

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review Hearing was held at 3:30 p.m. on Friday, February 4, 2000 in the Community Development Department Conference Room, 2621 Northgate Lane, Suite 57, Carson City, Nevada.

PRESENT: Rob Joiner, Hearing Examiner
Don Bernard, Applicant
Jody Rice, Reno Gazette-Journal
Kathleen King, Recording Secretary

- A. CALL TO ORDER** (1-001) - Mr. Joiner called the hearing to order at 3:35 p.m.
- B. MODIFICATION TO THE AGENDA** (1-002) - None.
- C. APPROVAL OF MINUTES** (1-003) - Mr. Joiner approved the minutes of the December 9, 1999 hearing.
- D. PUBLIC COMMENT** (1-007) - None.
- E. PUBLIC HEARING**

1. DG-99/00-9 DISCUSSION AND ACTION REGARDING A REQUEST FROM BORTOLIN/BERNARD PARTNERSHIP FOR DEMOLITION OF A STRUCTURE LOCATED AT 400 SOUTH CARSON STREET, APN 3-116-02 AND, SPECIFICALLY, THE APPROVAL OF THE INTERIM SITE IMPROVEMENT PLAN (1-012) - Mr. Joiner noted, for the record, the approval for demolition of the subject building which was granted at the December 9, 1999 meeting. The approval was conditioned upon Mr. Bernard submitting a site improvement plan. Subsequent to the December 9, 1999 meeting, Mr. Joiner and representatives of the Parks Department met with Mr. Bernard to conceptually develop the plan presented. Community Development Director Sullivan recommended that the site improvement plan be formally approved at a hearing so that Mr. Bernard could go forward with demolition.

Mr. Joiner noted that the approval for demolition is specific to the 35' x 80' parcel located at 400 South Carson Street, which has been vacant for several years. Mr. Sullivan determined, at the December 9, 1999 hearing, that subsequent to Mel Green's structural analysis other factors have contributed to the deterioration of the building, making rehabilitation impossible. These include a broken water pipe, which went undetected for several months, and the wall on the south property line which has been leaning further into the structure since the fire.

The most feasible remedy at the present time is an interim site improvement. The Parks Department is loaning four fiberglass pots and the Redevelopment Authority is loaning a 12' bench for use in the proposed plan. The project includes decomposed granite and rubble flagstone, and Mr. Joiner advised that all the materials are recyclable. The purpose is for a passive park which people can enjoy while walking or sitting. He compared the proposed plan to the pocket park located next to the St. Charles Hotel. Discussions regarding a mural have taken place and Mr. Bernard has made this site available to the Mainstreet Committee. The mural would also be recyclable as it would be painted on boards.

Mr. Bernard expressed appreciation for the cooperation and assistance provided by Mr. Sullivan, Mr. Joiner and other City staff. He hopes the improvements will be a benefit to the City as well as to himself and his partner. Mr. Joiner discussed possible uses for the two buildings located next to Jack's Bar, such as a restaurant with sidewalk seating, umbrellas, etc. Mr. Bernard commented that once the building is removed, people will be more likely to present ideas.

Mr. Joiner stated that, in accordance with Chapter 18.10.040, the project is in conformance with design guidelines and, based upon the prior conditional approval for demolition, the proposed site improvement is in

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keeping with the area and qualifies under the requirements for demolition. Mr. Joiner approved the project with conditions outlined in Mr. Bernard's January 21, 2000 letter, which he read into the record, as follows: The Parks Department will donate four planters for use by Mr. Bernard while the park remains; the Redevelopment Authority will donate one 12' bench; the Parks Department has offered to provide irrigation and maintenance to the planters; the improvements will be completed sixty days from the date the building is demolished; and Mr. Bernard acknowledged that he has offered to allow the City to use the rubble from this site and others. Mr. Joiner stated, for the record, that anyone who participated in the hearing has ten days in which to appeal the decision to the Regional Planning Commission.

Pursuant to Mr. Bernard's request, Mr. Joiner explained the procedure for obtaining the demolition permit from the Building Department.

F. ADJOURNMENT (1-110) - Mr. Joiner adjourned the hearing at 3:49 p.m.

The Minutes of the February 4, 2000 Downtown Design Review hearing are so approved this _____ day of April, 2000.

ROBERT F. JOINER, Hearing Examiner