



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Thursday, December 2, 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 Johnson led the Pledge of Allegiance.

### 2 Roll Call

Attendee Name	Title	Status	Arrived
Kathleen Taylor	Chair	Present	
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

Staff received one comment regarding rent control that was forwarded to the Planning Commission and entered into the record.

Victoria Crockett spoke regarding the Moose Ridge Estates agenda item.

3.1 Item 3 - Public Comment Card for 12.2.21 Mtg - *Presented/Distributed at Meeting*

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

4.1 Reno City Planning Commission - Regular - Oct 20, 2021 5:00 PM (For Possible Action) 6:05 PM

*It was moved by Commissioner Gower, seconded by Commissioner Villanueva, to approve the meeting minutes. The motion carried with six (6) in favor and one (1) abstention by Commissioner Velto.*

<b>RESULT:</b>	ACCEPTED [6 TO 0]
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Silvia Villanueva, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz, Villanueva
<b>RECUSED:</b>	Alex Velto

## 5 Public Hearings

5.1 Staff Report (For Possible Action): Case No. LDC22-00017 (Midtown Garden Homes) - A request has been made for a tentative map to establish six parcels for four duplexes and one single family home. The 0.32 acre site is located on the northwest corner of the intersection of Cheney Street and Wilson Avenue and has a zoning of Multi-family - 30 units per acre/ Wells Avenue Neighborhood Plan Overlay (MF-30/ WANP). The Master Plan land use designation is Suburban Mixed Use (SMU). **[Ward 3]** 6:06 PM

Kerry Rohrmeier, on behalf of the developer, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Staff received one email in opposition with concerns regarding parking and that allowing for a variance would set a bad model. Mr. Oswald clarified that this is not a variance. The applicant is not asking for anything outside of what is allowed. He also confirmed that the proposal meets the Reno Municipal Code (RMC) onsite parking standards.

Disclosures: Commissioner Gower had no disclosures. Commissioner Villanueva received an email. Commissioners Munoz, Drakulich, Johnson, Taylor, and Velto read emails and visited and/or are familiar with the site.

Public Comment:

Chris Sanseverino expressed concern regarding the proposed density and building height.

Staff received one email that was forwarded to the Planning Commission and is part of the record. No voicemails were received.

Questions:

Mr. Oswald explained for Commissioner Villanueva that what is proposed is conceptual. There is a condition included that says the applicant will use water wise and native plants

throughout the landscape.

Ms. Rohrmeier explained for Commissioner Drakulich that the goal is not to put any cars on the street. The duplexes have two garage spaces each and two driveway spaces each. The bungalow has parking behind it in a parking isle for two cars. The single family home has a garage below it. She also confirmed that the HOA will maintain all the landscaping.

Commissioner Johnson asked to see the physical model made by the architect and asked questions regarding the building heights.

Jack Hawkins, project architect, presented the model to the Planning Commission and explained that the bungalows and the duplex alley units are just about the same height. The grade drops toward Cheney Street so the buildings at the back will stick up a little higher. They are roughly the same height as the apartment building across the street.

Discussion:

Commissioner Gower stated this is an example of a project that exemplifies what is in our Master Plan and in our Regional Plan.

*It was moved by Commissioner Munoz, seconded by Commissioner Gower, in the case of LDC22-00017 (Midtown Garden Homes), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. Motion carried unanimously with seven (7) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Arthur Munoz, Commissioner
<b>SECONDER:</b>	Peter Gower, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz, Velto, Villanueva

- 5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00070 (Little City Landscape Specific Plan District) - A request has been made for: 1) a zoning map amendment from MF30 – Multifamily Residential (MF-30) to Little City Landscape Specific Plan District (SPD) on ±1.51 acres, and, 2) an amendment to the Little City Landscape Specific Plan District (SPD) Handbook to: a) add enhanced site development standards; and b) modify permitted uses and hours of operation. The ±1.86 acre subject site includes two parcels located on the south side of Linden Street ±450 feet west of Kietzke Lane. The site has Master Plan land use designations of Suburban Mixed-Use (SMU) and Multi-Family Neighborhood (MF). **[Ward 1]** 6:29 PM

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

Nathan Gilbert, Senior Planner, presented the staff report. Staff received several comments in support and two comments in opposition with concerns regarding compatibility and maintenance of overall neighborhood character. Staff can make the findings and supports a Planning Commission recommendation to City Council to approve the amendments as proposed.

Disclosures: Commissioners Taylor, Drakulich, Gower, and Johnson read emails, visited and/or are familiar with the site, and spoke with the applicant's representative. Commissioners Villanueva, Munoz, and Velto visited the site and read emails.

Public Comment:

No request to speak forms were received.

Correspondence received was forwarded to the Planning Commission and is part of the record.

Voicemails received from:

Alicia Gallegos  
Jorge Gallegos  
Paul Crooks  
Ernest Silva  
Sandy (no last name provided)

Ernest Silva requested to speak during public comment as well.

Questions:

Commissioner Munoz asked staff to clarify what this is asking for and what the Planning Commission is voting on.

Mr. Gilbert explained the Planning Commission will make a recommendation to the City Council. The applicant is requesting to expand their Specific Plan District (SPD) to the adjacent parcel. In order to do that, staff encouraged the applicant to make the existing handbook more robust and address enhanced development standards for the site.

Mr. Gilbert confirmed for Commissioner Johnson that if this is not approved, the current use would be limited to the parcel that has the SPD.

Mr. Gilbert confirmed for Commissioner Gower that this does not change the number of units that could be developed on the property. It is a modification of the existing MF30 zone.

Mr. Gilbert confirmed for Commissioner Villanueva that there is no change to signage. The existing sign standards would continue to apply.

Mr. Railey explained for Commissioner Villanueva that the request for adjusted hours of operation are to allow for the crews to come in and get organized and gather materials.

Mr. Railey explained for Commissioner Johnson that there are very few deliveries coming in and out and it is not on a daily basis but more on a monthly basis. For most of their jobs the materials are delivered to job sites. Left over materials from a job site will be brought to this site for storage.

Mr. Gilbert confirmed for Commissioner Johnson that there have been no code enforcement issues related to existing operations (permitted and unpermitted). The only reason this came on staff's radar was with a business license compliance audit.

Mr. Gilbert confirmed for Commissioner Taylor there will be significant improvements on the site with a solid wall screen and evergreen plantings around the perimeter.

Discussion:

Commissioner Drakulich stated this is an enhancement to the lot that will hopefully positively impact the neighbors.

Commissioner Villanueva stated this will be an improvement to the site. She is a little hesitant about the hours of operation changing.

Commissioner Johnson stated there would be a lot more questions if we were looking at this as a brand new use.

***It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of LDC21-00070 (Little City Landscape Specific Plan District), based upon compliance with the applicable findings, to recommend that City Council approve: (1) the zoning map amendment; and, (2) amend the Little City Landscape Specific Plan District by ordinance and subject to the condition in the staff report. Motion carried unanimously with seven (7) commissioners present.***

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

- 5.3 Staff Report (For Possible Action): Case No. LDC21-00076 (Moose Ridge Estates) - A request has been made for: 1) a tentative map to develop a 27 unit single-family residential subdivision; and 2) a major site plan review for: a) hillside development b) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; c) grading within the Parks, Greenways, and Open Space (PGOS) zone; d) disturbance of a major drainageway, and e) a cluster development. The ±42.97 acre site is located to the north of the terminus of Moose Ridge Drive ±115 feet north of its intersection with Fox Trail Drive. The site has Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) and is within the Single Family Residential – 3 units per acre (SF3) and Parks, Greenways, and Open Space (PGOS) zoning districts. **[Ward 5] 7:06 PM**

Mike Railey, Christy Corporation, gave an overview of the project. He proposed the addition of Condition No. 15 to address Victoria Crockett's concern that reads "Prior to the issuance of a grading permit, the applicant shall have plans approved demonstrating a minimum ten foot setback from the property line of assessor parcel number 20855205 to the toe of the slope of the proposed grading and a drainage swale to divert any flows away from that parcel."

Nathan Gilbert, Senior Planner, presented the staff report. Staff received several comments with concerns regarding a previous stormwater event in the drainageway, access to public lands, and wildlife and open space preservation. Staff believes most of these issues are addressed with the conditions of approval and recommends approval.

Disclosures: Commissioner Johnson received emails and spoke with the applicant's representative. Commissioners Drakulich, Munoz, Gower, Taylor, and Velto received emails, visited and/or are familiar with the site, and spoke with the applicant's representative. Commissioner Villanueva visited the site and received emails.

Public Comment:

Correspondence received was forwarded to the Planning Commission and is part of the record.

Victoria Crockett spoke regarding this item under general public comment at the beginning of the meeting.

## Questions:

Mr. Railey answered questions from Commissioner Johnson regarding detention basin plans.

Jason Gilles, Tech Engineering Consultants, explained the plans for the proposed detention pond.

Mr. Gilbert answered questions from Commissioner Gower regarding proposed trails and plans for the developer to improve the trail system.

Mr. Railey answered questions from Commissioner Villanueva regarding the location and function of the drainageways, wildlife mitigation, slope deterioration, and light spillover. He confirmed they will not be removing any trees. Wildlife will be able to get around the development with 84% of the site remaining open space. Code requires that they revegetate any disturbed slopes and they don't anticipate any slope erosion. They are required by code to implement dark sky standards.

## Discussion:

Commissioner Villanueva stated this is a big improvement from the last tentative map approved in 2005. She expressed concern regarding the lack of public transportation available in the area, potential future slope failure, light pollution, moving water through the site, and impacts to wildlife.

Commissioner Velto stated there are other ways that they promote public service and facilities in the way that they have created new trails and he does not think the lack of public transit to the area means they can't make that finding. He felt the applicant had good explanations for how water drainage would happen. He stated he can make the findings. He asked for comment from staff regarding the proposed Condition No. 15.

Mr. Gilbert confirmed that staff will support the proposed Condition No. 15.

***It was moved by Commissioner Drakulich, seconded by Commissioner Gower, in the case of LDC21-00076 (Moose Ridge Estates), based upon compliance with the applicable findings, to approve the tentative map, and associated major site plan review, subject to conditions. Motion carried with six (6) in favor and one (1) opposition by Commissioner Villanueva.***

<b>RESULT:</b>	<b>APPROVED [6 TO 1]</b>
<b>MOVER:</b>	J.D. Drakulich, Commissioner
<b>SECONDER:</b>	Peter Gower, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz, Velto
<b>NAYS:</b>	Silvia Villanueva

## **6 Truckee Meadows Regional Planning Liaison Report**

Commissioner Johnson reported the next meeting will be Monday, December 6.

## **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.  
7:36 PM

Chris Pingree, Director of Development Services, reported that all three projects on City Council's agenda for December 1 were approved for a second reading. He reported on future Planning Commission meeting times.

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

None

## **9 Public Comment**

All comments made by those listed below were related to affordable and low income housing.

Dwight George  
Erika Minaberry  
Meagan O'Farrell  
Bill Sims  
Sasha Osorio  
Jessica Castro  
Lilith Baran  
Claudia Pighetti  
Jessica Trujillo  
Oliver Darwin Welsch  
Ruby Barrientos



- 9.1 Item 9 - Request to Speak Forms for 12.2.21 Mtg - *Presented/Distributed at Meeting*

**10 Adjournment (For Possible Action)**

The meeting was adjourned at 8:08 p.m.