



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, December 15, 2021 • 5:00 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	Late	5:14 PM
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Alex Velto	Commissioner	Present	
Silvia Villanueva	Commissioner	Present	

The meeting was called to order at 5:03 PM.

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Nov 3, 2021 5:00 PM (For Possible Action) 5:05 PM

It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, to approve the meeting minutes. The motion carried with four (4) in favor and one (1) abstention by Commissioner Villanueva.

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

- 4.2 Reno City Planning Commission - Regular - Nov 18, 2021 6:00 PM (For Possible Action) 5:06 PM

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Drakulich, Johnson, Munoz, Velto, Villanueva
ABSENT:	Kathleen Taylor, Peter Gower

- 4.3 Reno City Planning Commission - Regular - Dec 2, 2021 6:00 PM (For Possible Action) 5:07 PM

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Drakulich, Johnson, Munoz, Velto, Villanueva
ABSENT:	Kathleen Taylor, Peter Gower

5 Public Hearings

- 5.1 Staff Report (For Possible Action): Case No. LDC22-00024 (Carlotz) - A request has been made for a conditional use permit to allow an auto dealership use in the Mixed-Use Suburban (MS) zone. The ±4.54 acre site is located on the west side of South Virginia Street, ±300 feet north of its intersection with Green Acres Drive (7063 South Virginia Street). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]** 5:07 PM

Jason Pruitt, Carlotz, gave an overview of the project.

Nathan Gilbert, Senior Planner, presented the staff report. Staff received no general public comment on this request. Ward 2 NAB comments were supportive of the site improvements. Staff can make the applicable findings and recommends approval subject to conditions.

(Commissioner Gower present at 5:15 p.m.)

Disclosures: familiar with the site, visited the site, read email.

Public Comment:

None

Questions:

Mr. Gilbert confirmed for Commissioner Johnson that the portion on the north side of the site will need to remain landscaped with code compliant landscaping in order to maintain the 20% site landscaping requirement.

Mr. Gilbert explained the landscaping requirements for Commissioner Villanueva.

Mr. Pruitt explained for Commissioner Villanueva what they are anticipating for their landscaping.

It was moved by Commissioner Munoz, seconded by Commissioner Drakulich, in the case of LDC22-00024 (Carlutz), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions in the staff report. Motion carried unanimously with six (6) commissioners present.

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

5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00027 (North Valleys Commerce Center Zoning Map Amendment) - A request has been made to rezone a ±256.3 acre site comprised of fourteen parcels from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The site is generally located on the north and south sides of North Virginia Street, near its intersection with Doubleback Road, and has the Industrial (I) and Suburban Mixed-Use Master Plan land use designations. **[Ward 4] 5:19 PM**

The applicant's representative was not present. Staff gave an overview of the project.

Nathan Gilbert, Senior Planner, presented the staff report. Staff received two phone calls expressing general concern with industrial development in the corridor. Staff can make all the applicable findings and supports a recommendation to City Council to approve the zoning map amendment.

Disclosures: spoke with applicant's representative, familiar with the site.

Public Comment:

Staff received one email in opposition that was forwarded to the Planning Commission and is part of the record.

Gino Osborne spoke asking for an explanation of the amendment request.

Questions:

Mr. Gilbert answered questions from Commissioner Johnson regarding the proposed zoning change and confirmed that this is a request to change the zoning to match the master planned use. Any future development within 300 feet of any residentially zoned property would require a public hearing.

Commissioner Johnson asked Mr. Gilbert to talk with Mr. Osborne if he still has any unanswered questions.

It was moved by Commissioner Johnson, seconded by Commissioner Munoz, in the case of LDC22-00027 (North Valleys Commerce Center Zoning Map Amendment), 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:	Arthur Munoz, Commissioner
AYES:	Drakulich, Gower, Johnson, Munoz, Velto, Villanueva
ABSENT:	Kathleen Taylor

- 5.3 Staff Report (For Possible Action): Case No. LDC22-00029 (Luxelocker) - A request has been made for a: 1) conditional use permit to allow: a) developments of a mini-warehouse in the Mixed-Use Suburban (MS) zone, b) nonresidential development within 300 feet of residential zoning, c) business operations between 11:00 p.m. and 6:00 a.m., and d) fills greater than 10 feet; 2) alternative equivalent compliance to vary from ground floor building transparency standards; and 3) a tentative map to develop 165 commercial condominium lots and associated common areas. The ±8.151 acre site is located on four parcels north of Panther Drive ±300 feet east of its intersection with North Virginia Street. The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]** 5:29 PM

Mychal Gorden, Luxelocker, gave an overview of the project.

Grace Whited, Assistant Planner, presented the staff report and answered questions from commissioners. Staff was able to make all of the applicable findings.

Disclosures: familiar with the site, visited site.

Public Comment:

None

Questions:

Ms. Whited answered questions from Commissioner Drakulich regarding the alternative equivalent compliance. She does not think this will set a precedent because we will be looking at these individually on a case by case basis.

Ms. Whited responded to Commissioner Munoz stating this project should not have any effect on the subdivision south of the railroad tracks that was approved a couple of months ago.

Mr. Gorden confirmed for Commissioner Munoz that the two residences on the property are vacant.

Ms. Whited explained for Commissioner Villanueva that the trigger for cuts is 20 feet and this does not propose any cuts greater than 20 feet. She also explained that fills cannot exceed 16.46 feet.

Ms. Whited explained for Commissioner Gower the process for a reversion to acreage if that is desired by a future owner. If any other business model came in, they would have

to go through the process for a new business license.

Ms. Whited confirmed for Commissioner Johnson that retaining walls will be used.

Mr. Gorden explained for Commissioner Johnson that the retaining walls are typically part of the building. He also explained that they anticipate the same level of use for the main access and the secondary access.

Mr. Gorden responded to Commissioner Johnson's concerns regarding the building elevation and stated he is not opposed to including some type of horizontal element that would allow for a shadow line as long as it is within reason.

Mr. Gorden confirmed for Commissioner Munoz that they did look at the visibility from the driveway turning on to Virginia. He explained that the gate will be set back over 100 feet from Virginia and there will be good visibility in both directions.

Discussion:

There was discussion regarding the elevation concerns expressed by Commissioner Johnson and the alternative equivalent compliance finding 1 to achieve the intent of the subject standard to the same or better degree than the subject.

Commissioner Johnson discussed the proposed elevation noting that it provides more interest than other storage units around town. He explained his reason for bringing up the need for some type of horizontal element to give visual interest that is not static in place of the glazing that will not be included.

Ms. Whited explained for Commissioner Munoz that occupancy is strictly prohibited. There are no plans for anyone to be living here.

Commissioner Velto asked Commissioner Johnson if he has proposed language for a condition regarding including horizontal elements in the elevation.

Commissioner Johnson stated he would request that there be some horizontal projection that would create a shadow line off of the existing building wall in a lineal footage equivalent to the clear story windows being proposed.

Ms. Whited suggested language for a new condition requiring horizontal articulation or projection in an amount equal to the linear footage of the clear story windows.

There was discussion regarding the proposed grading. Commissioner Johnson stated the

applicant is approaching the grading in a way that makes sense for the site.

Commissioner Johnson stated he can make the findings for the alternative equivalent compliance with the suggested additional condition.

It was moved by Commissioner Johnson, seconded by Commissioner Munoz, in the case of LDC22-00029 (Luxelocker), based upon compliance with the applicable findings, to approve the conditional use permit, alternative equivalent compliance, and tentative map, subject to the conditions listed in the staff report with the addition of a condition for the horizontal projection. Motion carried unanimously with six (6) commissioners present.

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

5.4 Staff Report (For Possible Action): Case No. LDC22-00025 (Daybreak PUD Area 20C) - A request has been made for a tentative map to develop a 65-unit single-family detached residential subdivision. The ±14.7 acre subject site is located northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is within the Daybreak Planned Unit Development (PUD) zoning district and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Parks, Greenways, and Open Space (PGOS). **[Ward 3]** 6:11 PM

Andy Durling, Wood Rodgers, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Staff received one letter after the staff report was published with concerns regarding traffic. Staff has an initial traffic study and is continuing to review traffic with each tentative map that comes in.

Disclosures: familiar with site, received communication from applicant's representative, visited the site, read emails.

Public Comment:

Correspondence in opposition of this project was received and forwarded to the Planning Commission and entered into the record.

Questions:

Mr. Oswald answered questions from Commissioner Villanueva regarding wetlands, open space areas and management plans for noxious weeds.

Mr. Durling answered questions from Commissioner Villanueva regarding the required FEMA process. He also explained the flooding mitigation and ecological mitigation processes.

Mr. Oswald answered questions from Commissioner Gower regarding staff review of cumulative traffic conditions in the area. Staff looks at the traffic that would be generated with each tentative map. The Regional Transportation Commission's South Meadows study is still underway and as new information comes in that will need to be incorporated.

Mr. Oswald explained for Commissioner Velto that the Daybreak PUD master traffic study contemplated almost 1,000 more units than what is being proposed now because of the reduced density through the approval process.

Mr. Oswald answered questions from Commissioner Villanueva regarding mercury concerns. Staff will continue to work with the applicant and Washoe County Health to make sure that public safety standards are met. *(Video discussion and comments from December 15th meeting incorporated by reference.)*

Mr. Oswald explained for Commissioner Gower that the sites being reviewed tonight do not require any feral horse fencing conditions.

Discussion:

Commissioner Velto stated he is hesitant to add a condition related to mercury notices.

Commissioner Gower discussed the need to be consistent with how a potential condition regarding mercury notices is applied. He would rather see that as part of a PUD as opposed to being applied individually to tentative maps.

Commissioner Drakulich noted that there are mechanisms in place to address mercury noticing outside of what the Planning Commission does.

Commissioner Johnson suggested having staff keep the Planning Commission apprised of what requirements are put in place once Washoe County Health has completed their review.

It was moved by Commissioner Drakulich, seconded by Commissioner Gower, in the

case of LDC22-00025 (Daybreak PUD Area 20C), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. Motion carried unanimously with six (6) commissioners present.

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

5.5 Staff Report (For Possible Action): Case No. LDC22-00026 (Daybreak PUD Area 21) - A request has been made for a tentative map to develop a 109-unit single-family detached residential subdivision. The ±20.2 acre subject site is located northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is within the Planned Unit Development (PUD) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU) and Parks, Greenways and Open Space (PGOS). **[Ward 3]** 6:52 PM

Andy Durling, Wood Rodgers, gave an overview of the project and a suggested added condition making the secondary access a gated emergency access only.

Brook Oswald, Associate Planner, presented the staff report. He presented language for a proposed Condition No. 16 regarding a gated emergency vehicle access.

Disclosures: received and read emails, corresponded with applicant's representative, site visit, familiar with site.

Public Comment:

Correspondence in opposition of this project was received and forwarded to the Planning Commission and entered into the record.

Questions:

Mr. Durling explained for Commissioner Gower the plans for buffering between commercial and residential areas using a solid wall.

Mr. Oswald explained for Commissioner Gower that residential adjacency standards will be applied when the commercial plans are proposed to minimize the impact on the adjacent residential properties.

Commissioner Villanueva stated she wants to reiterate everything she said for LDC22-

00025 on the previous agenda item.

Mr. Durling answered questions from Commissioner Johnson regarding drainage and grading plans.

It was moved by Commissioner Gower, seconded by Commissioner Drakulich, in the case of LDC22-00026 (Daybreak PUD Area 21), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions with the addition of Condition No. 16 as presented by staff. Motion carried unanimously with six (6) commissioners present.

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

- 5.6 Staff Report (For Possible Action): Case No. LDC22-00022 (Rio Wrangler Elementary School) - A request has been made for a major site plan review to allow for development within a major drainageway. The ±3.35 acre site is located on the northeast corner of Rio Wrangler Parkway and Stepping Stone Drive. The site is within the Damonte Ranch Planned Unit Development (PUD) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 2] 7:12 PM - Item Pulled**

This item was pulled from the agenda.

RESULT:	NO ACTION TAKEN
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- 5.7 Staff Report (For Possible Action): Case No. LDC22-00016 (Stone Village Multi-Family) - A request has been made for a major site plan review to allow a 300 unit multi-family development that will result in: a) cuts greater than 20 feet in depth; and b) hillside development. The ±11.46 acre site is located on the south side of Gardella Avenue ±109 feet east of its intersection with Coastal Street. The site is within the Mixed-Use Suburban (MS) zoning district, and has a Master Plan land use designation of Multi-Family Neighborhood (MF). **[Ward 4] 7:12 PM**

John Munson, Venture Engineering, gave an overview of the project.

Grace Whited, Assistant Planner, presented the staff report.

Disclosures: read emails, spoke to applicant's representative, familiar with site.

Public Comment:

Correspondence was received with questions relating to when the project will begin.

Questions:

Commissioner Munoz asked about Reno Police Department (RPD) input regarding any concerns with the open space and parking in the back of the property.

Ms. Whited stated no comments were received from RPD on the development review memo for this application.

Mr. Munson confirmed for Commissioner Munoz that they will have lights in the area and there will be security.

Steven Kromer, applicant, explained that they will use cameras that will be monitored remotely. Drive-by security will also be provided a couple times a night.

Commissioner Johnson expressed concern regarding the harsh elevation facing the neighbors compared to the elevation facing internal to the site with windows and more articulation.

Mr. Munson explained the reasoning for the orientation of the elevations related to privacy. He also stated there might be something they can do with the architecture for the side facing the existing neighbors.

Commissioner Johnson stated there is a softening of the elevation that needs to happen for residential compatibility.

Bob Herman, Allco Construction, further explained the reasoning for the orientation of the elevations and stated that it matches the theme in the rest of the area. If the Planning Commission wants us to try to break that up more, we could.

Commissioner Johnson expressed concern regarding the design that is immediately adjacent to the neighbors.

Mr. Munson stated they also will have double rows of trees that will help break it up.

Ms. Whited explained for Commissioner Gower the landscape buffer condition. If those trees are removed, they would no longer be complying with the condition and code

enforcement could require them to replant the trees and make sure they are in healthy condition. The trees do have to be maintained as part of the approval.

Mr. Munson confirmed for Commissioner Velto that they attended the NAB meeting and there wasn't any discussion of the building style facing the neighbors. He also confirmed that no one spoke against the project at that meeting.

Discussion:

Commissioner Villanueva expressed concern regarding the steep slope up to the property site being icy and dangerous. We need to determine whether this project is compatible with existing projects in the area but I do not think those existing projects were ever compatible with the area.

Commissioner Gower expressed concern about compatibility on the western property line and stated the proposed landscaping buffer is not enough.

Commissioner Munoz expressed support for the project and stated it is compatible and brings value to the area. His concerns regarding the back parking lot area are being addressed.

Commissioner Drakulich agreed with Commissioner Munoz regarding the project being compatible with the area. He asked Commissioner Johnson what he would like to see to address his concerns regarding the building elevation plans.

Commissioner Johnson discussed the need for a general softening and architecture articulation. We are also looking at it from a Master Plan standpoint and we have a whole area zoned for multi-family. The roadway is a size that will accommodate that. Whether it is plowed or not is a different issue for the city.

Commissioner Velto agreed it is compatible. We have to look at compatibility based on what is surrounding it now and what is outlined in the master plan.

There was discussion regarding a possible new condition to address Commissioner Johnson's concerns.

Ms. Whited explained that we do have code standards for building articulation on street facing facades that have to be met.

Commissioner Johnson asked the applicant if a new condition requiring the materials and articulation on the elevation facing the property to the west be similar or compatible with

the rest of the architecture of the project would be acceptable.

Mr. Munson responded stating yes.

Commissioner Johnson asked staff if they would support a condition that the elevation facing the property to the west be treated with the same level of material and horizontal articulation material changes compatible with the rest of the project.

Ms. Whited stated she would be hesitant to add that as a condition because it is in code.

Commissioner Villanueva clarified her concern and stated we are reviewing hillside development and grading and I don't believe it is compatible with that given the slopes and the incline. She explained that she does not know that any development should have happened in this hillside area and comparing the proposed project to the existing development does not make it compatible for the area.

Commissioner Drakulich stated he also had concerns regarding security but it sounds like it will be handled.

Commissioner Gower stated he cannot support the project because he does not think Condition No. 10 is enough to mitigate the potential impact on the adjacent residences on the western property line. He cannot make finding a under Major Site Plan Review.

Ms. Whited stated she spoke with the applicant's representative and they are agreeable to a two story product on that side of the development. That would help with the transition and compatibility and architecture as well. Staff can add that into a condition.

Commissioner Gower stated he has received information that would impact his ability to make that finding.

Commissioner Velto stated he will support the condition suggested by staff but he does not feel it is necessary. This is an infill project and more rental units are needed.

Commissioners Munoz and Drakulich agreed with Commissioner Velto.

Commissioner Villanueva agreed that infill and multi-family is important. She just does not know that she can find it applies to this particular site.

It was moved by Commissioner Gower, seconded by Commissioner Drakulich, in the case of LDC22-00016 (Stone Village Multi-Family), based upon compliance with the applicable findings, to approve the major site plan review, subject to conditions with

the added condition that the two buildings on the western property line will be limited to two stories. Motion carried with five (5) in favor and one (1) opposition by Commissioner Villanueva.

RESULT:	APPROVED [5 TO 1]
MOVER:	Peter Gower, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Drakulich, Gower, Johnson, Munoz, Velto
NAYS:	Silvia Villanueva
ABSENT:	Kathleen Taylor

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on last week's Regional Planning Commission meeting.

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.
8:21 PM

Chris Pingree, Director of Development Services, reported on actions taken by City Council at their December 8 meeting. The text amendment for package alcohol beverage sales was adopted.

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

Commissioner Gower requested a future agenda item for a presentation on the greenhouse gas commission tracking. He also requested a future agenda item for discussion of the Planning Commission's purview as it relates to affordable housing.

9 Public Comment

None

10 Adjournment (For Possible Action)