



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, March 05, 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	J.D. Drakulich	326-8861
Manny Becerra	326-8860	David Giacomini	326-8859
Christina Del Villar	326-8862	Alex Velto	326-8858

1 Pledge of Allegiance

Commissioner Del Villar led the Pledge of Allegiance.

2 Roll Call

All commissioners present.

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

Robbin Palmer

Tyler Colton

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

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - February 5, 2025 6:00 PM (For Possible Action)

It was moved by Manny Becerra, seconded by Kerry Rohrmeier, to approve. Motion Pass.

RESULT:	Approve [7 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Kerry Rohrmeier, Chair

AYES:	Becerra, Del Villar, Drakulich, Giacomini, Rohrmeier, Velto, Villanueva
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

5 **Presentation of the Truckee Meadows Regional Trails Plan**

Jay Howard, Regional Trails Coordinator for Truckee Meadows Park Foundation, gave the presentation.

Mike Railey, Planning Manager, explained for Commissioner Becerra how this fits into the application process. The Planning Department sends out a development review memo to all the reviewing agencies and interested parties during each intake cycle. The Truckee Meadows Park Foundation will be added to the list to receive development review memos. That memo includes instructions on how to provide comments that will be forwarded to the Planning Commission and become part of the public record.

Mr. Howard explained for Commissioner Becerra he is not sure if there is anything the general public can do to support the priority of the plan and that he is just trying to get the word out. There has been great coordination with the City of Reno and their adoption of the plan.

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 **Staff Report (For Possible Action – Recommendation to City Council):**
Case No. LDC25-00038 (Arlington Office MPA and ZMA) – A
 request has been made for: 1) a Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU); and 2) a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO). The ±0.31 acre parcel is located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). **[Ward 2]**

Jeff Foster, Associate Planner, gave the staff presentation.

Public Comment:

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

Disclosures:

Familiar with the site, live nearby, reviewed written public comment.

Questions:

Mr. Foster explained for Commissioner Becerra that staff will evaluate traffic at the appropriate stage, when a project comes forward. A future project will go through the minor site plan review process.

Mr. Foster explained for Commissioner Del Villar the difference between and the purpose of the master plan amendment and zoning map amendment. He confirmed the applicant is aware of the considerations they will need to factor into their development plan when they come forward with that.

Mr. Foster confirmed for Commissioner Villanueva that required noticing procedures were followed.

Discussion:

Commissioner Drakulich expressed support for this request and stated he is comfortable with compatibility and thinks an office would be great at this site.

It was moved by Manny Becerra, seconded by J.D. Drakulich, to adopt the Master Plan amendment by resolution and recommend that City Council adopt the Master Plan and zoning map amendments by ordinance, subject to conformance review by the Regional Planning Commission. Motion Pass.

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

- 6.2 Staff Report (For Possible Action): Case No. **LDC25-00006 (In-N-Out Burger)** – A request has been made for: 1) a conditional use permit to allow: a) business operations between 11:00 p.m. and 6:00 a.m., b) a pole sign over 35 feet adjacent to a major arterial, and c) nonresidential development adjacent to residentially zoned property; 2) alternative equivalent compliance to vary from ground floor building transparency standards; and 3) a major deviation to exceed the 100,000 lumens per acre site lighting standard by less than 50%. The ±2.52 acre site is comprised of five parcels located at the southwest corner of the intersection of Kietzke Lane and East Plumb Lane. The site is zoned General Commercial (GC)

and has Master Plan designations of Urban Mixed-Use (UMU) and Suburban Mixed-Use (SMU). [Ward 3]

Disclosures:

Read emails, familiar with the site.

Commissioner Giacomini disclosed that he is employed by Kimley-Horn, the company that prepared the traffic impact study included in this application. He sought guidance from the City Attorney's Office and was advised not to participate or vote on this item today.

(Commissioner Giacomini absent.)

Jeff Foster, Associate Planner, gave the staff presentation.

Peter Kulmatticki, In-N-Out Burger Development Manager, gave a presentation.

Public Comment:

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

Questions:

Commissioner Velto expressed concern regarding drive-through stacking and asked how the project design prevents issues with stacking.

Mr. Kulmatticki explained that based on their traffic analysis looking at 15 similar locations the maximum queue expected is 30 vehicles. They are providing space for 34 vehicles in the dedicated area. Beyond that they can extend to 42. In the unlikely event they go beyond 42, they can go across the access point off of Margrave Drive and still queue within the parking lot without affecting the surrounding streets. He confirmed that one of the project conditions prevents spillover onto Margrave Drive.

Mr. Foster explained for Commissioner Velto that the initial application included the drive-through queue blocking parking spaces if it goes over 34 vehicles. In response to staff's comments, the applicant removed those parking spaces to extend the formal queue without blocking parking spaces. It is staff's belief that the current design and the restaurant's operational plans will more than accommodate their needs.

Mr. Foster explained for Commissioner Del Villar that the lumens requirement was removed in the recent code update in January. This application came through before that change so the 100,000 lumens/acre limitation applies. The applicant applied for a major deviation to go to 150,000 lumens/acre.

Mr. Foster answered questions from Commissioner Villanueva regarding time limitations for lighting.

Mr. Kulmicki confirmed they can agree to limiting hours of operation to 1:30 a.m. and requested that deliveries be allowed after hours. He explained their truck turning analysis and plans so there will be no use of back-up beepers by delivery trucks. They also need to do cleaning and maintenance after hours.

Mr. Foster explained for Commissioner Del Villar that after hours lighting is limited to safety lighting in city code.

Mr. Foster confirmed for Commissioner Becerra that a condition can be added specifying which access points can be used for after hour deliveries.

Mr. Foster confirmed for Commissioner Villanueva that all of the comments from NDOT and RTC have been addressed.

Mr. Kulmicki confirmed for Commissioner Villanueva that they can agree to shutting off the sign lights at 1:30 a.m.

Mr. Foster explained for Commissioner Villanueva that there are no residential houses directly across from any access points. He confirmed that headlights will be shielded from adjacent residential by landscaping.

Devin Moore, Kimley-Horn, explained for Commissioner Del Villar what they recommended to NDOT to mitigate the traffic safety issue turning right off of Plumb Lane onto Kietzke Lane. He also confirmed that the traffic study includes Starbucks traffic at full build out.

Discussion:

Commissioner Becerra stated this reminds him of the Victorian Square area. The potential issues have been addressed and he has no problem supporting a motion in favor.

Commissioner Villanueva stated they have done a good job mitigating the potential traffic issues that would impact the adjacent residential area.

It was moved by Alex Velto, seconded by Christina Del Villar, to

approve the conditional use permit, alternative equivalent compliance, and major deviation, subject to the conditions listed in the staff report with the following three additional conditions: 1) The hours of operation shall be until 1:00 a.m. Sunday through Thursday and 1:30 a.m. Friday and Saturday. After those hours the business may still accept deliveries and conduct maintenance and other business operations; 2) Deliveries must use Plumb Lane or Orange Lane and not Margrave Drive unless there is no other option; and 3) The lights on the pole sign shall be turned off when the rest of the lights are required to be turned off by code. Motion Pass.

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

7 **Truckee Meadows Regional Planning Liaison Report**

(Commissioner Giacomini present.)

Nothing to report since the last Planning Commission meeting.

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.](#)

The Communications team is putting together information for training as requested by Planning Commissioners. Staff is putting together training modules for the Planning Commission. At the next meeting, staff will be bring a potential text amendment forward on ADUs. There will be no change in code related to text amendments on data centers due to a tie vote at City Council. Two appeals were received on the 1Up Bar conditional use permit. The Oppidan Data Center appeal will be going to City Council on March 12, 2025.

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

Commissioner Villanueva requested information on working group discussions related to entertainment districts.

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

None

11 Adjournment (For Possible Action)

The meeting adjourned at 7:49 p.m.

DRAFT