



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, August 07, 2024 • 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
Vacant	326-8862	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, observe and provide public comment virtually by pre-registering using the following link:

<https://links.reno.gov/4bWJYQ9>

**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) 334-2576 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, 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.

To provide public comment via Zoom, log in to the Zoom webinar at the above link and utilize the “Raise Hand” feature during any public comment period. To provide public comment via telephone only, press \*9 to “Raise Hand” and \*6 to mute/unmute.

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.

**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.

- 
- 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 - June 20, 2024 6:00 PM (For Possible Action)
    - 4.2      Reno City Planning Commission - Regular - July 17, 2024 6:00 PM (For Possible Action)
  
  - 5        **Election of Officers (For Possible Action)**
  
  - 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      ***POSTPONED ITEM*** - Staff Report (For Possible Action): Case No. **LDC24-00061 (Manzanita Fence Major Deviation)** – A request has been made for a major deviation to increase the allowable front yard fence height from four feet to six feet. The ±0.25 acre parcel is located on the south side of Manzanita Lane ±295 feet east of its intersection with Lakeside Drive. 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 2**]
  
    - 6.2      Staff Report (For Possible Action): Case No. **LDC24-00062 (Talus Valley Planning Area 23 Tentative Map Extension)** – A request has been made for a two-year time extension to record a final map (set to expire on November 4, 2024) for the previously approved residential tentative map (LDC21-00008 – Daybreak PUD Planning Area 23). The

±60.54 acre site is located east of Desert Way, approximately ±2,650 feet north of the future intersection of South Meadows Parkway and Rio Wrangler Parkway. The project site is within the Planned Unit Development (Talus Valley PUD) zoning district and has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 3]**

- 6.3 Staff Report (For Possible Action): Case No. **LDC24-00059 (Furukawa Rock Drill)** - A request has been made for a conditional use permit to allow heavy machinery and equipment rental, sales, and service in the Mixed-Use Suburban (MS) zone. The ±1 acre site is located on the south side of Security Circle ±250 feet east of its intersection with North Virginia Street. The site has a Master Plan land use designation of Mixed-Employment (ME). **[Ward 4]**
- 6.4 Staff Report (For Possible Action): Case No. **LDC24-00058 (Lo-Bar Social)** - A request has been made for a conditional use permit to allow accessory indoor live entertainment between 11 p.m. and 2 a.m. The ±0.09 acre site is located on the north side of California Avenue ±265 feet east of its intersection with South Arlington Avenue. The site is zoned Mixed-Use Downtown – Riverwalk District (MD-RD) and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 1]**
- 6.5 Staff Report (For Possible Action - Recommendation to City Council) Case No. **LDC24-00050 (The Canyons PUD Amendment)** – A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). **[Ward 2]**
- 6.6 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC24-00063 (Calvary Chapel Zone Change)** - A request has been made for a zoning map amendment from Industrial Commercial (IC) to Mixed Employment (ME). The ±2.16 acre site is located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street. The site has the Master Plan land use designation of Mixed-Employment (ME). **[Ward 3]**

- 7 Truckee Meadows Regional Planning Liaison Report**
- 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 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 10 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 11 Adjournment (For Possible Action)**

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