



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, December 07, 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

Chair Drakulich led the Pledge of Allegiance.

2 Roll Call

Commissioner Munoz was absent at roll call.

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

Correspondence was received that was general in nature and was forwarded to the Planning Commission and entered as part of the record.

Patricia West spoke via zoom.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular – November 1, 6:00 PM (For Possible Action)

It was moved by Kerry Rohrmeier, seconded by Alex Velto, to approve. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Kerry Rohrmeier, Commissioner
SECONDER:	Alex Velto, Commissioner

AYES:	Drakulich, Armstrong, Becerra, Rohrmeier, Velto, Villanueva
NAYS:	
ABSENT:	Arthur Munoz
ABSTAIN:	
RECUSED:	

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

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

RESULT:	Approved [6 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Drakulich, Armstrong, Becerra, Rohrmeier, Velto, Villanueva
NAYS:	
ABSENT:	Arthur Munoz
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. **LDC24-00018 (Sutherland Family Fence)** - A request has been made for a major deviation to increase the allowable front yard fence height from four feet to six feet. The ±0.64 acre parcel is located on the northwest side of Marsh Avenue ±425 feet southwest of its intersection with Saint Lawrence Avenue. The site is zoned Single-Family Residential 5 units per acre (SF-5) and has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 1]**

Kerry Sutherland, property owner, gave an overview of the project.

Jeff Foster, Associate Planner, provided staff analysis and recommended approval.

Disclosures: familiar with and/or visited the area, read emails, resident of Marsh Ave.

Public Comment:

John Hester spoke in support of the request.

Correspondence was received and forwarded to the Planning Commission.

Discussion:

Commissioner Villanueva stated the project is very thoughtful and efforts to maintain the integrity and character of the property were well done.

Chair Drakulich stated what the applicant has done is above and beyond what we would expect in that neighborhood.

Commissioner Rohrmeier stated this particular stretch of Marsh Avenue is experiencing a lot of architectural change and some of it is contemporary and some of it is historic and that is what's interesting about the neighborhood. She commended the attention to detail being put into the project.

It was moved by Alex Velto, seconded by Kerry Rohrmeier, to approve the major deviation, subject to the conditions listed in the staff report. Motion Pass.

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

- 5.2 Staff Report (For Possible Action): Case No. **LDC24-00010 (Our Lady of the Snows Parish Hall)** - A request has been made for: 1) a conditional use permit for the expansion of existing nonconforming primary school and religious assembly uses, and 2) a major deviation to vary from the 25 foot maximum allowed building height in the Plumas Neighborhood Residential Core Planning Area Overlay District to 35 feet. The ±2.74 acre site is comprised of four parcels located between Walker Avenue on the north, South Arlington Avenue on the west, Monroe Street on the south, and Lander Street on the east. The site is primarily zoned Multi-Family Residential – 14 units per acre (MF-14) with portions that are Multi-Family Residential – 30 units per acre (MF-30) and Public Facilities (PF) and is within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). The Master Plan land use is primarily Mixed Neighborhood (MX) with portions that are Public/Quasi-Public (PQP) and Multi-Family Neighborhood (MF). **[Ward 1]**

Greg Erny, Project Architect, gave an overview of the project.

Jeff Foster, Associate Planner, provided staff analysis and recommended

approval.

Disclosures: received and read emails, spoke with applicant's representative, visited the site

Commissioner Velto disclosed that he regularly plays basketball with the principal of the school. This will not affect his impartiality or ability to consider this objectively.

Commissioner Beccerra disclosed that he owns property in the noticing area for this project. He sought guidance from the City Attorney's office on this matter and this will not impact his ability to impartially review and render a decision on this agenda item.

Public Comment:

Elizabeth Braman clarified she is not in opposition but wanted to voice her concerns.

Jan Morrison stated there is an error on page 6 of the staff report regarding comments received at the NAB meeting. She attended that meeting and spoke in favor of the project and that is not indicated in the staff report.

Betty Dodson submitted written comments and did not wish to speak .

Mike Escobar spoke in opposition.

Mark Taxer spoke in opposition expressing concern regarding light pollution.

Correspondence was received and forwarded to the Planning Commission.

John Krmptic, KLS Planning, stated he is available to answer any questions.

Questions:

Mr. Foster confirmed for Commissioner Rohrmeier that he is not aware of any consideration regarding a change to the Plumas Neighborhood Plan specific to this project.

Mr. Foster explained for Commissioner Beccerra the proposed traffic mitigation plans that would address concerns brought up during public comment. The intent is for traffic to flow in from the north into the parking lot down to the south dropping students off along the way, especially at the southern end where there is a dedicated drop off lane prior to exiting the site.

The intent is to pull drop off traffic off of Walker Avenue.

Mr. Foster responded to Commissioner Rohrmeier stating it is staff's understanding that this is the last phase of the master plan project.

Mr. Foster explained for Commissioner Villanueva that because the uses were established prior to the zoning regulations, they are assumed to have an entitlement per code. Any time there is an additional use, a new entitlement is required but the underlying entitlement for the uses are non-conforming and run with the land.

Mr. Foster explained for Commissioner Villanueva that staff did not give consideration to a condition that would limit the proposed expansion of students. The traffic impact study that was prepared for the project analyzed the additional trip generation for the proposed additional students and there were no significant impacts. Staff believes the proposed traffic flow for student drop off will be an improvement even with the additional students.

Mr. Foster discussed the proposed light pollution mitigation efforts for Commissioner Villanueva. The lighting will be directed and shielded to the site which should minimize spillover to the surrounding residents.

Mr. Foster further explained lighting conditions in response to questions from Commissioner Beccerra. Code requirements are very clear with regard to lighting. Code will address any new parking lot lighting at the building permit phase. The condition of approval that requires lighting height to be no more than 13 feet goes above and beyond what code would require if they came in for a standard building permit.

Mr. Foster explained for Commissioner Beccerra there is a condition of approval to change the signage back to indicate that the public is allowed to park there with no time restrictions.

Mr. Krmptotic explained for Commissioner Armstrong that going from 380 to 450 students is the absolute capacity based on maximum density in the classrooms. That increase of student population will come over a period of time.

Mr. Krmptotic explained for Commissioner Villanueva that the parking lot on Walker Avenue and Wright Street will be integrated into the bigger parking lot plan.

Discussion:

Chair Drakulich spoke in support of the project and stated it seems very well thought out. They bring a lot to the community and this expansion serves a need for the community.

It was moved by Harris Armstrong, seconded by Manny Becerra, to approve the conditional use permit and major deviation, subject to the conditions listed in the staff report. Motion Pass.

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

- 5.3 Staff Report (For Possible Action): Case No. **LDC24-00021 (Over Ice Beverages LLC)** - A request has been made for a conditional use permit to establish a warehouse and distribution use within an existing industrial building. The ±2.01 acre site is located on the southwest corner of Riggins Court and Tyrone Road. The site is within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Mixed-Employment (ME). **[Ward 2]**

Break taken at 7:37 p.m. Meeting resumed at 7:47 p.m.

Curtis Beach, Over Ice Beverages, gave an overview of the project.

Carter Williams, Assistant Planner, provided staff analysis and recommended approval.

Disclosures: familiar with the site

Public Comment: none

Questions:

Mr. Williams responded to Commissioner Villanueva stating there is already truck use at this site so there would be no additional impact expected. This area is expected to transition to Mixed Employment so there will likely be a zone change in the future that prioritizes light industrial.

Mr. Beach explained for Commissioner Becerra they do not anticipate that this site will accommodate their expected growth. They are currently looking for a new facility. Currently it meets their requirements.

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

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

- 5.4 Staff Report (For Possible Action – Recommendation to City Council):
Case No. **LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)** - A request has been made for: 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88 acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street. **[Ward 3]**

Martin Harsin, representing one of the property owners, gave an overview of the project.

Carter Williams, Assistant Planner, provided staff analysis and recommended approval.

Disclosures: spoke with people in opposition, familiar with the site

Public Comment:

Andrew Diss, Grand Sierra Resort (GSR), stated they have not had any outreach from the applicants. This is the first time they are seeing there will be a proposed fire arms business and they are opposed to that.

Ken Crawford, representing property owner, stated they had reached out to the GSR and he is available to answer questions.

Jerome Hawkins, Director of Training and NFA Compliance, spoke regarding the training they offer and past connections with the GSR.

Questions:

Commissioner Velto asked who the applicant spoke with at the GSR.

Mr. Hawkins stated he reached out to the Security Director and met with him on Tuesday. He also reached out to the Supervisor for SRT to try and re-initiate what they had done in the past. That training occurred in 2017.

Commissioner Velto asked if they had any communication with the GSR from the time they had the 2017 training until this week about this application.

Mr. Hawkins stated no, they did not know they would be doing this until after 2021/2022.

Commissioner Velto asked about the finding of conformance and stated he is trying to understand why it makes sense to transition down within the same block. He asked if this is consistent with how we consider transitioning down.

Mr. Williams stated it would be good planning practice to maintain similar design standards on both sides of the street. From a standards conformance standpoint we would consider this conforming.

Commissioner Velto discussed the allowed uses under the existing zoning versus the proposed zoning. Under the proposed zoning hotels with non-restricted gaming, hotel condominiums, and cannabis dispensaries are some of the things that would be prohibited. Given that our guiding principals encourage vibrant neighborhoods, economic development, and tourism, wouldn't it make sense to keep those uses allowed when this area is directly adjacent to a resort and casino.

Mr. Williams stated with the uses for Mixed Use Urban specifically, we could just get more industrial. By narrowing it down to a more commercial centric area, it better targets that area for a mix of uses. He does not see the uses that would be prohibited as a hit against this application, it is still supportive based on all the other uses that would be allowed. Because this site is at the end of an urban corridor leading into more of an industrial area, the transition down from uses makes sense.

Commissioner Velto discussed uses that would be permitted under the proposed zoning that were brought up during public comment. He asked how staff evaluated the potential for gun range and chemical processing uses, given the proximity to casino and resort uses.

Mr. Williams stated he believes chemical processing requires a conditional use permit so there would be an extra step before that use would be allowed.

Mr. Williams confirmed for Commissioner Villanueva that this is in the City of Reno Sphere of Influence. He explained the Urban Corridor is part of the structure plan and this is within the Mixed Use area of the structure plan and General Commercial is a Mixed Use zone.

Commissioner Rohrmeier asked staff to explain the Regional Transportation Commission's (RTC) plan for intensification of that same corridor staff said is at the tail end of the Mill Street Urban Corridor. She asked how we can talk about down-zoning and de-intensifying something where the RTC is trying to create more intensification.

Mr. Williams stated the RTC is working on a project to widen Mill Street which creates more of an auto-oriented environment. The existing development in the area does not provide opportunity for expanded sidewalks and pedestrian amenities and those are required on the southern side of Mill Street.

Mike Railey, Planning Manager, made a clarification on the structure plan. It appears that the structure plan Mixed Use area ends at the GSR. This would be in the Industrial Logistic Employment area that extends to Terminal Way. So it is identified in the structure plan as a less intense area.

Commissioner Rohrmeier stated she is trying to understand if there was a goal through this pedestrian and corridor safety RTC initiative to create better connection between the airport and the GSR.

Mr. Williams stated there is already a strong connection. There are two routes along Mill Street and at least one route and two stops that exist within the GSR facility itself. A transition to Suburban Mixed Use would not hinder that development by RTC.

Commissioner Beccerra asked if this zone change is a prerequisite for the RTC project to be successful.

Mr. Williams stated it would not impact their ability either way to construct the project.

Commissioner Beccerra asked if staff has communicated with the GSR as a large stakeholder in that community, and if a zone change demands such conversations with large stakeholders before a change is made.

Mr. Williams stated the GSR is within the noticing distance and they did receive two notices. There is a Neighborhood Advisory Board (NAB) meeting and members of the staff did have an in-person meeting. Master Plan amendments

do have an additional neighborhood meeting requirement and that was held yesterday.

Commissioner Beccerra asked if there was any feedback at the neighborhood meeting.

Mr. Harsin stated there was not really any further communication in yesterday's meeting. This is a fairly small sliver of land that is backed up to the GSR's pond.

Mr. Crawford confirmed for Commissioner Beccerra that this would be the fourth facility. He also confirmed that none of them are adjacent to a casino.

Chair Drakulich stated he has not seen General Commercial next to a casino before and asked staff to explain the thought process to recommending that here.

Mr. Williams stated if a Suburban Mixed Use zone was submitted or General Commercial they would have had the same perspective. Probably more with General Commercial because of the development standards. There is not a lot of opportunity for General Commercial because most of our hotel casino activities are more towards the core. In this case we have one that is directly abutting a lower intensity zone.

Mr. Railey clarified that Mr. Williams was correct, the Mixed Use ends at this property. Everything to the south of this property is in the less intense Industrial Logistic Employment designation.

Discussion:

Commissioner Velto stated he does not think he can support this application as it is non-conforming and is not consistent with what the Master Plan says we should prioritize. He is not convinced that the potential allowed uses are consistent with having a strong regional local economy. He is concerned with what is permitted and what is prohibited. The potential to allow uses like a gun range and chemical processing is concerning and not consistent with what we should be prioritizing. What would be prohibited is more concerning because one of the guiding principles tells us to encourage economic development and tourism, yet this proposed zoning prohibits hotels with non-restricted gaming licenses, hotel condominiums, cannabis dispensaries, warehouse and distribution, and private community centers. He also can't make a finding of pedestrian safety given the potential allowance of a gun range. He would be concerned about changing zoning that would prohibit things that are consistent with how this area is developing.

Commissioner Armstrong stated he has a hard time supporting a downward transition from Urban Mixed Use despite staff recommendation. He also has some discomfort with the allowable uses in the downzoning, in particular the gun range. He views this as a significant departure from the existing Master Plan. The current Master Plan designation is appropriate for the area.

Commissioner Rohrmeier expressed support for comments made by Commissioners Velto and Armstrong. She does not see this as a location to have less intensification of land use. She does not see this as a suburban character.

Chair Drakulich also expressed support for the comments made by fellow commissioners. He can't support the deviation from the Master Plan or the rezoning to General Commercial.

Commissioner Beccerra agreed with previous comments.

Commissioner Villanueva stated she does not like to change the Master Plan in general and not in this case for the reasons expressed by her colleagues.

It was moved by Alex Velto, seconded by Manny Becerra, to deny the request. Motion Pass.

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

- 5.5 Staff Report (For Possible Action): Case No. **LDC24-00019 (Starbucks Lighting Major Deviation)** - A request has been made for a major deviation to exceed the 100,000 lumens per acre site lighting standard by less than 50 percent. The ±0.97-acre site is located west of Summit Sierra Boulevard, ±607 feet northeast of its intersection with Herz Boulevard. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Savannah Abts, applicant representative, gave an overview of the project.

Leah Piccotti, Associate Planner, provided staff analysis and recommended approval.

Disclosures: familiar with the site, read email

Public Comment: Correspondence received was forwarded to the Planning Commission.

Questions:

Ms. Abts answered questions from Commissioner Villanueva regarding standard Starbucks lighting.

Ms. Piccotti explained for Commissioner Beccerra that the lights turn off from 10:00 p.m. to 6:00 a.m. Security lighting is still provided during the night.

Discussion:

Commissioner Rohrmeier stated the lighting fits given the mall setting and she is happy to see more coming to that sea of parking.

It was moved by Silvia Villanueva, seconded by Kerry Rohrmeier, to approve the major deviation, subject to the conditions listed in the staff report. Motion Pass.

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

- 5.6 Staff Report (For Possible Action): Case No. **LDC24-00017 (US-395 Exit 76 Gas Station and Warehouse Amendment)** - A request has been made for an amendment to conditional use permit LDC22-00059 to allow for: 1) operation between the hours of 11:00 p.m. and 6:00 a.m., and 2) modifications to the approved site design including moving the location of the drive-through food service facility. The ±4.81 acre site is located on the southwest corner of the intersection of US Highway 395 Exit/Entrance 76 and Stead Boulevard. 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]**

Josh Hindo, applicant representative, gave an overview of the project.

Leah Piccotti, Associate Planner, provided staff analysis and recommended

approval.

Disclosures: familiar with the site

Public Comment: none

There were no questions or discussion.

It was moved by Alex Velto, seconded by Silvia Villanueva, to approve the conditional use permit amendment, subject to the conditions listed in the staff report. Motion Pass.

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

6 Truckee Meadows Regional Planning Liaison Report

None

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, stated the next meeting will be at the Sparks City Council chambers. He also reported on an SPD that was approved by Council yesterday.

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

None

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 9:32 p.m.