

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Tuesday, August 14, 2001 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Clark Russell, Applicant
Tom Metcalf, Applicant's Representative
Paul Brazeau, Applicant's Representative
Steve Bilyeu, Applicant's Representative
Bill Furst, Applicant's Representative
Mark Newman, Sierra Pacific Power Company
Gene Sheldon
Michael Robbins, Applicant
Kathleen King, Recording Secretary
(DDR 08/14/01)

NOTE: Unless indicated otherwise, each item was introduced by Mr. Joiner. 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. Joiner called the meeting to order at 10:00 a.m.

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

C. APPROVAL OF MINUTES (1-003) - None.

D. PUBLIC COMMENT (1-004) - None.

E. PUBLIC HEARING

E-1. DG-01/02-4 ACTION ON REQUEST FROM CLARK AND JEAN RUSSELL FOR DESIGN APPROVAL OF A FOUR-STORY PARKING GARAGE (INCLUDING LANDSCAPING AND ASSOCIATED WORK), ON PROPERTY LOCATED AT 211 WEST EIGHTH STREET, APN 003-081-14 (1-011) - Mr. Joiner referred to the plans included in the agenda materials. Tom Metcalf, of Metcalf Builders, Inc., reviewed the plans and advised that elevations and cross-sections have been modified in order to provide a better idea of the architecture of the parking garage. He advised that the first design included arches under the precast elements; however, a decision was made that this would not work structurally. Instead, the architectural elements of the proposed addition have been included in the parking garage design in the form of welded wire fabric panels on the first floor columns and metal arches on the corners. The corners will be treated with uplighting, and column lighting will be included on the welded fabric. Both precast rails and cable rails behind a metal panel have been considered for the parking garage floors and consensus is to utilize a precast rail for structural, maintenance, and aesthetic reasons. The parking garage will be painted in two colors - the vertical columns one color and the horizontal panels another. In response to a question, Mr. Metcalf advised that the only other lighting will be downlighting

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from the ceilings of the parking garage. Overhead door lights will be installed at the stair penthouse and at the elevator penthouse on the fourth floor.

Mr. Metcalf advised that two abandonment processes are ongoing: one on Ninth Street and one on the corner of Eighth and Curry Streets. Discussion took place regarding required setbacks, and Mr. Metcalf referred to the landscaping plan also included in the agenda materials. He discussed modifications to the plan required by the City Street Department. There will be no landscaping planted along Ninth Street other than at the corners of Curry and Nevada Streets. In response to a question, he advised that the welded wire fabric will be installed over the columns. In response to a further question, he pointed out the sheer walls on the plan, and advised that cable rails will be used for the ramps. He acknowledged that the primary entries to the parking garage will be from Curry and Eighth Streets. Spandrels will be included at the corners and the existing storm drainage route has been maintained. Discussion took place regarding the power line setbacks and, in response to a question, Mr. Metcalf advised there will be no parking along Ninth Street.

Mr. Russell advised of discussions with Sierra Pacific Power Company representatives regarding conversion of the area north of the substation into parking. In response to a question, Mr. Metcalf advised that the parking structure will be cast in place. Gene Sheldon advised of owning duplexes in the area which will have the parking garage as a front view. He suggested using muted tones and inquired as to whether the project will use dyed concrete or paint. Paul Brazeau advised that a long-lasting coating will most likely be used. Mr. Metcalf discussed the problem of repainting dyed concrete once it is tagged by graffiti. Discussion took place regarding proposed landscaping. Mr. Sheldon expressed a preference for cast panels rather than sheet metal panels. Discussion ensued regarding the proposed expansion and, in response to a question, Mr. Russell advised that he is still working with Architectural Effects in Reno regarding the color scheme. He displayed and reviewed an architectural rendering of the proposed expansion project.

Mr. Joiner commented that the project is a work in progress, and indicated he would approve it in concept with the understanding that if the design stays the same as what has been discussed in this meeting, another downtown design review hearing will not be necessary and he will work with the applicants through the permit process. Discussion took place regarding the abandonment requests.

Mr. Joiner made the following findings: Pursuant to Section 18.10.010 of the Carson City Municipal Code, this matter was properly before the hearing examiner. Pursuant to Section 18.10.070, the subject property includes no structure which is fifty years of age or older and, therefore, the Secretary of the Interior's Standards and Guidelines are not applicable. In conformance with Section 18.10.090, Mr. Joiner approved the project as discussed in this meeting with the modifications to the plans submitted. He indicated he would work closely with the applicants through the design review and permit process. He noted the appeal process for the record and recessed the meeting at approximately 10:20 a.m.

E-2. DG-01/02-5 ACTION ON REQUEST FROM MICHAEL ROBBINS, APPLICANT (FIRST NATIONAL BANK OF NEVADA TRUST, OWNER), TO INSTALL A 3'X12' PAINTED METAL, TWO-DIMENSIONAL SIGN AND A 12'X3' PAINTED, METAL TWO-DIMENSIONAL SIGN, TO ADVERTISE BUSINESS ON PROPERTY LOCATED AT 210 NORTH CARSON STREET, APN 003-213-02 (1-272) - Mr. Joiner reconvened the meeting at 10:37 a.m. and referred to the plans included in the agenda materials. Mr. Robbins acknowledged that the lettering will be approximately

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18" tall; that one sign will be installed on the south wall and one on the west wall; one will be horizontal and one will be vertical; and both signs will say "Antiques". In response to a question, he advised that the colors would be green and cream. Discussion took place regarding the location for the sign on the west wall.

Mr. Joiner made the following findings: Pursuant to Section 18.10.010 of the Carson City Municipal Code, this matter was properly before the hearing examiner. Pursuant to Section 18.10.070, the building is fifty years of age or older, and the Secretary of the Interior's Standards and Guidelines are applicable and considered in conjunction with the proposed project. Pursuant to Section 18.10.060, Mr. Joiner approved the request for two signs, each measuring 3'x12' with 18" letters in colors to match the existing color scheme; one sign each on the north and south elevations respectively. Mr. Joiner noted the appeal process for the record, pursuant to Section 18.10.090.

F. ADJOURNMENT (1-413) - Mr. Joiner adjourned the meeting at 10:42 p.m.

The Minutes of the August 14, 2001 Downtown Design Review hearing are so approved this _____ day of August, 2001.

ROBERT F. JOINER, Hearing Examiner