



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, March 19, 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	Alex Velto	326-8859
Christina Del Villar	326-8862	David Giacomini	326-8858

1 Pledge of Allegiance

Commissioner Drakulich led the Pledge of Allegiance.

2 Roll Call

All commissioners were present at roll call.

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

Toni Harsh
Toni Harsh on behalf of John Hester
Molly Manoukian

4 Approval of Minutes (For Possible Action)

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

***It was moved by Alex Velto, seconded by J.D. Drakulich, to approve.
Motion Pass.***

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

ABSENT:
ABSTAIN:
RECUSED:

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

It was moved by J.D. Drakulich, seconded by Alex Velto, to approve. Motion Pass.

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

5 Discussion Items

5.1 Staff Report (For Possible Action): Acceptance of the City of Reno Annual Report to the Truckee Meadows Regional Planning Agency. 1, 2, 3, 4, 5, and 6

Lauren Knox, Senior Planner, gave the staff presentation.

It was moved by Alex Velto, seconded by David Giacomini, to accept the 2024 Annual Report and forward the report to the Truckee Meadows Regional Planning Agency. Motion Pass.

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

5.2 Staff Report: Case No. **TXT24-00002 (Accessory Dwelling Units)** – Initial review of Reno Municipal Code Title 18 Annexation and Land Development Chapter 18.03, 18.04, and 18.09 related to accessory dwelling units; together with matters which pertain to or are necessarily connected therewith. 1, 2, 3, 4, 5, and 6

Grace Mackedon, Senior Management Analyst, gave the staff presentation. The intent of this agenda item is to get feedback from the Planning Commission. Comments provided today will be presented to the City Council before being included in the draft.

Public Comment:
Greg Evangelatos
Thomas Tate
Roslyn Zimmerman
Connie Silveira
Molly Manoukian
Mark Johnson

Questions:

Commissioner Velto stated he thinks the lot size requirement is too large and he asked how staff came to the proposed number.

Ms. Mackedon explained that Council indicated a preference for a minimum lot size around 9,000 sf. Staff believed that was a good starting place to get feedback from the public and Council has the ability to change it based on that feedback.

Commissioner Velto asked what the range of lot size minimums is in other jurisdictions.

Ms. Mackedon explained there is a large range. For some of our regional partners it is around 6,000 sf. There are other jurisdictions that have done amendments with no lot size minimums.

Commissioner Velto stated his understanding is short term rentals are more of a business licensing issue than a land use and Planning Commission decision.

Ms. Mackedon responded stating that short term rentals were brought up in the survey because staff wanted data on both ADUs and short terms rentals since those issues often go hand in hand. Whether it lives in land use or business licensing depends on what is being regulated.

Commissioner Velto asked for more information on how the parking requirement would work.

Ms. Mackedon explained there are existing requirements for tandem parking to be for the same unit. If they are not, they would have to designated on their building plans the designated parking spot for the ADU.

Ms. Mackedon confirmed for Commissioner Drakulich that the parking spot has to be on the property and cannot be on the street.

Ms. Mackedon explained for Commissioner Giacomini why they went with a

requirement for one ADU parking spot that is separate from the required parking for the main building.

Commissioner Becerra asked what problem they are trying to solve with ADUs.

Ms. Mackedon explained this provides diversity in housing options for things like aging in place and kids going to college. It also provides incremental change and flexibility.

Commissioner Becerra asked how this draft ordinance compares to those in cities where ADUs have meaningfully contributed to that diversity in housing options.

Ms. Mackedon stated there is a large range of restrictions for ADUs. Most jurisdictions are leaning toward less regulations and are trying to promote this type of building.

Commissioner Becerra asked what parts of the current draft are uncomfortable for staff.

Ms. Mackedon stated right now, staff is just trying to gather feedback on the ordinance as a whole and does not see any significant technical issues with the current draft. There may be some clarifying issues they work through with Council.

Ms. Mackedon explained for Chair Rohrmeier that CC&Rs are private restrictions and the city does not enforce them. PUDs were also not included in the map or the estimated count of parcels that would fit the parameters to allow ADUs.

Chair Rohrmeier asked about the number of existing non conforming single family homes that have ADUs.

Ms. Mackedon explained there are some licensed as guest quarters and some ADUs that were licensed before there was a moratorium. It would be difficult to determine an exact number without going through google street view.

Chair Rohrmeier stated she thinks that is necessary information.

Commissioner Drakulich asked how much the parking requirement would prohibit people that meet all the other criteria.

Ms. Mackedon stated there was a little bit of pushback from people that

would not be able to meet the parking space requirement. For the most part, people were okay with that requirement and thought it was fair.

Commissioner Drakulich asked if they expect there to be a problem with ADU tenants parking on the street.

Ms. Mackedon stated that in other jurisdictions with ADUs, they are seeing that the family size isn't increasing but they are spreading out so we don't know that ADUs will contribute to that problem. If that is not the case and more people are added, that is a growing pain we might feel.

Ms. Mackedon explained for Commissioner Velto that City Council was also concerned about the potential limitations that requiring compatibility with the existing home would cause and they directed staff to remove those ADU design requirements from the draft.

Commissioner Velto expressed concern with the phrasing of the definition of an ADU. It states an ADU must be incidental and subordinate to the principal use of the premises and he reads that to mean you can't rent out both the house and the ADU. If that is not the intent, the language should be changed.

Ms. Mackedon stated the definition was pulled from other jurisdictions that allow ADUs. She will look into the ramifications of that language.

Ms. Mackedon confirmed for Commissioner Villanueva that she will make sure the language regarding parking requirements is clear in how it applies to parcels that currently have no onsite parking.

Ms. Mackedon answered questions from Commissioner Villanueva regarding requirements for ADUs and explained the difference between ADUs and guest quarters.

Ms. Mackedon reviewed for Commissioner Del Villar the existing restrictions and requirements.

Commissioner Becerra agreed with public input on having the short-term rental policy go hand-in-hand with this and he would like that explored. He also thinks the 9,000 sf threshold could be reevaluated. He asked if the draft ordinance addresses affordable housing.

Ms. Mackedon explained that the draft ordinance addresses an aspect of affordable housing by adding more units and offering diversity in housing types. She also explained that Council will be providing feedback on whether a separate text amendment would be needed to address short-term rentals.

Commissioner Becerra asked if there is any information on ADUs bringing down property values.

Ms. Mackedon stated it may be different for each location and that it generally raises property values.

Commissioner Villanueva stated she supports the minimum setbacks and thinks the minimum lot size requirement needs to be reduced. She does not think short-term rentals is an appropriate conversation with respect to this and that it should be a broader conversation.

Ms. Mackedon answered questions from Commissioner Giacomini regarding whether a minimum lot size requirement is redundant where there are setback and lot coverage requirements.

Commissioner Giacomini stated he feels that the existing parking requirements capture the potential need for additional parking that could come from an ADU and asked for thoughts from other commissioners.

Commissioner Velto stated he does not believe there should be specific parking requirements for ADUs. If we want to encourage more housing, especially in denser areas, we should not have parking requirements.

Commissioner Drakulich explained how ADUs would increase property values if they are integrated well. He also expressed concern regarding not having parking requirements because of the potential for an overflow in street parking, especially on narrow streets.

Ms. Mackedon explained for Commissioner Villanueva that they don't want to see very specific design elements in the zoning code that limit creativity.

Ms. Mackedon explained for Commissioner Giacomini that the ADUs would be required to get a certificate of occupancy so they will be getting will-serve letters from infrastructure utilities.

Discussion:

Commissioner Velto stated he supports ADUs and smaller lot size requirements.

Commissioner Becerra stated he supports the idea but would like to hear from staff one more time to highlight the feedback the Planning Commission shared before it is brought to City Council.

Chair Rohrmeier stated ADUs offer flexibility in lifestyle choice, but she is disappointed and does not see the APA here tonight speaking. We had to hear affordable housing separate from ADUs and in her opinion that is a misstep. ADUs serve to close the equity gaps in our communities and we should be incentivising because they do uplift property values. I feel strongly about no lot size requirements, remove building design characteristics and let this be architecturally creative, and make this ordinance flexible for people who own parcels with very small existing houses. Let those become the ADU and let them do something more substantial on the rest of the property. There should not be one specific designated parking space but rather include it in the overall parking consideration. Lastly, I feel very strongly that this should not be a discretionary permit activity. That is a good way to waste money that could be used to create more housing stock at an affordable level.

Commissioner Villanueva stated ADUs are a good thing. We need to decrease the lot size requirement, but there should be lot size minimums. We want to allow for some compatibility with communities. Parking is more of a safety concern for me. I'm not opposed to on-street parking but it does depend on the neighborhood. I am supportive of design standards because we do have some communities where people do care about the character of their community.

Commissioner Del Villar asked if there would be flexibility for those who want an ADU but do not meet minimum lot size requirements.

Ms. Mackedon stated she does not believe those people would be excluded from the variance application process.

Commissioner Del Villar expressed support for finding a balance for design standards.

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. **LDC25-00043 (Earl Wooster and Corbett Zone Change)** -
A request has been made for a zoning map amendment from Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF). The ±43.13 acre site is composed of two parcels; one is located at the northeast corner of East Plumb Lane and Harvard Way and the other is located north of Villanova Drive, ±132 feet east of its intersection with Harvard Way. The

site has the Master Plan land use designation of Public/Quasi-Public (PQP).
[Ward 3]

Carter Williams, Associate Planner, gave the staff presentation.

Disclosures: familiar with the site

Commissioner Giacomini disclosed that Kimley-Horn is his employer. While his employer has been engaged by the Washoe County School District on other projects, Kimley-Horn has not been hired to work on this application and his independence of judgement will not be materially affected and he will be participating and voting on this item today.

Public Comment:
None

Questions:

Mr. Williams explained for Commissioner Becerra that the zone change will bring the site into conformance with other school sites.

Discussion:
None

It was moved by J.D. Drakulich, seconded by Christina Del Villar, to recommend Council approve the zoning map amendment. Motion Pass.

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

- 6.2 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]

The applicant requested a continuance to the April 16 meeting.

It was moved by Manny Becerra, seconded by Christina Del Villar, to continue as requested by the applicant. Motion Pass.

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

7 Truckee Meadows Regional Planning Liaison Report

There has not been a meeting to 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.

City Council will be appointing a new commissioner to replace Commissioner Drakulich at their next meeting.

The next two Planning Commission meetings have heavy agendas so training will wait until May.

City Council actions taken and future agenda items were reported.

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

There will be a joint workshop with the Planning Commission and City Council on data centers. The Planning Commissioners were asked to let staff know if there are dates that would not work for them to attend the workshop.

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

Donna Keats

Beth Dory

11 Adjournment (For Possible Action)

The meeting was adjourned at 8:01 p.m.

DRAFT