



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, May 01, 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
Arthur Munoz	326-8862	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Becerra led the Pledge of Allegiance.

2 Roll Call

Commissioner Villanueava absent.

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 or for future agenda items. Those were forwarded to the Planning Commission and have been entered into the record.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - April 3, 2024 6:00 PM (For Possible Action)

It was moved by Harris Armstrong, seconded by Manny Becerra, to approve. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Harris Armstrong,
SECONDER:	Manny Becerra,
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto
NAYS:	
ABSENT:	Silvia Villanueva

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. **LDC24-00048 (Lakeside Crossing Chevron)** - A request has been made for a conditional use permit to allow an existing convenience store, gas station, and deli to operate between the hours of 11:00 p.m. and 6:00 a.m. The ±0.84 acre site is located ±190 feet south of the intersection of West Moana Lane and Lakeside Drive. The site is within the Neighborhood Commercial (NC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Heather Taylor, Assistant Planner, provided staff analysis of the request and recommended approval.

Derek Wilson, applicant representative, gave an overview of the conditional use request.

Disclosures: patron of the site, familiar with the site

Public Comment: Correspondence and NAB comments received were forwarded to the Planning Commission and entered into the record.

Questions:

Commissioner Becerra complimented staff for their work taking in community feedback related to safety and security concerns. He stated it looks like the concerns have been addressed with the conditions of approval.

Chair Drakulich asked if this business was allowing gas purchase at 2:00 a.m.

Mr. Wilson stated the site recently changed hands. He is representing the new owner and does not know what happened in the past but they are here to comply.

Chair Drakulich referred to Condition No. 5 and asked staff if there is a reason they don't want the video advertising screens at the pump on during the 11:00 p.m. to 6:00 a.m. hours.

Ms. Taylor explained that condition was included in an effort to mitigate any possible issues related to noise.

Chair Drakulich stated he does not see the advertising screens as a hindrance in any way. He asked the applicant if they would like them to be running.

Mr. Wilson stated they like them and if the Planning Commission sought to remove that condition they would agree with that.

Discussion:

Chair Drakulich stated he would like Condition No. 5 removed.

Commissioner Velto agreed and stated he would support a motion that included removal of that condition.

Commissioner Armstrong stated he has no issues with removing the condition but would be fine either way.

Commissioner Rohrmeier stated she can support removing the condition.

Discussion on the motion:

Commissioner Becerra asked about what is displayed or played on the screens.

Mr. Wilson stated it is usually promotions for the business.

It was moved by Alex Velto, seconded by Harris Armstrong, to approve the conditional use permit, subject to the conditions listed in the staff report with the removal of Condition No. 5. Motion Pass.

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

- 5.2 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC24-00045 (Santerra-Quilici Properties Condition Amendment)** - A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary

residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire truck. The overall ±1,164.59 acre site is located to the south and east of Interstate 80, southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]**

Jeff Foster, Associate Planner, provided staff analysis of the amendment request. Staff feels that the required findings can be made for this request with the existing conditions in terms of the existing fire stations, the automatic aid agreement, the requirement that the homes be sprinklered, the vegetation management plan, the secondary emergency access, and the public facility site dedicated for future fire station.

Angela Fuss, Assistant Director for Development Services, stated she and Fire Chief Cochran are representing the City of Reno as the applicant. She gave a presentation on the amendment request and clarified that the developer is not requesting the amendment. The challenge with Condition No. 20 is how the city will pay for an ambulance and a two person crew for the house that would be provided as a temporary EMS station.

Disclosures: read and received emails

Public Comment:

Alice House
Adrienne Argyris
Ken McNeil
DeAnne Radcliffe (PowerPoint presentation and CPR demonstration)

Questions:

Commissioner Becerra asked if they would receive a fire station in the Verdi region tomorrow or next week or next year if Condition No. 20 is not amended.

Ms. Fuss responded no and explained that the house to be provided as a temporary fire station is triggered by the 25th home being built. That does not mean we have the ability to man that station.

Commissioner Becerra asked how many homes have been built so far.

Ms. Fuss stated that in the Santerra development there are currently zero homes built.

Commissioner Becerra asked for confirmation that as of now we would not be taking anything away that is already there.

Ms. Fuss responded no and stated if Santerra never moves forward, the temporary fire station never happens. There will still be a permanent station at some point as part of the broader Mortenson-Garson Overlay District.

Commissioner Becerra asked if the \$300k from the proposed condition amendment would be earmarked for an ambulance.

Ms. Fuss confirmed that the \$300k would be earmarked for an ambulance.

Commissioner Becerra asked the Fire Chief what they need from the Commission to best serve the community.

Reno Fire Chief Cochran stated the priorities are people, apparatus, and fire stations. Staffing is a challenge. He asked for 15 firefighters in this round of the budget process and received zero.

Commissioner Becerra asked Chief Cochran if he were to receive \$300k, would he be able to use that to get an ambulance right away or would it be some time down the road.

Chief Cochran stated that if he were to order a new ambulance today, he could expect to see it in 18 to 24 months. He learned in the last day or two that he has the opportunity to acquire an ambulance in July.

Discussion:

Commissioner Becerra stated he wants to support the Fire Chief and his crew. He also hears the pleas of the community but there are two distinct matters here. Ms. Fuss has said if we do nothing, we might get nothing so we are trying to get something out of this to address the circumstances we are in. And separate but related, we need a fire station at some point sooner than later. Our long-term plan to address that need is separate from the matter tonight.

It was moved by Arthur Munoz, seconded by Alex Velto, to recommend that City Council uphold the staff recommendation. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Arthur Munoz,
SECONDER:	Alex Velto,
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto
NAYS:	

ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

5.3 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC24-00044 (Riverside SPD)** – A request has been made for a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD). The ±1.39 acre site is located west of the terminus of Riverside Drive north of the Truckee River. The site has a Master Plan land use designation of Suburban Mixed Use (SMU). **[Ward 1]**

Grace Mackedon, Senior Management Analyst, provided staff analysis of the zoning map amendment request.

Chris Baker, Manhardt Consulting, gave an overview of the project.

(Commissioner Velto absent from 7:19 p.m. to 7:22 p.m.)

Disclosures: spoke with applicant's representative, familiar with the site, reviewed emails

Public Comment:

Rhonda Theisen spoke in opposition and expressed concern regarding traffic issues.

Dennis Black spoke in opposition and expressed concern regarding traffic and parking issues.

Jody Black spoke in opposition and expressed concern regarding plans to allow vehicle access from this property through their private property.

Correspondence received was distributed to the Planning Commission and entered into the record.

Questions:

Commissioner Armstrong asked staff for more detail on the access road and easement issues.

Ms. Mackedon provided a broad overview of the access plans.

Commissioner Becerra asked about the multimodal strategy in general to help

address single vehicle usage and the congestion that comes with it. He also noted there was a question posed regarding whether there would be enough parking.

Ms. Mackedon stated there is a bus stop less than ¼ mile from this site. The applicant is not proposing to vary from the parking standards. There is availability to use different modes of transportation.

Commissioner Becerra referred to public comment regarding the traffic study and asked if it was done on a slow day or a typical day.

David Giacomini, Kimley-Horn Traffic Engineer, stated the traffic study was done on Wednesday, November 15. That was a week before Thanksgiving and that is a standard day.

Ms. Mackedon answered questions from Chair Drakulich regarding the current use of the alley that goes through to Jones Street and confirmed there is no change to that with this proposal.

Ms. Mackedon confirmed for Commissioner Becerra that there will be two opportunities at City Council for the public to provide comment on this item.

Discussion:

Commissioner Rohrmeier stated she will support this project. Not only did the city put out an RFP for this design and select this design, it exemplifies the sorts of goals we have for our downtown. It serves as a nice transition in terms of height. It opens up new access on the river. It adds enhancement to a blighted empty lot in a very prime location.

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

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

- 5.4 Staff Report (For Possible Action): Case No. **LDC24-00043 (Silver Dollar Storage)** - A request has been made for a conditional use permit to: 1) establish a mini-warehouse use and 2) establish a nonresidential use

adjacent to residentially zoned property. The ±3.94 acre site is located south of Silver Dollar Lane, directly south of its intersection with Cloudburst Drive. The site is within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

[Ward 4]

RECESS AT 7:40 PM. MEETING RESUMED AT 7:51 PM.

Carter Williams, Associate Planner, provided staff analysis of the conditional use permit request and recommended approval.

John Krmptotic, KLS Planning, gave an overview of the project.

Disclosures: received and read emails

Public Comment:

Amber Davis (via zoom) spoke in opposition and expressed concern regarding negative impacts to the existing neighboring storage facility.

Correspondence received was forwarded to the Planning Commission and entered into the record.

Questions:

Commissioner Rohrmeier asked about the distance between the driveway and the neighboring storage facility driveway.

Mr. Williams did not have information on the exact distance but confirmed that it does meet the standard.

Commissioner Becerra noted they have been getting a lot of storage unit requests in the North Valleys and asked if there is a reason or trend.

Mr. Williams stated the applicants for storage units that he has worked with indicate there is a market need for storage facilities. It is an allowed use and aligns with criteria.

Discussion:

Chair Drakulich referenced the applicant's comments that we do build a lot out there and lot sizes are smaller. He can see how these companies are finding market need and this is something that is low impact. It is not a strip mall with a restaurants and retail that we would like to see in the North Valleys, but this is

filling the need of the neighbors. It is great to see something other than residential.

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

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

- 5.5 Staff Report (For Possible Action): Case No. **LDC24-00046 (Rancharra Village 7 Tentative Map)** - A request has been made for a tentative map to allow for a 59-lot single-family detached subdivision. The ±12.09 acre project site is located on the north side of Falabella Way approximately ±200 feet northeast of its intersection with Rancharra Parkway. The site is located in Village 7 of Rancharra Planned Unit Development (PUD) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Leah Piccotti, Associate Planner, provided staff analysis of the requested tentative map and recommended approval with the addition of one condition. The additional Condition No. 15 would bring the parking area into compliance with Reno Municipal Code.

Eric Hasty, Wood Rodgers, gave an overview of the project.

Disclosures: spoke with applicant, familiar with the site, read and received emails

Public Comment:

Christine Speed discussed traffic flow concerns.

Glenn Gray discussed traffic and parking concerns.

Michael Gratz discussed parking and traffic concerns.

Amy Horvath discussed safety concerns related to parking and traffic issues.

Roy Cage discussed parking concerns.

Audrey Keller discussed parking and traffic concerns.

Werner Keller discussed traffic and building height concerns.

David Wong (via Zoom) discussed traffic concerns.

Danielle Alongi (via Zoom) discussed traffic and parking concerns.

Kathleen Miles discussed grading and drainage concerns.

The following were in opposition but did not wish to speak:

Ronald Gray
Catherine Kaufer
Carole Smith
Richard Smith

Voicemail:

Marty Macelhaney discussed traffic concerns.

Correspondence received was forwarded to the Planning Commission and entered into the record.

Questions:

Commissioner Armstrong asked if there are any examples of a traffic study being revisited at the tentative map stage.

Ms. Piccotti stated she can't think of a time that was done. Because of all the public comment received on this development, Engineering staff reviewed it again and determined that an updated traffic study was not warranted.

Mike Railey, Planning Manager, explained that when they look at the studies they look at the assumptions that were made in the regional model that accounts for projects that are approved.

Commissioner Armstrong stated at the time these studies are done they do contemplate the full range of the development. This was always part of the analysis and was always going to be this big of a project.

Ms. Piccotti confirmed that is correct.

Ms. Piccotti confirmed for Commissioner Velto that 310 units are allowed and

the applicant is proposing only 20% of what is allowed. She also explained that the mitigation for traffic was analyzed in the 2014 study and updated again in 2018. That study contemplated the entire Rancharrah development and this item is proposing a significant reduction of units.

Ms. Piccotti agreed with Commissioner Velto that the proposal for multiple routes out of the complex also helps mitigate traffic.

Mr. Hasty confirmed for Commissioner Armstrong that this would most likely have been condos in order to get the density that was originally allowed with 310 units. He explained that is why they had the setback requirements on the east and north end of the property because the buildings were intended to be a lot higher. He agreed with Commissioner Armstrong that what is being proposed now conforms with the area better than condos would have.

Commissioner Rohrmeier asked if anyone during neighborhood meetings or meeting with staff let the residents know that they could hire their own traffic consultant independent of a developer or the city.

Mr. Hasty stated he does not believe so.

Commissioner Rohrmeier stated that the residents can call Reno Direct in the event of people parking in red curbs. There is the availability of scientific and engineering professionals to hire to get an analysis of the current situation. She wasn't sure if that was made clear during the planning process as an option to the people who live there.

Mr. Hasty explained for Commissioner Rohrmeier that the proposed reduction in density was dictated by the market.

Andy Durling, Wood Rodgers, further explained that for years they have tested many residential product types. Condos would be the highest, best use but they weren't able to match that with a builder to take that risk. It was determined after a lot of market research that the product being proposed was of significant interest to the market.

Commissioner Becerra asked why Talbot Road is closed.

Mr. Durling stated that he as one of the applicant's representatives is not aware of any closures. After hearing the public comment on that, it sounds like maybe they are not manning that gate for guest but residents have click to enter access for that gate.

Commissioner Becerra referenced public comment concerns regarding the

road width and asked why the road design is so narrow.

Mr. Durling stated the Police Department and Fire Department review all of the tentative maps. The roadways in the development comply with fire code. The roadways do accommodate two cars with no parking on the street. The narrow design also encourages slower speeds and most of the roads are posted for 15 miles per hour. Where they do have narrower streets they tried to strategically locate additional parking.

Mr. Durling explained for Commissioner Becerra that construction traffic for this will use Falabella Way and they can have an educational aspect for the contractors about that.

Discussion:

Commissioner Munoz stated we are in a huge housing crisis in Northern Nevada. At the same time, he understands the frustration with the traffic. He also understands this isn't a brand new plan but has been planned out for years and the residents that bought homes here knew there was the possibility of 310 homes being built. He would have liked to see more density but he understands the reasoning behind it and will be supporting the project.

Commissioner Armstrong stated he largely agrees with Commissioner Munoz. It is disappointing they didn't go with the original vision for 310 units but he understands that would be challenging. He is happy to see there is still development planned for this area and they found a solution. This project has been around for a decade and when you purchase a home in a new development it is reasonable to assume that more development is going to come online. He will be supporting this project.

Chair Drakulich stated he understands the traffic concerns. The construction traffic will come to an end in time and they have done enough here to address that. On the parking, he thought this was very ample to have three per unit. He will be supporting this project.

Commissioner Rohrmeier stated she is disappointed at the decrease in density, not only that Reno is short on housing supply but also for the long-term sustainability for the village. She understands that the market shifted and these are the considerations that have to be made. The urban design of Village 7 is highly car centric and she does not like seeing half the site devoted to surface transportation and half devoted to slabs. It feels auto dependent and she does not think that was the goal of Rancharra. She also did not appreciate the misalignment of some of the hammerheads and thought that could be cleaned up as they go to final map. This project was planned for a lot more density and

has come before us so she will support it. She also encourage the residents to empower themselves and can hire professionals to represent themselves.

Commissioner Becerra stated he echos his fellow commissioners' sentiments and will be in support. It is good to have these conversations to highlight these growing pains and hopefully we pivot and address those over time.

Chair Drakulich read the appeal process into the record.

It was moved by Alex Velto, seconded by Harris Armstrong, to approve the tentative map, subject to the conditions listed in the staff report, with the addition of Condition No. 15. Motion Pass.

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

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Rohrmeier reported on the meeting that was held last Thursday.

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.

None

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 9:25 p.m.

DRAFT