



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, May 08, 2025 • 6:00 PM

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

Commissioners			
Kerry Rohrmeier, Chair 326-8864			
Silvia Villanueva, Vice Chair	326-8863	Jacob Williams	326-8861
Manny Becerra	326-8860	David Giacomini	326-8859
Christina Del Villar	326-8862	Alex Velto	326-8858

1 Pledge of Allegiance

Commissioner Williams led the Pledge of Allegiance.

2 Roll Call

All commissioners were present.

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

Written comments received were forwarded to the Planning Commission and entered into the record. There were no requests to speak for live public comment.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - March 19, 2025 6:00 PM
(For Possible Action)

*It was moved by Alex Velto, seconded by Manny Becerra, to approve.
Motion Pass.*

RESULT:	Approve [7 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Velto, Villanueva, Williams
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

4.2 Reno City Planning Commission - Regular - April 2, 2025 6:00 PM
(For Possible Action)

It was moved by Alex Velto, seconded by Christina Del Villar, to approve. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Velto, Williams
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.

There was discussion regarding taking Public Hearing items out of order so those that can be expedited are heard first. It was decided that Agenda Items 5.3, 5.4, 5.7, 5.8 would be heard first in an expedited manner.

It was later decided to leave Agenda Item 5.8 in regular order when a request was made to hear the presentation.

5.1 Staff Report (For Possible Action): Case No. LDC25-00050 (327 East Taylor Street Apartments) - A request has been made for a major deviation to reduce required parking from nine to seven spaces for a new seven-unit apartment complex. The ±0.16 acre site is located on the north side of East Taylor Street, ±180 feet east of Wheeler Avenue (327 East Taylor Street). The site is within the Multi-Family Residential – 30 units per acre/Wells Avenue Neighborhood Planning Area Overlay (MF-30/WANP) zoning district, has a Master Plan land use designation of Multi-Family Neighborhood (MF), and is within the Wells Avenue Neighborhood Plan (WANP) with the sub-land use category of Mixed Residential (MR-30). [Ward 3]

Carter Williams, Associate Planner, gave the staff presentation.

Greg Evangelatos, Applicant Representative, gave an overview of the project and deviation request.

Public Comment:

Chris Sanseverino

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

Disclosures: read emails in opposition and other submitted materials, familiar with the site

Questions:

Commissioner Becerra asked what irreparable harm would be created if they were required to stick with the 1.25 vehicles per unit policy and not approve the requested parking reduction.

Mr. Williams stated he does not feel there would be irreparable harm. He explained staff's perspective that this is an urbanized neighborhood and this is a challenge they may face as housing is increased generally.

Commissioner Becerra stated it seems like a good thing to reduce the number of vehicles because there are other modes of transportation in a multi-modal community.

Mr. Williams confirmed for Chair Rohrmeier that the parking requirement here without the Wells Avenue Neighborhood Plan would be 1:1, seven spaces.

Mike Railey, Planning Manager, confirmed for Chair Rohrmeier the minor deviation filing fee is \$3,300 to the City of Reno and \$170 to the Northern Nevada District Health.

Chair Rohrmeier stated it seems they are again looking at a neighborhood plan that is 30 years old and should have been sunsetted that is now costing time and money and a public hearing for an item that would be a non-issue.

Commissioner Giacomini stated he was surprised to hear this was a major deviation. He is sensitive to the fact that parking can be difficult. As a city we are trying to push development in a certain way and it is tough to see that applicants have to go through other loopholes to achieve what we are trying to signal as a city.

Mr. Railey answered questions from Commissioner Giacomini and explained that the required ADA parking stall is mandated. It would be extremely hard to enforce allowing all tenants to use the ADA stall if there were no current tenants that required an ADA stall.

Commissioner Giacomini suggested staff look into that as a way of offering flexibility if it is legally allowed.

Mr. Williams confirmed for Commissioner Villanueva there is an existing

sidewalk.

Discussion:

Commissioner Becerra discussed the need to understand why past decisions were made and whether they need to be reevaluated and updated.

Commissioner Villanueva explained for the public commenter that spoke in opposition why she will support this item. It is mainly because of competing priorities. The priority for housing, infill, multi-modal, and encouraging other forms of transportation outweigh reasons for opposing this request.

Commissioner Del Villar stated she is on the fence still. She expressed concern that this would set precedent. We need to make sure we are staying compliant while trying to move Reno forward in the way that is envisioned in the master plan.

Commissioner Giacomini stated if we bring density into places like this, we'll see more demand for the businesses there and get a more vibrant urban neighborhood and it is always to the detriment of parking. The city has made the density bonus a priority and that is bringing us into conflict with the major deviation parking requirements and we need to weigh these. This applicant is following the goals of the city even though it is at the detriment of parking.

Commissioner Becerra stated it would be great to find a way to ensure that other developers wanting to address the missing middle do not have to spend so much time and money to arrive at the same solution, but at the same time not curtail public input.

Commissioner Williams stated that overall he is a no on this. The reality is going to be that there will be a minimum of seven vehicles but probably between 10 to 14 vehicles at this development. He does not believe they should be giving credit for street parking because it is crowded already. He understands the housing push but it comes to a point where they do so much that the standards of living come down.

Chair Rohrmeier stated the best urban corridors in any city are the ones designed without parking. Wells Avenue has that potential and it is being pulled down by the anchor that is the neighborhood plan.

The appeal process was read into the record.

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

RESULT:	Approve [5 TO 1]
MOVER:	Kerry Rohrmeier, Chair
SECONDER:	David Giacomini, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Villanueva
NAYS:	Jacob Williams
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

- 5.2 Staff Report (For Possible Action – Recommendation to City Council): Case No. **TXT23-00002 (Title 18 – Signs)** – Ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development,” specifically in Chapter 18.02 “Zoning Districts,” Section 18.02.602, entitled “General Overlay Districts,” Chapter 18.05 “Signs,” Section 18.05.103, entitled “Location of Permanent On-Premise Signs,” Section 18.05.107, entitled “Permit Required,” Section 18.05.108, entitled “Exempted On-Premises Permanent Signs,” Section 18.05.109, entitled “On-Premises Signs Prohibited,” Section 18.05.112, entitled “Removal of Abandoned of On-Premises Signs,” Section 18.05.113, entitled “Permanent On-Premises Sign Regulations by Zoning District,” Section 18.05.114, entitled “Additional Regulations for Animated Signs,” Section 18.05.115, entitled “Nonconforming On-Premises,” Section 18.05.118, entitled “Alteration, Enlargement, or Relocation of On-Premises Sign”, add a new Section 18.05.123, entitled “Content Neutrality and Substitution”, Chapter 18.08 “Administration and Procedures,” Section 18.08.602, entitled “Minor Site Plan Review”, and Chapter 18.09 “Rules of Construction and Definitions,” Article 4, entitled “All Other Terms Defined”, in order to remove the sign regulations from the Gaming Overlay, amend the on-premise sign regulations and exemptions for more clarity and consistency among allowances, allow for animated signs associated with schools, address content neutrality, address the relocation of signs relating to public projects, and amend and include certain definitions relating to signs; together with matters which pertain to or are necessarily connected therewith. **[Wards 1, 2, 3, 4, 5, and 6]**

This item was taken out of order and heard following Agenda Item 5.7.

Lauren Knox, Senior Planner, gave the staff presentation.

Public Comment:

Mark Wray

Lori Wray

Due to technical difficulties, the meeting was paused at 6:56 p.m. Meeting resumed at 7:02 p.m.

Kyle Chisholm
Karen Munson

Disclosures: reviewed submitted materials and comments, spoke with a member of the school board, spoke with representatives from Scenic Nevada

Questions:

Ms. Knox confirmed for Commissioner Villanueva that this would apply to public and private schools. She also explained in some counties there are distance requirements from the footing of a digital sign to a residence.

Ms. Knox explained for Commissioner Velto why schools want digital signs and what they can be used for. She also noted that the International Sign Association recommends use of an emergency messaging system called IPAWS (Integrated Public Alert & Warning System).

Ms. Knox explained for Commissioner Giacomini the zoning district where schools are located determines what is allowed. If the use specific regulations are more specific, they would apply and if not, they would default to the standard zoning district.

Ms. Knox explained for Commissioner Becerra how the 8 second message flip time was chosen for consistency with neighboring jurisdictions.

Commissioner Becerra suggested having a more detailed explanation prepared for how 8 seconds was decided on when this goes forward to City Council.

Ms. Knox confirmed for Commissioner Williams that the public safety aspect of allowing content display to change every 8 seconds was considered.

Chair Rohrmeier stated she finds it a contradiction that the school district is testing removing phones and screens from students because it is a distraction and yet here they are requesting signs that are electronic and flashing. She would like someone to clarify why we can have both of those things in front of us.

Ms. Knox stated that was not part of any of the conversations she has had on this item.

Ms. Knox confirmed for Commissioner Del Villar that there was no discussion regarding how far away signs should be from crosswalks.

Commissioner Del Villar recommended considering making sure the signs are not near crosswalks.

Ms. Knox explained for Commissioner Villanueva that in a case where more than one school is located on the same street, each school would still be allowed a sign.

Commissioner Villanueva expressed concern regarding allowing digital signs for each school when they are located in close proximity to each other. She also stated there should be a longer time gap between sign content changes.

Kyle Chisholm explained for Commissioner Williams why the school district supports allowing discretion to have the signs operate until 10:00 p.m. and when school is not in session as needed.

Mr. Chisholm confirmed for Commissioner Becerra that he has talked with other school districts regarding their use of digital signs. According to the Clark County School District the 8 second content flip time has not caused any issues and their allowed brightness levels are much higher than ours.

Ms. Knox explained for Commissioner Giacomini the issues they face in trying to administer some of the existing standards that rely on a clear definition of an arterial roadway. Staff is trying to back away from that functional roadway classification level of review. The thought is that generally the sign size, number of signs, and all of those pieces would revert to the zoning district.

Commissioner Velto expressed concern with the suggested 15 minute limitation on sign content changes. In the event there is an emergency he would not want a restriction on the use of the sign. There should at least be some mechanism for an administrator to be able to utilize the sign in the case of an emergency regardless of whatever the flip restriction is.

Commissioner Becerra agreed there should always be an exception in case of an emergency incident.

Ms. Knox explained for Commissioner Villanueva that off-premise signage would not be allowed.

Karl Hall, City Attorney, explained for Chair Rohrmeier that they do not have to have consensus on their recommendations. Staff will take all of the recommendations to City Council for their consideration.

Discussion:

Commissioner Velto expressed support for the proposed ordinance and

the need for school administrators to have discretion with regard to changing sign content in the case of an emergency situation.

Commissioner Williams expressed generally support for Commissioner Velto's comments.

Chair Rohrmeier stated she can support everything proposed in the ordinance except for illuminated signs at schools.

Commissioner Villanueva stated she can support the school signs with the proper regulations in place, and factoring in the potential for multiple schools in close proximity to each other. If we consider some of the recommendations from Scenic Nevada we can come to a resolution.

Commissioner Del Villar referenced her earlier comments regarding safety concerns and stated she recognizes the need for some of the messaging the signs can provide.

Commissioner Becerra stated that by in large he supports the latest iterations, particularly for the non school portion. He has concerns regarding digital signage for schools. He discussed the need for clear information on why the 8 second flip time was recommended.

Commissioner Giacomini acknowledged that some of the concerns raised about safety will be difficult for staff to address without available research and studies.

Commissioner Williams questioned the necessity of allowing the sign use until 10:00 p.m and when school is not in session.

It was moved by Alex Velto, seconded by Jacob Williams, to recommend that City Council approve the text amendment by ordinance, with the recommendations. Motion Pass.

RESULT:	Approve [7 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Jacob Williams, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Velto, Villanueva, Williams
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

- 5.3 Staff Report (For Possible Action): Case No. **LDC25-00044 (1249 Humboldt Parking Variance)** - A request has been made for a variance to allow for the construction of an off-street parking area between the front façade of a primary building and Humboldt Street in the Plumas Neighborhood Residential Core Planning Area. The ±0.15

acre site is located on the west side of Humboldt Street, ±110 feet north of its intersection with West Arroyo Street (1249 Humboldt Street). The site is within the Multi-Family Residential – 14 units per acre/Plumas Neighborhood Residential Core Planning Area (MF-14/PL) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 2]**

This item was continued from the March 19, 2025 and April 16, 2025 Planning Commission meetings.

Carter Williams, Associate Planner, gave the staff presentation recommending denial of the application.

Christian Jones, applicant representative, gave an overview of the project.

Public Comment: none

Disclosures: read submitted materials, familiar with the area

Questions:

Commissioner Velto stated there are practical difficulties but they seem to be self-induced by choices the applicant has made. They made a choice to have a rental unit and an electric car that needs access for charging. He asked how the difficulties are exceptional to the property and not unique to the applicant.

Mr. Jones explained the history of the site with a previous owner attempting to make the rental property it's own parcel that would lead to the main unit hardship of no parking access. The rear unit was originally a garage and this is now a multifamily parcel that needs to provide parking.

Chair Rohrmeier stated this is an example of an old neighborhood plan and changing city policies. She asked if staff would have the same recommendation for denial if this had been reviewed under an ADU ordinance.

Mr. Williams explained that for a variance request, Findings 1 and 2 would still not be met.

Chair Rohrmeier asked about plans to sunset some of the old neighborhood plans.

Mike Railey, Planning Manager, stated at this point it has not been a Council priority to remove them.

Commissioner Villanueva stated this is a great example of why she was opposed to the suggestion to do away with parking when the ADU

ordinance was discussed. She also agreed with Commissioner Velto that a lot of the issues with this request are self-imposed. The applicant should be able to have parking and potential solutions need to be explored.

Mr. Williams stated a potential solution would be to go through the process to reopen the neighborhood plan and reevaluate it or remove it.

Commissioner Giacomini asked why the applicant could not charge their vehicle in the back where the power to the site is located at the alleyway.

Mr. Jones explained that access to that area is not a guarantee as those parking spaces are used by the rear tenant. If the owner were to take that away, it would leave the rear tenant without parking.

Chair Rohrmeier asked if the property in the back has its own electric meter.

Karla Werninghaus, Property Owner, confirmed the unit in the back has a separate electric meter.

Mr. Williams confirmed for Commissioner Becerra that the existing front of the subject property does not have a driveway but the adjacent neighbor does have a driveway. He explained that the neighbor's driveway is conforming because it leads to a garage. The subject site does not have a garage so a driveway is not allowed.

Commissioner Del Villar asked for clarification on the request because the packet they received shows access on the right hand side of the house but what was presented tonight shows a new proposed route.

Mr. Williams explained that he was not aware of the alternative proposed by the applicant tonight. That alternative would actually meet the code requirements. This request is specifically to allow parking in front of the house. If the applicant were to move away from the request before you tonight, it would just require a building permit for a curb cut.

Ms. Werninghaus stated they have been trying to pursue this for quite some time. Years ago she was told there was no way to put something else on the property. Later she was told as long as they can put parking behind the front line of the house, it may be allowed. They redesigned the plan they submitted based on the comments they heard.

Mr. Railey confirmed for Commissioner Del Villar that if the variance is denied tonight, the applicant can go forward with the new plan they presented tonight.

The appeal process was read into the record.

It was moved by Alex Velto, seconded by Silvia Villanueva, to deny the variance. Motion Pass.

RESULT:	Approve [5 TO 2]
MOVER:	Alex Velto, Commissioner
SECONDER:	Silvia Villanueva, Vice Chair
AYES:	Del Villar, Giacomini, Velto, Villanueva, Williams
NAYS:	Manny Becerra, Kerry Rohrmeier
ABSENT:	
ABSTAIN:	
RECUSED:	

- 5.4 Staff Report (For Possible Action): Case No. **LDC25-00047 (Silver Lake to Moya Gas Capacity Project)** - A request has been made for a conditional use permit to establish a major utility to allow the construction of a natural gas line (with greater than 100 psi of pressure) and associated gas regulator station. The majority of the project is proposed within an existing utility corridor located ± 375 feet west of the intersection of Silver Lake Road and Peppermint Drive, extending $\pm 9,000$ feet north, following the existing overhead powerline. This request is a Project of Regional Significance (PRS) for the establishment of a gas regulator station and main gas line that operates over 100 psi. **[Ward 4]**

This item was continued from the April 16, 2025 Planning Commission meeting.

This item was taken out of order and heard following Agenda Item 4.2.

Public Comment: none

Disclosures: met with the applicant's representative, visited the site, read submitted materials

Commissioner Del Villar disclosed she is a member of the lady's club and is a volunteer coach at Sierra Sage Golf Course. She contacted the City Attorney's Office and was advised she does not have a disqualifying conflict and she can be fair and impartial when considering this matter.

Staff and the applicant confirmed they are okay with skipping their presentations.

William Krueger, NV Energy, confirmed for Commissioner Becerra that they are okay with the conditions in the staff report.

Commissioner Becerra asked if there is any information on previous discussions with Mr. Sullivan at NV Energy regarding late night work potentially impacting a nearby neighborhood.

Mr. Krueger explained the closest neighborhood is 600 feet away and their plan is to not work at night.

It was moved by Alex Velto, seconded by Christina Del Villar, to approve the conditional use permit, subject to the conditions in the staff report, and recommend that City Council sponsor the corresponding Truckee Meadows Regional Plan amendment. Motion Pass.

RESULT:	Approve [7 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Velto, Villanueva, Williams
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

- 5.5 Staff Report (For Possible Action): Case No. **LDC25-00036 (Martinez Landscaping Storage Yard)** - A request has been made for a conditional use permit to allow: 1) outdoor storage associated with a maintenance, repair, and renovation business (contractor's yard); and 2) nonresidential development adjacent to residentially zoned property. The ±2.81 acre site is located on the west side of Nola Way ±160 west of its intersection with North Virginia Street. The subject site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**

This item was continued from the April 16, 2025 Planning Commission meeting.

This item was taken out of order following Agenda Item 5.3.

Commissioner Villanueva requested a presentation on this item.

Jeff Foster, Associate Planner, gave the staff presentation.

Public Comment: none

Disclosures: reviewed provided materials

Questions:

Mike Railey, Planning Manager, answered questions from Commissioner Villanueva regarding the difference between outdoor storage and a salvage yard.

Mr. Foster confirmed for Commissioner Villanueva that they received no feedback from any neighbors of the site.

Mr. Foster explained for Commissioner Del Villar that anything that may need to be addressed regarding the gas pipeline in the area she referenced would be addressed during the building permit process.

Mr. Foster answered questions for Commissioner Villanueva regarding uses of the surrounding properties. He also explained the compatibility of the proposed use noting there are multiple similar types of uses in the area.

Commissioner Villanueva expressed concern regarding the potential for the site to be an eyesore to residential neighbors.

Mr. Foster explained the screening requirements for outdoor storage use that would address that concern.

Commissioner Villanueva expressed concern regarding potential hazardous materials leaking into the ground near residential property if the outdoor storage is used as a junkyard in the future.

Mr. Railey explained that a junkyard, salvage yard, and wreking yard are prohibited uses at this site.

Commissioner Velto read Condition 12 regarding prevention of surface water and groundwater contamination that could address some of Commissioner Villanueva's concerns. Mr. Foster confirmed this.

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

RESULT:	Approve [7 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Velto, Villanueva, Williams
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

- 5.6 Staff Report (For Possible Action): **LDC25-00045 (Apartments at Dandini Offsite Improvements)** - A request has been made for a major site plan review to allow: 1) hillside development; and 2) grading resulting in fills greater than 10 feet associated with construction of an access road and installation of a water line (minor utility) associated with the previously approved Apartments at Dandini

(LDC25-00001). The ±37.03 acre site is comprised of two parcels located on the south side of Dandini Boulevard, ±825 feet west of its intersection with Sun Valley Boulevard. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 4]**

This item was continued from the April 16, 2025 Planning Commission meeting.

This item was taken out of order and heard following Agenda Item 5.2.

Recess at 8:49 p.m. Meeting resumed at 9:03 p.m. with Commissioner Velto absent.

Jeff Foster, Associate Planner, gave the staff presentation.

Stacie Huggins, Wood Rodgers, gave an overview of the project.

Public Comment:

Correspondence received was forwarded to the Planning Commission and entered into the record. Public Comment received on this item at the last meeting was also included in the record.

Disclosures: spoke with the applicant's representative, read submitted materials and emails

Questions:

Ms. Huggins answered questions from Commissioner Becerra and confirmed that this request is for infrastructure improvements.

Ms. Huggins answered questions from Commissioner Del Villar regarding rip rap color on the hillside. She also confirmed that DRI and TMCC would be able to connect to the water line if needed.

Ms. Huggins confirmed for Commissioner Giacomini that this water line is required for the housing project.

Mr. Railey explained for Commissioner Villanueva that this is in an Innovation Employment Area per the Master Plan.

Ms. Huggins explained for Chair Rohrmeier why this request related to the water line was not brought together with the apartment project. The alignment of the water line had not been finalized when the apartment project came forward.

Discussion:

Chair Rohrmeier expressed support for an affordable housing project adjacent to a community college.

Commissioner Becerra expressed support for this item.

Commissioner Del Villar expressed support for this item.

Commissioner Villanueva stated she will support this item. She also discussed why she does not like it when projects are separated like this.

It was moved by Jacob Williams, seconded by David Giacomini, to approve the major site plan review, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Jacob Williams, Commissioner
SECONDER:	David Giacomini, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Villanueva, Williams
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

- 5.7 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC25-00046 (Milnes Family Zoning Map Amendment)** - A request has been made for a zoning map amendment from ±132.2-acres of Specific Plan District – Ventana Pointe (SPD) to ±38.5 acres of Large Lot Residential - One Acre (LLR-1) and ±93.7 acres of Parks, Greenways, and Open Space (PGOS). The site is comprised of three parcels located ±650 feet northwest of the terminus of Sandestin Drive, ±450 feet north of the Peavine Pines Court, extending north to the northern City limits. The site has Master Plan land use designations of Single Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). **[Ward 5]**

This item was continued from the April 16, 2025 Planning Commission meeting.

Leah Piccotti, Associate Planner, gave the staff presentation.

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

Public Comment:

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

Robert Miller did not wish to speak and provided comments in

opposition.

Disclosures: spoke with the applicant's representative, read submitted materials and emails, spoke with local area residents, social media discussion, familiar with the site

Questions:

Ms. Piccotti answered questions from Commissioner Becerra regarding whether a new fiscal impact analysis would be required if future development plans are changed.

Commissioner Becerra referenced public comment that was submitted and asked if there would be any recourse neighbors could take should there be damage to the fence or rock wall.

Ms. Piccotti stated she would need more information about whose property the fence and rock wall are on.

Mr. Hasty answered questions from Commissioner Del Villar regarding public comment concerns. He confirmed that the concern regarding preserving trees will be taken into consideration for any future development. He also confirmed the applicant is willing to work with surrounding property owners to allow for access through their property and to make sure any easements available will still be perpetuated with future development.

Commissioner Villanueva asked if the text amendment is to go from an SPD to partially Large Lot Residential (LLR1).

Mr. Hasty explained for Commissioner Villanueva that this is a zone change, not a text amendment. They are trying to remove the SPD completely and go to straight zoning. He answered questions regarding the zone change request and explained they requested Large Lot Residential (LLR) because the master plan does not want to see increased densities on the outskirts of town and anything below LLR1 would be an increase in density.

Ms. Piccotti answered questions from Commissioner Villanueva regarding cluster development. She explained that foothills and hillside development policies are development based and there is no development associated with this request yet.

Mr. Hasty explained for Commissioner Becerra there are potentially three points of access that could be utilized in the future.

Discussion:

Commissioner Williams discussed the social media comments that have been supportive of this zone change, and preservation of access to public spaces.

It was moved by Jacob Williams, seconded by Christina Del Villar, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Jacob Williams, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Villanueva, Williams
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

- 5.8 Staff Report (For Possible Action): Case No. **LDC25-00052 (Champion Chevrolet – Harvard Way)** – A request has been made for a conditional use permit to allow for the expansion of an existing automobile sales use (Champion Chevrolet) on an adjacent lot. The ±2.61-acre site is located at the northeast corner of Harvard Way and Automotive Way. The site is zoned General Commercial (GC) and has Master Plan land use designation of Suburban Mixed-Use (SMU).
[Ward 3]

This item was taken out of order and heard following Agenda Item 5.4.

Public Comment: none

Disclosures: read submitted material, familiar with the site

The applicant confirmed they are okay with skipping their presentation.

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

RESULT:	Approve [7 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Velto, Villanueva, Williams
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

- 5.9 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC25-00048 (7720 Security Circle Zone Change)** - A request has been made for a zoning map amendment from Mixed-Use Suburban (MS) to Mixed Employment (ME). The ±1.55 acre site is composed of three parcels generally located southeast of the intersection of Security Circle and North Virginia Street. Two of the parcels are located east of North Virginia Street, ±289 feet south of its intersection with Security Circle and the third is south of Security Circle, ±177 feet east of North Virginia Street. The site has a Master Plan land use designation of Mixed-Employment (ME). **[Ward 4] 4**

Carter Williams, Associate Planner, gave the staff presentation.

Public Comment: none

Disclosures: read submitted materials, familiar with the site

There was brief discussion regarding potential uses with this change.

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

RESULT:	Approve [6 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Villanueva, Williams
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Becerra reported on the last Regional Planning Commission meeting.

7 Staff Announcements

Mike Railey, Planning Manager, reported on two appeals heard by City Council and other actions taken. City Council initiated a text amendment for ADUs and also provided direction to consider short term rentals.

- 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.

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

Planning Commission Trainings will start again at the next meeting.

Chair Rohrmeier requested that Nic Ciccone, Legislative Relations Program Manager, come to discuss SB48.

Commissioner Del Villar requested the case numbers be included in the proposed motions in the staff reports.

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

Commissioner Becerra spoke regarding the hiatus for NABs and other boards and commissions.

10 Adjournment (For Possible Action)

The meeting was adjourned at 10:43 p.m.

DRAFT