

Stop application LDC25-00061

From Melinda Biancalana <melindabiancalana@gmail.com>

Date Mon 5/19/2025 11:12 AM

To Reno Planning Commission <RenoPlanningCommission@reno.gov>

Hello Reno Planning Commission,

I am a home owner/resident in the Carriage House neighborhood, which is a peaceful "island" community surrounded by the Lakeridge Golf Course. We bought our homes in this planned development because of the open space around it, and the quiet lifestyle and fresh air the community provides.

Our homes would be greatly impacted by rezoning the golf course from Open Space to an SPD. And now owner Duncan wants to build a hotel! The current Toll Bros townhouses, which ruined use of the driving range, were just the beginning!

Any hotel on the 12 acres would be a disaster, no matter how "boutique" with the added traffic, lighting, noise, blocked views and it would forever impact the peaceful neighborhoods here!

Also rezoning the whole golf course is a death sentence for all the amenities we current residents enjoy as they'd continue to push for further development along the fairways.

Please stop or deny this inappropriate application LDC25-00061.

Thank you,

Melinda Biancalana

6109 Carriage House Way

Reno, NV 89519

Planning Commission Public Comment

The public comment form has a new entry from the public.

Planning Commission Meeting Date	2025-06-05
Agenda Item or Case Number	General public comment
Position	No Position Stated - Concerned or Neutral
Comments	<p>My neighbors in Somerset and I are confused and concerned about why our council member, Devon Reese, appears to have two appointees on the Planning Commission. One is Alex Velto, his law partner, and the other is Jacob Williams, who was just appointed to represent Ward 5 and is part of our HOA. This doesn't sit right with many of us. Given that Councilmember Reese has faced multiple ethics complaints, including ones that resulted in disciplinary action, it seems fair to ask whether one of these two appointees, either Alex Velto or Jacob Williams, should consider stepping down to avoid the appearance of favoritism or a conflict of interest. We've already seen too much of that, not just in how things look, but in actual ethics violations. Call us square if you want, but we still think ethics and integrity ought to count for something.</p>
Email Address	barbms43@sbcglobal.net

Name of Commentor	Barbara S
Address	Ward 5
Phone Number	

Submitted: 5/23/2025 1:48:07 PM

These comments were submitted on behalf of: (self if blank)

Public Comment by Manny Becerra, Reno Planning Commissioner - June 5, 2025

I want to take a brief moment under public comment to address something that speaks to the integrity of how we do business, not just here on the Planning Commission, but across City leadership.

Not long ago, during a break in one of our meetings, a fellow commissioner remarked, *“Enjoy it while it lasts - you only have six months left.”* I’ve addressed this directly with that commissioner, but I raise it here because the comment was inappropriate and, frankly, unsettling. And when taken alongside recent actions - from the SB48 amendments to the Regional Planning Commission appointment - it suggests a broader pattern of dismissing process, discouraging independent thought, and at times, veering into what feels like retaliatory decision-making. That’s a dangerous signal to send - not just to commissioners, but to the public we serve.

Let’s briefly unpack that:

This Commission unanimously recommended a colleague for the regional seat. Yet the City Council bypassed that recommendation, even after some council members suggested returning the decision to us for reconsideration, given the new composition of this body. That didn’t happen. Instead, much like the now-withdrawn SB48 text amendment that would have allowed Council **to remove us without a public hearing**, this decision reflects a top-down approach that erodes trust and collaborative governance.

These concerns aren’t new. We’ve seen similarly disappointing behavior in past treatment of a former Council Member - where differences in approach or opinion appeared to be met with political maneuvering and pettiness, not open dialogue. That legacy seems to be carrying forward, and that should give us all pause.

What makes this even more urgent is the current hiatus of Neighborhood Advisory Boards and other community commissions. With fewer venues for public voice, this Planning Commission now bears an even greater responsibility to ensure community input is not only heard, but meaningfully considered - alongside the perspectives of applicants, developers, and the broader business community.

We should never be discouraged from asking questions, disagreeing respectfully, or holding one another to a higher standard - that’s not obstruction, that’s public service. So I’ll close by calling all of us - Council, staff, and Commission alike - into that very standard of leadership: one rooted in transparency, mutual respect, and a shared commitment to the people of Reno.

Let’s keep showing what it means to be **business-friendly, community-focused, and resident-responsible** - not just through what we say, but through how we show up, collaborate, and make decisions in the open.

With purpose,

Manny Becerra
City of Reno Planning Commissioner
becerram@reno.gov | 775-516-3939