



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, May 4, 2022 • 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

**Public Notice:** This agenda has been physically posted in compliance with NRS Chapter 241 at Reno City Hall – One East First Street, Reno, Nevada 89501. In addition, this agenda has been electronically posted in compliance with NRS Chapter 241 at <http://www.reno.gov>, and <https://notice.nv.gov/>.

Members of the public may hear and observe the meeting virtually by pre-registering using the following link: [https://us06web.zoom.us/webinar/register/WN\\_2kYie2X\\_SPSP44BImuzafA](https://us06web.zoom.us/webinar/register/WN_2kYie2X_SPSP44BImuzafA)

**Accommodation:** Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please contact the Development Services Department at (775) 334-2042 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the Development Services Department and on the City’s website at <http://www.reno.gov/meetings>. Pursuant to NRS Chapter 241, supporting material is made available to the general public at the same time it is provided to the Planning Commission.

**Order of Agenda:** Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration, remove items from the agenda, and/or delay discussion on or continue scheduled agenda items at any time. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Public Comment:** Individuals wishing to address the Planning Commission at the meeting shall submit a “Request to Speak” form to the Staff Liaison. Individuals not in attendance may provide public comment by: (1) submitting an online public comment form at [www.reno.gov/PCPublicComment](http://www.reno.gov/PCPublicComment); (2) sending an email to [RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov); (3) sending a letter to the City of Reno Planning Commission, Attn. Jason Garcia-LoBue, P.O. Box 1900, Reno, NV 89505; or (4) leaving a voicemail at (775) 393-1776. Voicemails received by 12:00 p.m. on the day of the hearing will be transcribed, provided to the Planning Commission, and entered into the record. Voicemails received thereafter and public comment received during the meeting will be provided to the Planning Commission for review prior to adjournment and entered into the public record. Please note, all comments received are considered part of the public record and will be on file with the Development Services Department.

Public comment is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item.

**Appeal Process:** Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with the City Clerk. If the

applicant has elected to use the former zoning code in effect prior to January 13, 2021, as authorized per RMC 18.01.602, appeals must be filed within ten calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed the next business day.

**Watch Meetings:** Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

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**1 Pledge of Allegiance**

**2 Roll Call**

**3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

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

4.1 Reno City Planning Commission - Regular - Apr 6, 2022 6:00 PM (For Possible Action)

**5 Public Hearings Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.**

5.1 Staff Report (For Possible Action): Case No. **LDC22-00059 (US-395 Exit 76 Gas Station and Warehouse)** - A request has been made for a conditional use permit to establish: 1) a Gas Station in the Mixed-Use Suburban (MS) zone, 2) a Drive-Through Facility in the Mixed-Use Suburban (MS) zone, 3) crossing of a major drainage way, and 4) fills greater than 10 feet. The ±10.2 acre site is bordered by US Highway 395 to the north, Stead Boulevard to the east, North Virginia Street to the south, and the Stead Spur railway line to the west. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**

*This item was continued from the April 20, 2022 Planning Commission meeting.*

- 5.2 Staff Report (For Possible Action): Case No. **LDC22-00060 (Victorian Auto Sales)** – A request has been made for a: 1) conditional use permit to allow: a) the establishment of an automotive dealership with 12 or more automobiles, trucks, mobile homes, RVs, boats, or trailers stored on-site for sale; b) nonresidential development adjacent to a residential zoning district; and 2) alternative equivalent compliance to vary from the parking lot edge between parking lots landscaping requirement. The subject ±0.386 acre site is located in the General Commercial (GC) zoning district on the southwest corner of the intersection at Stewart Street and Kietzke Lane. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**
- 5.3 Staff Report (For Possible Action): Case No. **LDC22-00061 (Nevada Museum of Art Expansion)** – A request has been made for a been made for: 1) a major site plan review to allow for: a) structural addition exceeding 20,000 square feet in size; b) building height greater than 45 feet; and 2) alternative equivalent compliance to vary from the Downtown Streetscape Design Manual related to sidewalk design standards on a ±1.79 acre site in the Mixed-Use Downtown Riverwalk District (MD-RD) zoning district. The project site is located on the northeast corner of the intersection of Hill Street and California Avenue. The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 1]**
- 5.4 Staff Report (For Possible Action): Case No. **LDC22-00062 (NV Energy Gas Line)** - A request has been made for a conditional use permit to allow for: 1) the establishment of a major gas line utility/regulator station and; 2) for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height. The ±24.11 acre station site is located ±2,700 feet northeast of the eastern terminus of South Meadows Parkway. The gas line runs east from the station approximately 5,700 feet to the Washoe/Storey County boundaries. The station site has a zoning of Public Facility (PF) and a Public/ Quasi-Public (PQP) Master Plan land use designation. The gas line is in the Sphere of Influence (SOI) and has a Master Plan land use designation of Unincorporated Transition (UT). This is a project of regional significance and will be reviewed by the Truckee Meadows Regional Planning Agency. **[Ward 3]**

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

### **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 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 9 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 10 Adjournment (For Possible Action)**

**IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.**