  
Skip Canfield, Senior Planner  
Lee Plemel, Senior Planner  
Jennifer Pruitt, Associate Planner  
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 and inspection during regular business hours.

- A. CALL TO ORDER (1-001)** - Mr. Sullivan called the meeting to order at 10:11 a.m. At the request of Mr. Sullivan, all those in attendance introduced themselves for the record.
- B. MODIFICATION TO THE AGENDA (1-013)** - None.
- C. PUBLIC COMMENT (1-014)** - None.
- D. PUBLIC HEARING: ACTION ITEMS**

**D-1. DG-02/03-1 ACTION ON REQUEST FROM THOMAS Y. JOHNSON (PROPERTY OWNER: JOHNSON FAMILY REVOCABLE TRUST), TO ALLOW IMPROVEMENT OF THE ALLEY BEHIND THE BUILDING THAT IS PRESENTLY OCCUPIED BY GARIBALDI'S RESTAURANT AND FORMERLY NICK'S PIZZA (SWEETLAND BUILDING), INTERIOR EXPANSION OF GARIBALDI'S INTO A PORTION OF THE SPACE FORMERLY OCCUPIED BY NICK'S PIZZA, INSTALLATION OF AN ELEVATOR, AND OTHER BUILDING EXTERIOR IMPROVEMENTS, ON PROPERTY LOCATED AT 301 NORTH CARSON STREET, APN 004-215-06 (1-015)** - Mr. Sullivan reviewed the proposed improvements as outlined in the application included in the agenda materials. Mr. Hannafin reviewed the site plan, the floor plans, a proposed plan showing division of the first floor between Garibaldi's Restaurant and Flying Pig Pizza and Deli. He pointed out the elevator and access to the courtyard from both establishments. He reviewed the elevation plans and advised that the building will be "cleaned up" and the balustrade along the roof top replaced. Mr. Johnson pointed out a revision to the elevation plans showing installation of two windows. Mr. Hannafin advised that the existing stairways in the alley and on the north side of the courtyard will remain. He further advised that signage will be improved, the brick will be cleaned, painting will be done where appropriate, and improvements to the store front will be made. He displayed a photograph of the alley and advised that the swamp coolers have been removed. Mr. Johnson advised that the existing plumbing and electrical has been abandoned, new equipment is being installed, and all the fixtures depicted in the displayed photograph will be removed.

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Mr. Hannafin displayed and reviewed the proposed courtyard plan which included an entrance from Proctor Street, seating arrangements, hardscape, two waiter/waitress stations - one for each restaurant, and a fountain. He pointed out a change of grade and the former location of a Sierra Pacific Power Company transformer which was relocated to an underground vault with the cooperation of the City. He advised that a new trash enclosure has been constructed, and that the on-site construction trash boxes are temporary. Mr. Johnson discussed proposed separation between the restaurant and the pizza/deli, and revisions to the windows and door on the south elevation. He requested assistance from Mr. Sullivan in getting the newspaper vending machines removed from the south side of the building. Mr. Hannafin displayed photographs of the renovations Mr. Johnson completed on the building next to the subject building. He commented that the subject building has "nice masonry work" and will be a contribution to the downtown area.

Mr. Sullivan expressed the opinion that the exterior treatment to the alley will enhance the project. Mr. Hannafin acknowledged that the roof top balustrade will be repaired/replaced. Mr. Sullivan noted that the historic fabric of the building is being maintained, and that the textures of the proposed improvements and improvements to door and window openings are in keeping with the downtown design guidelines. In response to a question, Mr. Johnson advised that the elevator will require a roof penetration but that it will not be visible from the street. He acknowledged the requirement to screen roof top equipment. Mr. Johnson and Mr. Hannafin responded to questions regarding exterior lighting, the existing awnings and plans for new awnings, and provisions for securing the courtyard. Mr. Hannafin acknowledged a familiarity with the requirements of the downtown design guidelines regarding abrasive cleaning.

Mr. Sullivan made the following findings: the proposed improvements will not detrimentally alter, destroy or adversely affect the resource, are compatible with the architectural style of the existing structure, will enhance the historic qualities of the structure, will retain the essential elements of the structure, and will not adversely affect the character of the district. He commented that the proposed improvements will enhance the character, the economic vitality, and the overall utilization of the buildings downtown. He found, in discussions with the design team, that the materials are appropriate and the scale and style of the proposed improvements are in keeping with the design guidelines. He noted that the building is older than 50 years and that the historic aspects of the improvements are in keeping with the design guidelines. Mr. Johnson acknowledged the building is on private property and advised that the project developers are working with Transportation Manager John Flansberg to replace the perimeter sidewalk under the provisions of the 50/50 sidewalk program. Mr. Sullivan offered to assist Mr. Johnson in having the newspaper vending machines removed from the south side of the building. Pursuant to the previously stated findings, Mr. Sullivan approved the project as presented. He advised of the appeal process for the record, and that the project is scheduled to be submitted to the Board of Supervisors/Redevelopment Authority at their August 15, 2002 meeting. He further advised that Building Department staff is currently reviewing the plans.

**E. ADJOURNMENT (1-275) -** Mr. Sullivan adjourned the meeting at 10:35 a.m.

The Minutes of the July 30, 2002 Downtown Design Review meeting are so approved this \_\_\_\_\_ day of August, 2002.

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WALTER SULLIVAN, Hearing Examiner