



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, December 21, 2022 • 6:00 PM

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

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

1 Pledge of Allegiance

Call to order 6:00 p.m. Commissioner Armstrong led the Pledge of Allegiance.

2 Roll Call

Members Present Chair Alex Velto, Commissioner Mark Johnson, Vice Chair J.D. Drakulich, Commissioner Peter Gower, Commissioner Arthur Munoz, Commissioner Silvia Villanueva, Commissioner Harris Armstrong
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All commissioners present.

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

Correspondence was received not related to an agenda item.

Meghan Ebert, Reno City Council Member, introduced herself as the new City Council Liaison for the Planning Commission.

4 Approval of Minutes (For Possible Action)

- 4.1 Reno City Planning Commission - Regular - November 17, 2022 6:00 PM (For Possible Action)

It was moved by Arthur Munoz, seconded by Silvia Villanueva, to approve. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	

5 Planning Commission Training Series: American Planning Association (APA) Video presentation on Staff Reports and discussion

Jason Garcia-LoBue, Planning Manager, presented a video provided by the American Planning Association.

Chair Velto asked if staff has ever considered including potential conditions that are responsive to either things that the applicant is asking for or things any opposition is arguing.

Mr. Garcia-LoBue explained that when staff is meeting with applicants or concerned citizens they try to vet out issues and concerns beforehand and have mitigations or conditions of approval drafted in the staff report.

6 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.

- 6.1 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00023 (455 Crampton Street Master Plan and Zoning Map Amendments)** – A request has been made for: 1) a Master Plan amendment from Mixed Neighborhood/ Wells Avenue Neighborhood Planning Area/ Wells Avenue Mixed-Use (MX/WANP/WAMU) to Suburban Mixed-Use/Wells Avenue Neighborhood Planning Area/ Wells Avenue Mixed-Use (SMU/WANP/WAMU), and; 2) a zoning map amendment from Multi-Family Residential – 14 units per acre/ Wells Avenue Neighborhood Plan (MF-14/WANP) to General Commercial/ Wells Avenue Neighborhood Plan (GC/WANP). The ±0.16 acre site is located north of Crampton Street ±170 feet east of its intersection with Wells Avenue. **[Ward 3]**

Jeffrey Loftin, applicant representative, gave an overview of the project.

Grace Mackedon, Senior Management Analyst, gave an overview of the staff report.

Disclosures: visited the site, read and received emails, met with applicant representative

Public Comment: Correspondence was received and distributed to the Commission before tonight’s meeting. No voicemails and no request to speak forms were received.

Questions:

Commissioner Villanueva asked why General Commissioner (GC) is being requested rather than Neighborhood Commercial (NC).

Ms. Mackedon explained that GC is more consistent with the surrounding area. The Wells Avenue Neighborhood Plan is intentional to have higher intensity zones closer to Wells Avenue and then taper out to the MF-14 area. She also explained there are other processes in place to ensure staff can analyze future potential projects. Any future development adjacent to residential will still need to go through a discretionary review.

It was moved by Peter Gower, seconded by J.D. Drakulich, to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported there will be a Regional Planning Commission meeting tomorrow night.

8 Staff Announcements

8.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, reported the next meeting on January 4 has 5 agenda items and tentatively 6 to 7 agenda items on January 18.

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.

On December 14 City Council approved the Highland and Sierra Senior Care PUD projects.

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

None

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

None

11 Adjournment (For Possible Action)

The meeting was adjourned at 6:59 p.m.