



**MINUTES**  
**Regular Meeting**  
**Reno City Planning Commission**

**Wednesday, May 5, 2021 • 6:00 PM**

**Reno City Council Chamber, One East First Street, Reno, NV 89501**

<b>Commissioners</b>			
Kathleen Taylor, Chair 326-8859			
John Marshall, Vice Chair	326-8863	Mark Johnson	326-8864
J.D. Drakulich	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	Alex Velto	326-8858

**1 Pledge of Allegiance**

Commissioner Johnson led the Pledge of Allegiance.

**2 Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Kathleen Taylor	Chair	Present	
John Marshall	Vice Chair	Late	6:25 PM
J.D. Drakulich	Commissioner	Present	
Peter Gower	Commissioner	Present	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Alex Velto	Commissioner	Absent	

*The meeting was called to order at 6:00 PM.*

**3 Public Comment**

Item 3 - General Public Comment Received - *Presented/Distributed at Meeting*

No voicemails were received. Three written public comments were received and entered into the record and forwarded to the Planning Commission.

**4 Approval of Minutes (For Possible Action)**

4.1 Reno City Planning Commission - Regular - Mar 17, 2021 6:00 PM (For Possible Action) 6:01 PM

*It was moved by Commissioner Gower, seconded by Commissioner Johnson, to approve the meeting minutes. The motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Mark Johnson, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz
<b>ABSENT:</b>	John Marshall, Alex Velto

- 4.2 Reno City Planning Commission - Regular - Apr 7, 2021 6:00 PM (For Possible Action) 6:02 PM

*It was moved by Commissioner Drakulich, seconded by Commissioner Munoz, to approve the meeting minutes. The motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	J.D. Drakulich, Commissioner
<b>SECONDER:</b>	Arthur Munoz, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz
<b>ABSENT:</b>	John Marshall, Alex Velto

## 5 Public Hearings

- 5.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00051 (Moya Industrial Complex Rezoning) - A request has been made for a zoning map amendment from Single Family Residential – 8 units per acre (SF-8) to Industrial (I). The ±13.31 acre site is located on the northwest side of Moya Boulevard ±140 feet south of Resource Drive. The subject site has a Master Plan land use designation of Industrial (I). **[Ward 4]** 6:09 PM - *Item Pulled*

This item was pulled due to an applicant noticing error.

- 5.2 Staff Report (For Possible Action): Case No. LDC21-00049 (Bill Pearce Motors Porsche Dealership) - A request has been made for a conditional use permit to allow an auto dealership on a ±5 acre vacant parcel in the Mixed-Use Suburban (MS) zone. The site is located on the northwest corner of South Virginia Street and Bishop Manogue Drive and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]** 6:03 PM

Eric Wilkinson, Applicant Representative, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report. Staff did not receive any public comment for this project and recommends approval subject to the proposed conditions.

Disclosures: no disclosures, visited the site

Public Comment: None

Mr. Gilbert answered questions from Commissioner Johnson regarding the enhanced pedestrian amenities condition.

Mr. Wilkinson answered questions from Commissioner Johnson regarding the loading and unloading zone. He stated he does not know the delivery schedule but there will be enough room to move the loading and unloading zone on the north side of the building facing the existing dealership to the north.

*It was moved by Commissioner Munoz, seconded by Commissioner Drakulich, in the case of LDC21-00049 (Bill Pearce Motors Porsche Dealership), based upon compliance with the applicable findings, to approve the CUP, subject to the conditions listed in the staff report. The motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Arthur Munoz, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz
<b>ABSENT:</b>	John Marshall, Alex Velto

5.3 Staff Report (For Possible Action): Case No. LDC21-00050 (Spokane Street Loft Townhomes) – A request has been made for a tentative map to establish a 38 lot single-family attached residential (townhome) subdivision. The ±1.4 acre site is located on the west side of Spokane Street, ±140 feet south of its intersection with East 6th Street. The site is within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 5]**  
6:25 PM

*(Commissioner Marshall present at 6:25 p.m.)*

Mike Railey, Christy Corporation, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report. Staff received two phone calls from neighbors in support of this request. Staff recommends approval subject to the proposed conditions.

Disclosures: no disclosures, familiar with the site

Public Comment: None

Commissioner Gower noted there is no maximum density on this site and asked if there are design or construction limitations prohibiting the project from going for more density.

Mr. Railey explained housing available in that area now is all high density apartment type units with no for sale product. This provides a product that is not currently available in that area.

Benjamin Navo, Urban Loft, confirmed cost is always an issue but simple townhomes is their business model and is what they do from city to city.

Mr. Navo and Mr. Railey answered questions from Commissioner Marshall regarding the setback. There is a five foot setback along the alley and they would be a little further off the alley than five feet.

Mr. Railey answered questions from Commissioner Johnson regarding fencing. He explained where the fencing will be and confirmed there will not be a five foot fenced gap between this building and the adjacent building on the south side.

Commissioner Munoz stated he likes this project and that area of Reno needs new construction and revitalization.

*It was moved by Commissioner Munoz, seconded by Commissioner Drakulich, in the case of LDC21-00050 (Spokane Street Loft Townhomes), based upon compliance with the applicable findings, to approve the tentative map, subject to the conditions listed in the staff report. The motion carried unanimously with six (6) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Arthur Munoz, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Taylor, Marshall, Drakulich, Gower, Johnson, Munoz
<b>ABSENT:</b>	Alex Velto

5.4 Staff Report (For Possible Action): Case No. LDC21-00052 (Hopper Residence Addition) - A request has been made for a major deviation of  $\pm 20.5\%$  ( $\pm 4.1$  feet) from the rear yard setback for a second floor addition over the existing garage. The  $\pm 0.25$  acre site is located west of Hardesty Drive,  $\pm 340$  feet south of its intersection with Tacoma Way. The subject site has a Master Plan land use designation of Single Family Neighborhood (SF) and is within the Single Family Residential - 8 units per acre (SF-8) zone. **[Ward 1]** 6:50 PM

Daniel Hopper, applicant, gave an overview of the project.

Grace Whited, Assistant Planner, presented the staff report. Staff recommends approval of the major deviation subject to the conditions in the staff report.

Disclosures: no disclosures, site visit

Public Comment: None

Jeff Borchardt, Planning Manager, confirmed for Commissioner Marshall that this major deviation would have come in as a variance request before the new code updates that were adopted in January. As a major deviation it does not have to go through the variance process. He also confirmed there is a two foot difference in height elevation between the adjacent property and the subject site.

Commissioner Munoz stated he was initially concerned with the height but after visiting the site he saw the houses directly behind this are quite a bit higher, and just down the street there is a large two-story garage with an addition on top like what is being proposed here. He stated he sees nothing wrong with this project.

*It was moved by Commissioner Drakulich, seconded by Commissioner Munoz, in the case of LDC21-00052 (Hopper Residence Addition), based upon compliance with the applicable findings, to approve the major deviation, subject to the conditions listed in the staff report.*

Commissioner Marshall stated he will be voting no on this project. Until we get something in that allows us to address the potential for significant height over existing non-conforming structures we should be taking these very slowly.

*The motion carried with five (5) in favor and one (1) opposition by Commissioner Marshall.*

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	J.D. Drakulich, Commissioner
<b>SECONDER:</b>	Arthur Munoz, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz
<b>NAYS:</b>	John Marshall
<b>ABSENT:</b>	Alex Velto

## 6 Truckee Meadows Regional Planning Liaison Report

No updates

**7 Staff Announcements**

- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.  
7:08 PM

Jeff Borchardt, Planning Manager, reported the 6000 Plumas Street redevelopment was appealed and approved by Council with amended conditions. West 4th Hobby Condo first reading was approved. Council heard the Planning Work Program. We have not received a final ranking yet. In June we are planning to return to in-person meetings.

**8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**

None

**9 Public Comment**

None

**10 Adjournment (For Possible Action)**

The meeting was adjourned at 7:10 p.m.