



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, June 15, 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

1 Pledge of Allegiance

Commissioner Villanueva led the Pledge of Allegiance.

2 Roll Call

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

The meeting was called to order at 6:01 PM.

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - May 18, 2022 6:00 PM (For Possible Action) 6:03 PM

It was moved by Commissioner Johnson, seconded by Commissioner Villanueva, to approve the meeting minutes. The motion carried with three (3) in favor and two (2) abstentions by Commissioner Gower and Chair Taylor.

RESULT:	ACCEPTED [3 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Mark Johnson, Alex Velto, Silvia Villanueva
ABSTAIN:	Kathleen Taylor, Peter Gower
ABSENT:	J.D. Drakulich, Arthur Munoz

5 Presentation by Suzanne Groneman on LEED for Cities & 2022 LEED for Cities Government Leadership Program

Suzanne Groneman, Sustainability Program Manager, gave the presentation.

Ms. Groneman answered questions from Commissioner Gower regarding next steps and what the Planning Commission can do to help make sure there is a continued connection with the land use and building piece. Once we receive the certification it will guide efforts and shape where we address the gaps whether that is through policy or programs. This work is done behind the scenes but staying in touch and getting feedback on presentations like this is helpful. When this is done she can come back with final results and recommendations for pathways forward.

Jason Garcia-LoBue, Development Services Planning Manager, discussed the recent direction from City Council to initiate Title 18 amendments and sustainability is one of the Council priorities for those amendments.

Ms. Groneman answered questions from Commissioner Johnson regarding how some of the areas that are handled regionally are separated to report from a City of Reno standpoint. She explained that some of it should be a regional or state conversation. Using the example of waste management, we had to report to USGBC that the way transportation waste is reported is a regional number, there is no way to know where it came from.

Ms. Groneman answered questions from Commissioner Johnson regarding the metrics where we score high on transportation and low miles traveled while at the same time running into issues with air quality. She stated that she did have this conversation with Air Quality. The way they report air quality data is different from this LEED for Cities exercise.

Ms. Groneman answered questions from Chair Taylor regarding recommendations from the Air Quality Management Division (AQMD) and what the Planning Commission can do. She is working with the AQMD to understand where our data is coming from and the methodologies so we can clarify the messaging. As far as what the Planning Commission can do, that will come from some of the next steps to see where we land.

Ms. Groneman explained for Commissioner Gower there is not necessarily an economic benefit to the city for the LEED gold certification, but she was able to pull a lot of the data from the LEED for Cities process and directly align it with the CDP reporting. The CDP reporting does

directly align with a lot of financing so it is helping in other ways to open doors and connect to financing opportunities.

Public Comment: Correspondence was received on this item and was forwarded to the Planning Commission.

Item 5 - LEED Presentation - *Presented/Distributed at Meeting*

6 Public Hearings

- 6.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00044 (Coral Academy Rezoning) - A request has been made for an amendment to the Coral Academy Specific Plan District (SPD) to allow for public schools in addition to private schools. The ±2.95 acre project site is located northwest of the intersection of Reno View Drive and Sky Mountain Drive. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).
[Ward 1] 6:28 PM

Mike Railey, Christy Corporation, gave an overview of the amendment request.

Grace Whited, Associate Planner, presented the staff report.

Disclosures: no disclosures, familiar with site

Public Comment: none

It was moved by Commissioner Velto, seconded by Commissioner Gower, in the case of LDC22-00044 (Coral Academy Rezoning), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with five (5) commissioners present.

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

- 6.2 Staff Report (For Possible Action): Case No. PAR22-00032 (2nd Parcel Map for Murphy Land Map, LLC) – A request has been made for a subsequent parcel map to allow for the division of land that has been divided by a parcel map and recorded within the 5 years immediately preceding the acceptance of the subsequent parcel map. The ±0.96 acre site is located in the Single-Family – three dwelling units per acre (SF-3) zoning district approximately ±345 feet northwest of the intersection at Lytton Road and Rockchuck Road. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 4]**
6:33 PM

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

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: no disclosures, visited the site

Public Comment: none

Questions:

Mr. Oswald answered questions from Commissioner Villanueva regarding this request and surrounding parcels.

It was moved by Commissioner Gower, seconded by Commissioner Johnson, in the case of PAR22-00032 (Murphy Land Map), based upon compliance with the applicable findings, to approve the sequential parcel map. The motion carried unanimously with five (5) commissioners present.

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

- 6.3 Staff Report (For Possible Action): Case No. LDC22-00071 (2145 Sutro Street Package Alcohol) – A request has been made for a conditional use permit to allow for package alcohol sales accessory to the primary use of a general retail store in the Mixed-Use Urban (MU) zoning district. The subject ±1.601 acre site is located on the southwest corner of the intersection of Wedekind Road and Sutro Street. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]** 6:48 PM

(Break taken at 6:47 p.m. to address technical issues. Meeting resumed at 6:54 p.m.)

Amolak Misson, applicant, gave an overview of the request.

Joey Winter, Associate Planner, presented the staff report.

Disclosures: received and read emails, visited site, went into the store, familiar with the site

Public Comment:

Michael J. Madden spoke in favor of the applicant's request.

Correspondence in opposition was received, forwarded to the Commission and have been entered into the record. No voicemails were received.

Questions:

Mr. Winter explained for Commissioner Johnson that the conditional use permit goes with the parcel. The application materials clearly define that this application is for Suite 9 and would not apply to other suites on the parcel. He also confirmed that the accessory use can be up to 49%.

Mr. Winter confirmed for Commissioner Villanueva that the conditional use permit would run with this store as long as the use does not change. He also confirmed that 10% of shelf space must be devoted to fresh or perishable food sales. If this is approved today, it would still need to go through the process to be approved for a liquor license.

Mr. Winter answered questions from Commissioner Gower regarding staff's analysis of the conditional use permit findings for compatibility with surrounding development. The site is within an existing strip mall accessed from Sutro Street, a commercial corridor where there is existing businesses, and this is just changing what is being sold in the business. All of the residentially zoned properties are separated by streets.

Mr. Winter responded to questions from Commissioner Gower regarding health and safety concerns raised in a letter from the Salvation Army. A moratorium on package alcohol was lifted in December of last year so there is a path to sell a legal product in this location by going through this process. It is clear there are problems that come with alcohol but there is no ban on selling alcohol in this city and it is a legal product and it can be sold in this location. Staff analyzed the request from that standpoint. He also explained the process of coordinating with other departments like code enforcement, police, and business licensing to get input on recommendations for conditions of approval to mitigate the impact of the use.

Mr. Winter explained for Commissioner Velto the definition of package alcohol and confirmed other locations in the area that currently sell package alcohol. He also described the location of the Salvation Army in relation to this site.

Mr. Winter answered questions from Chair Taylor regarding hours of operation for the nearby 7-11 store and for the subject site, as well as their proximity to the Salvation Army.

Mr. Winter explained for Commissioner Villanueva that existing businesses in the area that sell package alcohol are not subject to conditional use permit requirement for package liquor as that is a new requirement.

Mr. Winter confirmed for Chair Taylor that the application was forwarded to all the members of the NAB and no comments were received.

Discussion:

Commissioner Velto discussed his perspective on compatibility and stated there are places that already sell alcohol nearby so he does not know that this is necessarily detrimental to public health or safety.

Commissioner Gower stated that Condition 6 is tough to make as a planning commission because some of the things that influence public health and safety are outside of our purview. While he has concerns about the availability of additional opportunities for people to purchase products that potentially could lead to negative health situations, as a city we have gone through a process with the updated ordinance and this proposal has gone through a review process with the experts and they have landed with a recommendation.

Commissioner Johnson stated the interesting thing to him is that there is package alcohol that is currently being sold in the area but the key term is really the intent of it being an accessory. A lot of the broader community issues are really beyond this and we are not creating a situation where we are dedicating a store for alcohol as the primary product.

Commissioner Villanueva expressed concerns regarding the impact to health and safety of the community but the intent of this is to be an accessory use to general retail. This still has to go to City Council for licensing and that is beyond our scope so she is trying to limit this to just the land use component.

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC22-00071 (2145 Suro Street Package Alcohol), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions

listed in the staff report. The motion carried unanimously with five (5) commissioners present.

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

- 6.4 Staff Report (For Possible Action): Case No. LDC22-00076 (1108 S. Arlington Ave) - A request has been made for a major deviation from the 20 foot minimum rear yard setback. The ±0.12 acre site is located east of South Arlington Avenue ±73 feet south of its intersection with Walker Avenue. The subject site has a zoning designation of Multi-Family Residential – 14 units per acre with the Plumas Neighborhood overlay (MF-14/PL) and a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 1] 7:30 PM**

Grace Whited, Associate Planner, gave an overview of the project.

Disclosures: no disclosures, drove by site, familiar with the site

Public Comment:

Correspondence was received - 2 in opposition and 2 in favor. Correspondence was forwarded to the Planning Commission and is part of the record. No voicemails and no request to speak forms were received.

Questions:

Ms. Whited explained for Commissioner Johnson that staff looks at each site on a case by case basis and looks at what the impacts would be.

It was moved by Commissioner Gower, seconded by Commissioner Villanueva, in the case of LDC22-00076 (1108 S. Arlington Ave.), based upon compliance with the applicable findings, to approve the major deviation, subject to the conditions listed in the staff report. The motion carried unanimously with five (5) commissioners present.

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

- 6.5 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00069 (Allen Glen Drive Zoning Map Amendment) - A request has been made for a zoning map amendment from Large-Lot Residential – 1 acre minimum lot size (LLR-1) to Multi-Family Residential - 14 units per acre (MF-14). The ±2.0 acre project site consists of two parcels located northeast of the terminus of Allen Glen Drive. The site has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 5]** 7:38 PM

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

Grace Whited, Associate Planner, presented the staff report.

Disclosures: site visit and email

Public Comment:

Correspondence was received and was forwarded to the Planning Commission and entered into the record. No voicemails or request to speak forms were received for this item.

Discussion:

Commissioner Villanueva stated this is a zoning map amendment and at the next juncture we will be determining the type of development and be able to address the drainage and more nuanced issues. Generally this is an improvement.

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC22-00069 (Allen Glen Drive Zoning Map Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with five (5) commissioners present.

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

- 6.6 Staff Report (For Possible Action): Case No. LDC22-00072 (Meadow Creek Commercial Center Condition Amendment) – A request has been made for an amendment to special use permit LDC18-00013 to allow bars and restaurants with alcohol service in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (WDDP SPD) with underlying Neighborhood Commercial (NC) zoning standards. The subject request is located on a portion of a ±3.87 acre site located approximately ±110 feet north of the intersection at Wedge Parkway and Little Star Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).
[Ward 2] 7:52 PM

Brook Oswald, Associate Planner, gave an overview.

Melissa Lindell, Planning Consultant, provided background information on the project.

Disclosures: corresponded with applicant's representative, received and read emails, familiar with the site, drove by site

Public Comment:

Correspondence was received - 2 in opposition. Correspondence was forwarded to the Planning Commission and is part of the record. No voicemails and no request to speak forms received.

Questions:

Mr. Oswald confirmed for Commissioner Gower that we have not had many code enforcement complaints related to alcohol service in other small neighborhood centers that don't have food service. He also confirmed the difference between a brewery that is allowed here and a bar that is not.

Mr. Oswald reviewed for Commissioner Villanueva some of the differences in requirements for a bar versus a tavern. He also explained that any future owner that might change the use would still be limited to uses allowed in the NC zoning.

Mr. Oswald confirmed for Commissioner Villanueva that this commission does have the ability to propose that taverns, bars, and restaurants with alcohol are permitted by condition and not by right.

Mr. Oswald answered questions from Commissioner Johnson regarding the discretionary review process for a restaurant with alcohol service. Anything that is associated with alcohol goes through that additional business license review and goes to City Council.

Mr. Oswald confirmed for Commissioner Johnson that this request is looking at taking what is a viable discretionary review approach from a land use standpoint and making that allowable by right.

Mr. Oswald explained for Chair Taylor the discussions that took place at the NAB.

Mr. Oswald explained for Commissioner Villanueva that this is a unique area inherited from the County. It is largely built out and we are not anticipating much more development.

Discussion:

Commissioner Villanueva stated she generally does not like overriding everything that was vetted previously but she thinks there could be some good here from the taverns and bars. The conditions are helpful but she does not know that it should be allowed by right. It is not a problematic or onerous process to have them come and allow us to review and make sure it is appropriate for the neighborhood. She would be open to adding the conditional use to the NC but not with allowing it by right.

Commissioner Johnson stated he remembers this project when it came through and they sent the applicant back to redo the site plan to make it more compatible with the adjacent residential area. The intention of this was always to have it be a commercial center with restaurants and activity for all the people in this area. To the point of wanting to require additional review for a tavern, the items this body would be looking at were already considered with the development and conditions that were added. He does not know that it would do any good for this body to continue to look at that type of application because our scope of purview was already addressed.

Commissioner Gower expressed concern that if this body puts the use permit requirement on bars, lounges and taverns, it creates an inconsistency with the breweries and winery use that also provide alcohol without food services.

Commissioner Villanueva stated she appreciates the licensing perspective because at the end of the day it will go to City Council to review the liquor license.

Commissioner Velto stated he leans towards Commissioner Johnson's comments.

It was moved by Commissioner Velto, seconded by Commissioner Johnson, in the case of LDC22-00072 (Meadow Creek Commercial Center Condition Amendment), based upon compliance with the applicable findings, to approve the modification of LDC18-00013 Condition No. 14, as proposed.

Commissioner Villanueva stated she appreciates everyone's input and will support the motion.

The motion carried unanimously with five (5) commissioners present.

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

6.7 **Resolution No. :** Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00034 (Canyon's Edge) - A request has been made for: 1) an amendment to the Master Plan land use designation from ±80.22 Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive.
[Ward 2] 8:27 PM

John Krmptic, representing the applicant, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: spoke with the applicant's representative, visited the site, received email

Public Comment: none

Questions:

Mr. Oswald answered questions regarding changing the regional tier status.

Mr. Krmptic answered questions clarifying areas that would be changing to Tier 2 and areas that would stay Tier 3.

Mr. Oswald explained for Commissioner Villanueva that the PUD now allows for 73 homes and that has been tentatively mapped. This would be adding 80 acres and 8 homes.

Mr. Oswald explained for Commissioner Villanueva that there are several stop blocks to prevent development in the green open spaces.

Mr. Oswald answered questions from Commissioner Villanueva regarding the issue with the feral horse population that resides along the Virginia Range. State law required them to build fencing with any development to keep the horses out of the roadways and neighborhoods.

Mr. Oswald confirmed for Commissioner Villanueva that the initial PUD looked at other wildlife in the area and that will be addressed through the tentative map and construction process. He also noted that the foothill areas are subject to wildland urban interface (WUI) fire standards.

Discussion:

Commissioner Gower stated that looking at the map and thinking about what has already been approved just to the west, it feels like an extension of the Tier 2 area. Fundamentally, he is concerned about development in Tier 3 and in this case there is a compelling set of reasons why it makes sense to move forward with it.

Commissioner Johnson stated it is much easier to make the findings knowing that it is 8 homes we are looking at and they are subject to the same requirements as the other 73 homes. Rather than looking at this as a standalone project, it is really an extension of the PUD that has been vetted. This is the best way to ensure that development won't even be proposed moving up that hill.

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC21-00034 (Canyon's Edge), based upon compliance with the applicable findings, to adopt the amendment to the Master Plan by resolution and recommend that City Council adopt the Master Plan and zoning map amendments, subject to conformance review by the Truckee Meadows Regional Planning Commission. The motion carried unanimously with five (5) commissioners present.

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

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported there will be a meeting next week.

8 Staff Announcements

- 8.1 Report on status of Planning Division projects.
- 8.2 Announcement of upcoming training opportunities.
- 8.3 Report on status of responses to staff direction received at previous meetings.
- 8.4 Report on actions taken by City Council on previous Planning Commission items.
9:04 PM

Jason Garcia-LoBue, Development Services Planning Manager, reported actions taken at the last City Council meeting and upcoming items for Council.

Mr. Garcia-LoBue also reported on an upcoming presentation to the Planning Commission in July on staff report generation.

Commissioner Velto requested more notice on agenda items that require five votes to pass.

Commissioner Gower asked about the status of the tree ordinance.

Mr. Garcia-LoBue stated the tree ordinance is on the list of Council priorities. The person that was working on that left the city and staff is being reallocated to that project.

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

Commissioner Velto asked about including some items in a consent agenda items.

Mr. Garcia-LoBue stated staff will investigate that.

10 Public Comment

Commissioner Villanueva expressed appreciation to staff for including the downtown streetscape condition on Agenda Item 6.3.

11 Adjournment (For Possible Action)

The meeting adjourned 9:08 p.m.