

DOWNTOWN DESIGN REVIEW
Minutes of the October 28, 2003 Hearing
Page 1

A Downtown Design Review hearing was scheduled for 11:00 a.m. on Tuesday, October 28, 2003 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Walter Sullivan, Planning and Community Development Director
Tom Metcalf, Applicant
Jack Sterling, Applicant
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 (1-001)** - Mr. Plemel called the hearing to order at 11:00 a.m.
- B. MODIFICATION TO THE AGENDA (1-005)** - None.
- C. PUBLIC COMMENT (1-006)** - Mr. Plemel noted there were no citizens present other than the applicants and City staff.
- D. PUBLIC HEARING: ACTION ITEMS**

DDR-03-144 ACTION TO APPROVE A REQUEST FROM TOM METCALF, APPLICANT (PROPERTY OWNER: M&E, LLC) TO EXPAND THE OUTSIDE PATIO OF THE RESTAURANT ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 1055 SOUTH CARSON STREET, APN 004-055-09 (1-010) - Mr. Plemel referred to the revised plan which depicted expansion of an existing exterior wall to expand the patio area at Red's Old Highway 395 Grill. Mr. Metcalf reviewed the plan, and discussion took place with regard to the same. Mr. Plemel provided an overview of the purpose for the meeting, and additional discussion took place regarding the plans.

Mr. Sullivan noted that the expansion will be compatible with the existing structure, the wall will be of the same material, the landscape will be saved and augmented, and the trash compactor location will meet or exceed the standard in terms of screening. Mr. Sterling advised that the expansion will match the existing area, and discussed the landscape augmentation.

Mr. Plemel noted the revised plan submitted by the applicants with the indications of materials to be used. He approved the request based on the recorded findings that the proposed work will not detrimentally alter, destroy, or adversely affect downtown resources; that the proposed work is compatible with the architectural style of the existing structure; and that the proposed work will retain the essential elements which make the structure and site significant to the downtown area. Mr. Plemel noted that his findings were based on the standard conditions and the plans complying with those submitted. He further noted that the City's Engineering Department would need to verify the distances on the final construction and improvement plans.

DOWNTOWN DESIGN REVIEW
Minutes of the October 28, 2003 Hearing
Page 2

Mr. Sullivan discussed modifications, which will be made in the near future, to the design guideline and administrative permit processes.

DDR-03-146 ACTION TO APPROVE A REQUEST FROM RANDALL MILLARD, APPLICANT (PROPERTY OWNER: MILLARD REALTY AND CONSTRUCTION COMPANY) TO DEMOLISH A ONE-STORY BUILDING WITH ELEVEN HOTEL BEDROOM UNITS AND CONSTRUCT A THREE STORY BUILDING WITH 30 HOTEL BEDROOM UNITS ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 801 SOUTH CARSON STREET, APN 004-051-06 (1-161) - Mr. Plemel provided an overview of the purpose of the hearing and, at his request, Randall Millard described details of the new building, as depicted in plans and color drawings which were displayed. Mr. Millard acknowledged that the architectural features of the existing buildings will be carried over and enhanced. "The south side, which faces Ninth Street, will look like the building on 801 South Carson Street. The north side of the building will reflect building #2, which is directly north of" the proposed building. In response to a question, he advised that there will be no HVAC units on the roof; they will all be window mounted. A white polyurethane plate will be placed over the top of the HVAC units in order to blend them with the building. Mr. Millard responded to questions regarding the architectural design of the building and the location of the elevator.

Mr. Sullivan noted that the proposed design matches or enhances the existing architecture. Mr. Plemel noted that demolition of the older building and construction of the new building will enhance the downtown area. He approved the request, subject to the standard conditions of approval that the plans are substantially in compliance with those submitted by the applicant, and that construction must comply with City codes. He found that the proposed work will not detrimentally alter, destroy, or adversely affect the downtown resources; that the proposed work is compatible with the architectural style of the existing structure; and that the proposed work will retain the essential elements which make the existing site and the area in general culturally significant to the downtown area.

E. ADJOURNMENT (1-233) - Mr. Plemel adjourned the hearing at 11:21 a.m.

The Minutes of the October 28, 2003 Downtown Design Review hearing are so approved this _____ day of October, 2003.

LEE PLEMEL, Hearing Examiner