



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, October 18, 2023 • 6:00 PM

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

Commissioners			
J.D. Drakulich, Chair 326-8861			
Harris Armstrong, Vice Chair	326-8859	Kerry Rohrmeier	326-8864
Manny Becerra	326-8860	Alex Velto	326-8858
Arthur Munoz	326-8862	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Rohrmeier led the Pledge of Allegiance.

2 Roll Call

Commissioner Velto absent.

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

One voicemail from an unknown caller was played for the commission. This voicemail was forwarded to the commission and entered into the record.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - August 16, 2023 6:00 PM
(For Possible Action)

It was moved by Silvia Villanueva, seconded by Manny Becerra, to approve. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Silvia Villanueva,
SECONDER:	Manny Becerra, Commissioner
AYES:	Drakulich, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Alex Velto

ABSTAIN:	Harris Armstrong
RECUSED:	

4.2 Reno City Planning Commission - Regular - September 6, 2023 6:00 PM
(For Possible Action)

It was moved by Harris Armstrong, seconded by Silvia Villanueva, to approve. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Silvia Villanueva,
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

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. **LDC24-00013 (Hytch Tea House Special Use Permit Extension)** - A request for an extension of the special use permit (granted under LDC20-00070) to allow: a) nonresidential development adjacent to residentially zoned property and b) an outdoor commercial amusement use (public event venue) in the zoning district formerly known as Community Commercial (CC). The ±.32 acre site is generally located on the south side of Dickerson Road, approximately 0.2 miles west of its intersection with Chism Street. The subject property is within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
[Ward 1]

Juston and Yeliz Berg gave an overview of the project and the reasons for requesting an extension of the Special Use Permit.

Brook Oswald, Associate Planner, presented the staff analysis and recommended approval.

Disclosures: familiar with the site, familiar with the project, visited the site

Public Comment: none

Commissioner Munoz stated when this project came through before the residents and businesses in the area were in favor of it. There were no

concerns from the Planning Commission at that time. It is a great addition to upgrading the area.

Commissioner Villanueva asked what would happen if they ended up needing another extension if this one is granted.

Mr. Oswald explained that they have exhausted further extensions and would need to go through a reapplication process.

Mike Railey, Planning Manager, further explained they would have to wait a minimum of one year to reapply for this use.

Commissioner Beccera expressed support for the project.

It was moved by Harris Armstrong, seconded by Kerry Rohrmeier, to approve the request for extension of the Special Use Permit LDC20-00070, subject to the original conditions of approval. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Kerry Rohrmeier, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

- 5.2 Staff Report (For Possible Action): Case No. **LDC24-00012 (Rancharrah Tentative Map Extension)** – A request has been made for a two year time extension to record a subsequent final map on up to eight remaining lots (set to expire on November 16, 2023) which was part of a previously approved residential tentative map (LDC19-00065 – Rancharrah Village 4). The ±0.89 acre site is located at 0 Rancharrah Parkway near the southeast quadrant of the Events Center planning area (Club at Rancharrah). The project site is within the Planned Unit Development (Rancharrah PUD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Andy Durling, Wood Rodgers, gave an overview of the project and the reasons for requesting an extension on the tentative map.

Brook Oswald, Associate Planner, presented the staff analysis and recommended approving the extension.

Disclosures: familiar with the site, received emails

Public Comment:

Glenn Gray spoke in opposition.

Christine Speed spoke in opposition.

Walter Rundin spoke in opposition.

Audrey Keller spoke in opposition.

Commissioner Becerra stated the residents raised a lot of good concerns. He asked what the plan is if market conditions haven't warranted development and they continue not to six months from now.

Mr. Durling stated when the tentative map was approved four years ago the market conditions were very different. The first final map was approved in 2021. Since then interest rates have continued to escalate and the housing market has cooled significantly so there is not an impetus to move forward right now but there may be in the next two years so we want to preserve that right to be able to move forward with the additional eight lots if market conditions correct themselves.

Commissioner Becerra stated it sounds like there is a bit of a disconnect and asked what community engagement has been done.

Mr. Durling stated they did not do outreach with this extension request. When this was approved in 2019 there was extensive outreach and a lot of community engagement.

Commissioner Munoz asked about the notification process for an extension like this.

Mr. Oswald stated they provide a courtesy notice, which is not required. The site will be posted 10 days prior to the hearing and residents within 750 feet receive a notice in the mail of the request. This was also on last night's NAB agenda but that meeting was canceled.

Commissioner Munoz asked how many residents this effects now.

Mr. Durling pointed out on a map the areas within approximately 750 feet of this tentative map area.

Commissioner Munoz asked how the area is currently zoned.

Mr. Durling explained that in the handbook it is zoned as Events Center and is allowed to have one dwelling unit per acre.

Commissioner Villanueva asked if there are required findings for granting an

extension of time.

Mr. Oswald stated there are no specific findings required for this extension of time.

There was further discussion regarding noticing requirements for this request, as well as information on tentative maps that is available to the public.

Commissioner Becerra noted the lack of public engagement since 2019 and expressed concern that last night's NAB meeting was canceled. He does not feel comfortable approving this without the impacted community having the opportunity for the type of engagement they deserve. He asked if it would be appropriate to continue this in order for there to be a NAB meeting or further engagement with the residents.

Karl Hall, City Attorney, confirmed that the Planning Commission has the ability to continue this item.

Chair Drakulich stated this would be an extension of an approved project. He is not sure continuing it or even having more meetings would change what the public commenters are saying, which is they don't want the project to happen, but it is an approved project.

Commissioner Becerra asked what would happen if they do not approve the extension.

Mike Railey explained the tentative map will expire in November and the applicant would have to reapply.

Commissioner Becerra stated that would demand the applicant go through the process and engage with its residents. It seems there is a bit of trust that has been compromised between the developer and its residents.

Commissioner Villanueva expressed support for the requested extension and asked if it would be a problem to continue this to allow for further communication.

Mr. Oswald stated one of the challenges is that the tentative map expires November 16.

Commissioner Munoz asked why the NAB meeting was scheduled the day before this Planning Commission meeting.

Mike Railey explained that the applicant doesn't have control of the NAB

meeting schedule. Last night's NAB meeting was canceled due to the lack of a quorum.

Commissioner Rohrmeier stated this is an exemplary development for Reno in the urban core. The applicant calling the use Events Center and including residential housing in a PUD was not clear for those who might receive disclosures at the time of signing on a property. She would support the time extension because this has been approved and it is an exemplary project for Reno. If we don't give the extension, this will be very rushed to get the mapping done. Maybe with an extension there is an opportunity for better communication between the developer and the residents.

Chair Drakulich stated he does not know what a continuance would really change. If they were in a different stage, they would have a lot more ability to take on public comment and listen to the neighbors and make different choices, but this is really just a request for an extension on an approved project. He is in support of the time extension.

Commissioner Armstrong stated he understands some of the communication issues and misunderstanding but ultimately this was a project that was approved in 2019. He does not see anything they could do by virtue of a continuation that changes that. He expressed support for the development and would not support a continuation of the request.

Commissioner Munoz asked why the City sets these timeframes to get things done.

Mr. Oswald explained the time limits are set by Nevada Revised Statutes (NRS).

Commissioner Munoz discussed the reasons for the time limits that are set. It is the Planning Commission's job to determine if a proposal becomes no longer appropriate. He understands that something was previously approved but if it is not appropriate anymore for the area, it is our duty to not approve a time extension.

Commissioner Becerra stated it is hard for him to determine if it is appropriate or not when there is no public input. He asked Mr. Durling if he is willing to make a commitment to rectify that communication issue.

Mr. Durling stated they take public input very seriously and are committed to public outreach. For this particular project, the applicant does have regular meetings at the club. Moving forward, there are very few projects left for the build-out of this and they will definitely engage with the community on any

future projects.

Commissioner Armstrong stated he is struggling with the argument that there wasn't good communication and he asked staff if there was any point in this project where communication wasn't made in the appropriate format.

Mr. Oswald explained the process for project approval versus an extension and he confirmed that there was no shortcoming on the applicant's part in trying to engage.

Discussion on the motion:

Commissioner Munoz asked staff if the final map would come to the Planning Commission next.

Mr. Oswald explained the final map process and confirmed that today's public hearing will be the last one if the motion passes.

RECESS AT 7:17 PM – MEETING RESUMED AT 7:26 PM

It was moved by Harris Armstrong, seconded by Kerry Rohrmeier, to approve a two year time extension on the Rancharrah PUD Village 4 tentative map, subject to original conditions of approval. Motion Pass.

RESULT:	Approved [4 TO 2]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Kerry Rohrmeier, Commissioner
AYES:	Drakulich, Armstrong, Rohrmeier, Villanueva
NAYS:	Manny Becerra, Arthur Munoz
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

- 5.3 Staff Report (For Possible Action): Case No. **LDC24-00008 (Dotty's)** - A request has been made for a conditional use permit to allow: 1) a bar, lounge, or tavern use in the General Commercial (GC) zoning district, and 2) business operations between 11:00 p.m. and 6:00 a.m. The use is proposed within suites 1296 I-K of a ±17.24 acre commercial center located on the south side of East Plumb Lane between Harvard Way and Interstate 580. The site is zoned General Commercial (GC) and has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 1]**

Jeff Donato, representing the applicant, gave an overview of the project.

Jeff Foster, Associate Planner, presented the staff analysis and recommended

approval.

Disclosures: familiar with the site, visited the site, spoke to an associate of the applicant

Public Comment: none

Mr. Foster confirmed for Commissioner Villanueva that Wooster High School is across the street from this location and there is no separation distance requirement.

Commissioner Villanueva referred to a comment with concern related to overnight parking and asked how the applicant will address that.

Mr. Foster stated he did not see that comment but that camping in the parking lot would be a Code Enforcement issue.

Sev Carlson explained that the comment referenced applies to the landlord and not Dotty's.

Mr. Donato stated that during this process the Reno Police Department (RPD) did indicate there was some vegetation where they were concerned people would start camping. When the landlord learned of that, they took the necessary steps to prune back the vegetation so it is not an inviting place for people to camp.

Mr. Foster clarified that he did see that comment from RPD and that the center is responsible for addressing that, not the applicant.

Mr. Foster confirmed for Commissioner Becerra there were no comments received from the public or the NAB on this.

It was moved by Arthur Munoz, seconded by Harris Armstrong, to approve the conditional use permit, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

5.4 Staff Report (For Possible Action - Recommendation to City Council):

Case No. **LDC24-00007 (Note-able Music Therapy Services Specific Plan District)** – A request has been made for a zoning map amendment from the Public Facilities (PF) zoning district to a Specific Plan District (SPD). The ±3.0 acre site is located on the south side of Orovada Street approximately ±285 feet east of its intersection with Silverada Boulevard (2590 Orovada Street). The subject site has a Master Plan land use designation of Public/Quasi-Public (PQP). **[Ward 3]**

Sarah Toney, representing the applicant, gave an overview of the project.

Leah Piccotti, Associate Planner, presented the staff analysis and recommended approval.

Disclosures: visited the site, familiar with the site

Public Comment: none

Commissioner Villanueva expressed concern regarding truck traffic tied to the wholesale aspect of this.

Ms. Piccotti explained the existing kitchen is only 1,000 square feet, there are no loading docks and any distribution would be limited to car traffic.

Commissioners Becerra and Rohrmeier provided positive feedback and expressed support for the project.

It was moved by Arthur Munoz, seconded by Manny Becerra, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

5.5 Staff Report (For Possible Action): Case No. **LDC24-00006 (Saia Truck Terminal)** - A request has been made for a conditional use permit to allow for: 1) the establishment of a truck terminal park in the Industrial Commercial (IC) zoning district and; 2) an alternative equivalent compliance for building orientation and articulation. The ± 10.92 acre site is located on the south side of Mill Street approximately 750 feet east of the

intersection of Mill Street and South Rock Boulevard. The site has a zoning designation of Industrial Commercial (IC) and a Master Plan land use designation of Mixed Employment (ME). **[Ward 3]**

Commissioner Rohrmeier disclosed that she has to recuse herself from this item and left the meeting at 8:06 p.m.

Sev Carlson, representing the applicant, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff analysis and recommended approval. The applicant provided alternative language for Condition No. 5 regarding landscape screening and staff is in support of that change.

Disclosures: familiar with the site, visited the site

Kark Hall, City Attorney, stated that Commissioner Rohrmeier indicated she worked for the applicant on this project and our office advised her to recuse from this item.

Public Comment: none

Commissioner Munoz stated this is a great location for this project and a great use of the land. He will be voting in support of this project.

Commissioner Becerra also expressed support for the project.

It was moved by Arthur Munoz, seconded by Silvia Villanueva, to approve the conditional use permit and alternative equivalent compliance, subject to conditions with the amendment to Condition No. 5 as discussed in the staff presentation. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Silvia Villanueva,
AYES:	Drakulich, Armstrong, Becerra, Munoz, Villanueva
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	Kerry Rohrmeier
RECUSED:	

6 Truckee Meadows Regional Planning Liaison Report

Nothing to report at this time.

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.

Mike Railey, Planning Manager, reported the appeal on the Taylor Street multi-family project was withdrawn. The Planning Commission's recommendation for denial stands. The Valley View Estates Project will go to City Council next week. Lauren Knox will be giving a presentation on the Master Plan at the November 1 meeting. Angela Fuss will send out an email with information on the code update.

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

Commissioner Munoz reported that Dorothy McAlinden Park will have a grand opening on Saturday.

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

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 8:30 p.m.