



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, September 1, 2021 • 6:00 PM

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

Commissioners			
Kathleen Taylor, Chair 326-8859			
Alex Velto, Vice Chair	326-8858	Mark Johnson	326-8864
J.D. Drakulich	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Drakulich led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Kathleen Taylor	Chair	Absent	
J.D. Drakulich	Commissioner	Present	
Peter Gower	Commissioner	Present	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Alex Velto	Commissioner	Present	
Silvia Villanueva	Commissioner	Present	

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

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jul 7, 2021 6:00 PM (For Possible Action) 6:01 PM

It was moved by Commissioner Gower, seconded by Commissioner Drakulich, to approve the meeting minutes. The motion carried with four (4) in favor and two (2) abstentions by Commissioners Johnson and Munoz.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	J.D. Drakulich, Peter Gower, Alex Velto, Silvia Villanueva
ABSTAIN:	Mark Johnson, Arthur Munoz
ABSENT:	Kathleen Taylor

5 Public Hearings

- 5.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00001 (5030 Las Brisas Boulevard Rezoning) - A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to Mixed Use Suburban (MS). The ±1.531 acre site is located on the northwest corner of Las Brisas Boulevard and North McCarran Boulevard. The subject site has a Master Plan land use designation of Suburban Mixed Use (SMU). **[Ward 5]**
6:02 PM

John Krmptic, KLS Planning, gave a brief overview of the project and the need for the zoning map amendment.

Grace Whited, Assistant Planner, presented the staff report. Staff received one comment with no concerns regarding the project. This request was presented to the Ward 5 Neighborhood Advisory Board by the applicant where there were concerns about potential truck parking and traffic. Staff can make all of the findings and recommends approval.

Disclosures: familiar with the site

Public Comment:

Mac Rossi expressed concern regarding truck delivery parking issues in this area.

No voicemails or correspondence were received.

Commissioner Johnson noted this agenda item is for a zone change and asked staff to comment on the issue raised under public comment.

Arlo Stockham, Community Development Director, explained there is a parking team that is separate from Code Enforcement.

Commissioner Johnson asked that staff reach out and indicate that the issue was raised.

Commissioner Johnson asked for confirmation from staff that they are comfortable with this because the existing built out condition would only allow certain uses to go into it and should they chose to do a new development, there are enough restrictions in place for review that any concerns for higher intensity uses could be addressed that way.

Ms. Whited confirmed that is correct.

Ms. Whited confirmed for Commissioner Villanueva that the entire site is built out.

It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of LDC22-00001 (5030 Las Brisas Boulevard Rezoning), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Drakulich, Gower, Johnson, Munoz, Velto, Villanueva
ABSENT:	Kathleen Taylor

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on actions taken at last week's Regional Planning Commission meeting. The next meeting will be at the end of September.

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.
6:22 PM

Arlo Stockham, Community Development Director, reported that Council Members requested additional time for review of the updates to Homeless ordinances and Package Alcohol regulations. A Text Amendment to the Mortensen Garson Overlay District will come forward at the second meeting in October. He also reported that everything on the agenda for the last City Council meeting was approved.

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 6:23 p.m.