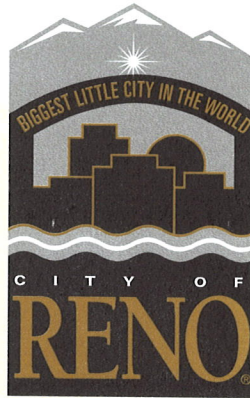


Jason Garcia-LoBue, MPA
Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 224-6099



June 2, 2022

Longboards Pizza 2, LLC
59 Damonte Ranch Parkway B 272
Reno, NV 89521

Re: Minor Conditional Use Permit Case No. MUP22-00013 (Longboard Pizzas)
APN: 142-501-02
Ward: 2

Dear Applicant:

The Development Services Department has completed the review of your request for a minor conditional use permit to allow for the establishment of a restaurant with alcohol service in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (WDDP SPD) with underlying Neighborhood Commercial (NC) zoning standards. The subject request is located on a portion of a ± 3.87 acre site located approximately ± 110 feet north of the intersection at Wedge Parkway and Little Star Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). Based on the materials you have submitted as modified by the conditions of approval, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.604(e), and is not expected to have an adverse impact on the area. The administrator hereby approves the requested Minor Conditional Use Permit (MUP), Case No. MUP22-00013, subject to the following conditions:

All conditions shall be met to the satisfaction of Development Services staff, unless otherwise noted.

1. All work involved in constructing and operating a project approved pursuant to Title 18 of Reno Municipal Code shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of this application. City Codes shall prevail in the event of a conflict between the approved plans and the City Codes in effect when the permit is reviewed.
2. Prior to the issuance of any building permit and/or business license, the applicant shall attach a copy of this approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the conditions of approval herein.

3. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction/operations of the project/business. This approval letter shall be posted or made readily available upon demand by City staff.
4. Hours of outdoor patio operation shall be limited to the hours of 8:00 a.m. to 10:00 p.m.

Summary: The overall goal for the WDDP SPD is to create an area devoted to residential land uses that are compatible with the land use patterns of the surrounding area. General commercial uses were envisioned to serve the community as this area experiences continued growth. The request is located on a portion of a ± 3.87 acre site located approximately ± 110 feet north of the intersection at Wedge Parkway and Little Star Drive (**Exhibit A**). The commercial building associated with the request is currently under construction. A restaurant with alcohol requires a minor conditional use permit (MUP) in the associated SPD with the base zoning of NC. As proposed and with the conditions of approval, the key issue of compatibility will be properly mitigated.

Analysis: The minor conditional use permit procedure provides a mechanism for the City to evaluate proposed land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas and that adequate mitigation is provided for anticipated impacts.

Compatibility with Surrounding Uses: The proposed use is associated with Building A of the overall commercial complex (**Exhibit B**). The single story building is compatible in mass and form to the surrounding buildings and uses (**Exhibit C**). The building is located at the southern portion of the commercial complex: a detention basin exists to the south, the South Valleys Sports Complex to the east and residences exist to the west and south of the commercial area. Compatibility of the commercial area was reviewed through the tentative map process LDC18-00013 (Mountain Gate 78). Condition 14 of the previous approval outlines the underlying NC use restrictions. To minimize possible impacts of the use, patio hours of operation should be restricted to the hours of 8:00 a.m. to 10:00 p.m. Monday through Friday (**Condition 4**).

General Code Compliance: Site design for the commercial complex has been reviewed or is currently under review and will meet or exceed all Title 18 requirements and standards.

Traffic, Access and Circulation: There are no anticipated issues with traffic and circulation with this request.

Master Plan Conformance: The subject site has a Master Plan land use designation of Single Family (SF) and Parks Greenways and Open Space (PGOS). As proposed with the recommended

conditions, the project is in conformance with the following applicable Master Plan goals and policies.

- City Wide Policy 1.2G: Business Retention and Attraction
- City Wide Policy 3.2C: Pedestrian Realm
- City Wide Policy 4.4A: Walkable Centers
- City Wide Policy 4.4D: Mix of Uses

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies and no noted concerns were identified prior to this approval being issued. A public notice was sent out to all property owners within 750 feet of the project and no noted concerns were identified.

Legal Requirements:

RMC 18.08.304(e)	Approval Criteria Applicable to all Applications
RMC 18.08.604(e)	Minor Conditional Use Permit - Findings

General Review Criteria and Considerations:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Minor Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a minor conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the minor conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Appeal of Administrative Decision: This administrative decision may be appealed to the City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with the City Clerk. The City Clerk's Office is located on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV.

This approval letter has not been issued in lieu of a permit. You are responsible for obtaining the appropriate permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



For

Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

xc: Wedge 78 LLC
1425 Treat Blvd.
Walnut Creek, CA 94597

Brook Oswald, Development Services Department
Mikki Huntsman, City Clerk
Bob Flores, Building and Safety Manager
Michael Mischel, P.E., Engineering Manager

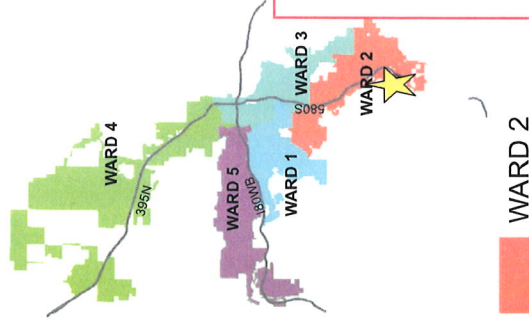
Exhibit A - Case Maps

AREA MAP

MUP22-00013

(Longboards
Pizza 2, LLC)

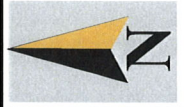
Subject Site ► 



Developer
Services
Department



The information here
is approximate and
is intended for displa
purposes only.
Date: May 2022
Scale: 1 inch = 750 feet

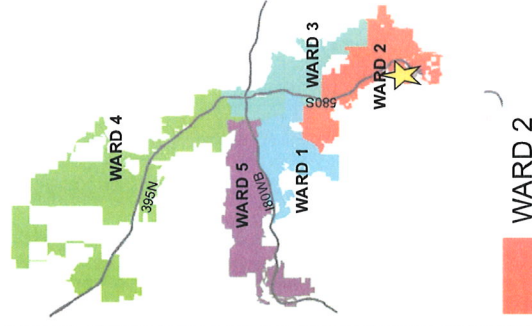


VICINITY MAP

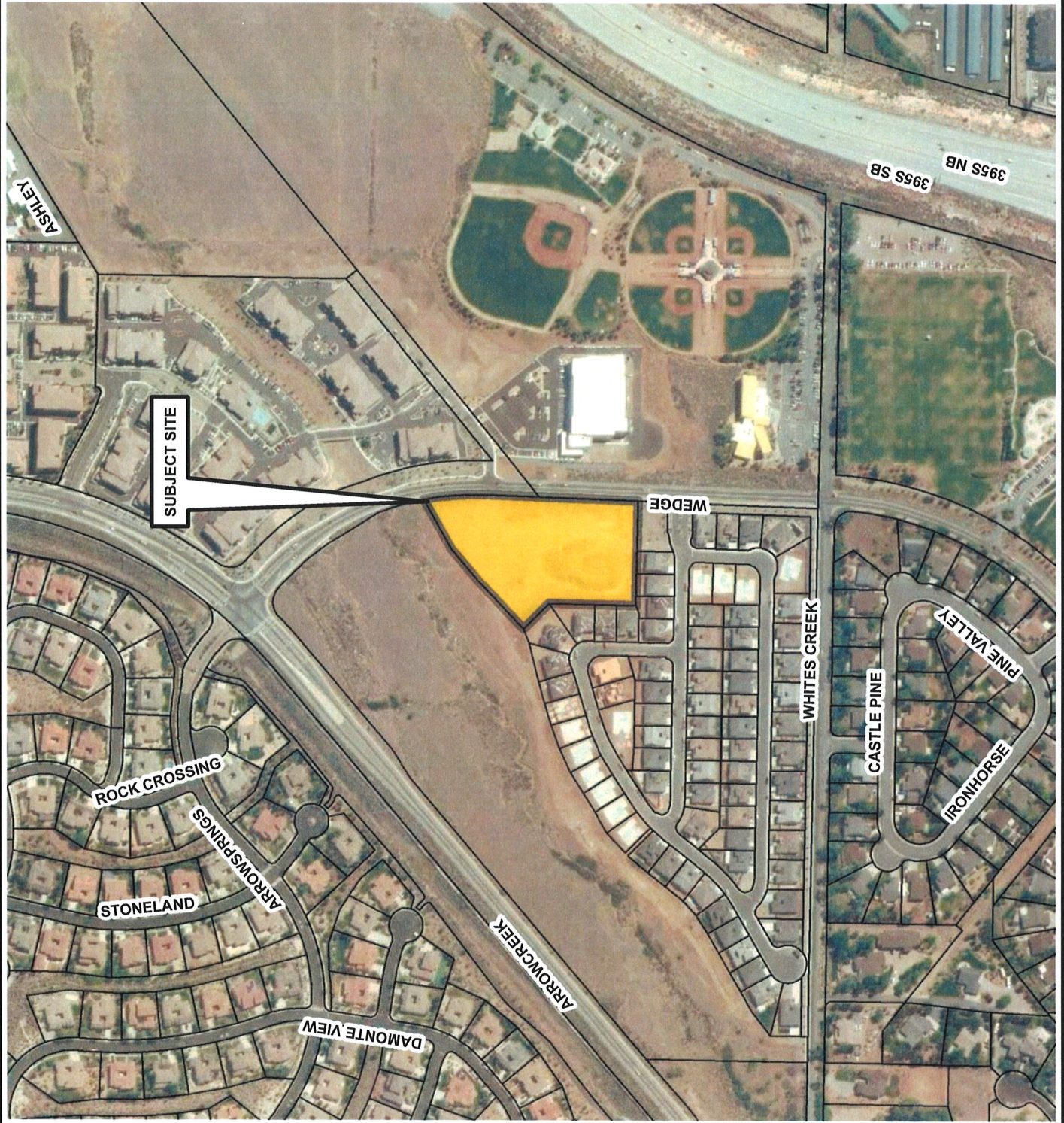
MUP22-00013

(Longboards
Pizza 2, LLC)

Subject Site ► 



The information hereon
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is intended for display
purposes only.
Date: May 2022
Scale: 1 inch = 400 feet



ZONING MAP

MUP22-00013

(Longboards
Pizza 2, LLC)

ZONING = SPD

Subject Site ► 

Zoning Designations



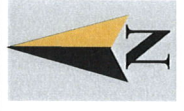
MS



SPD

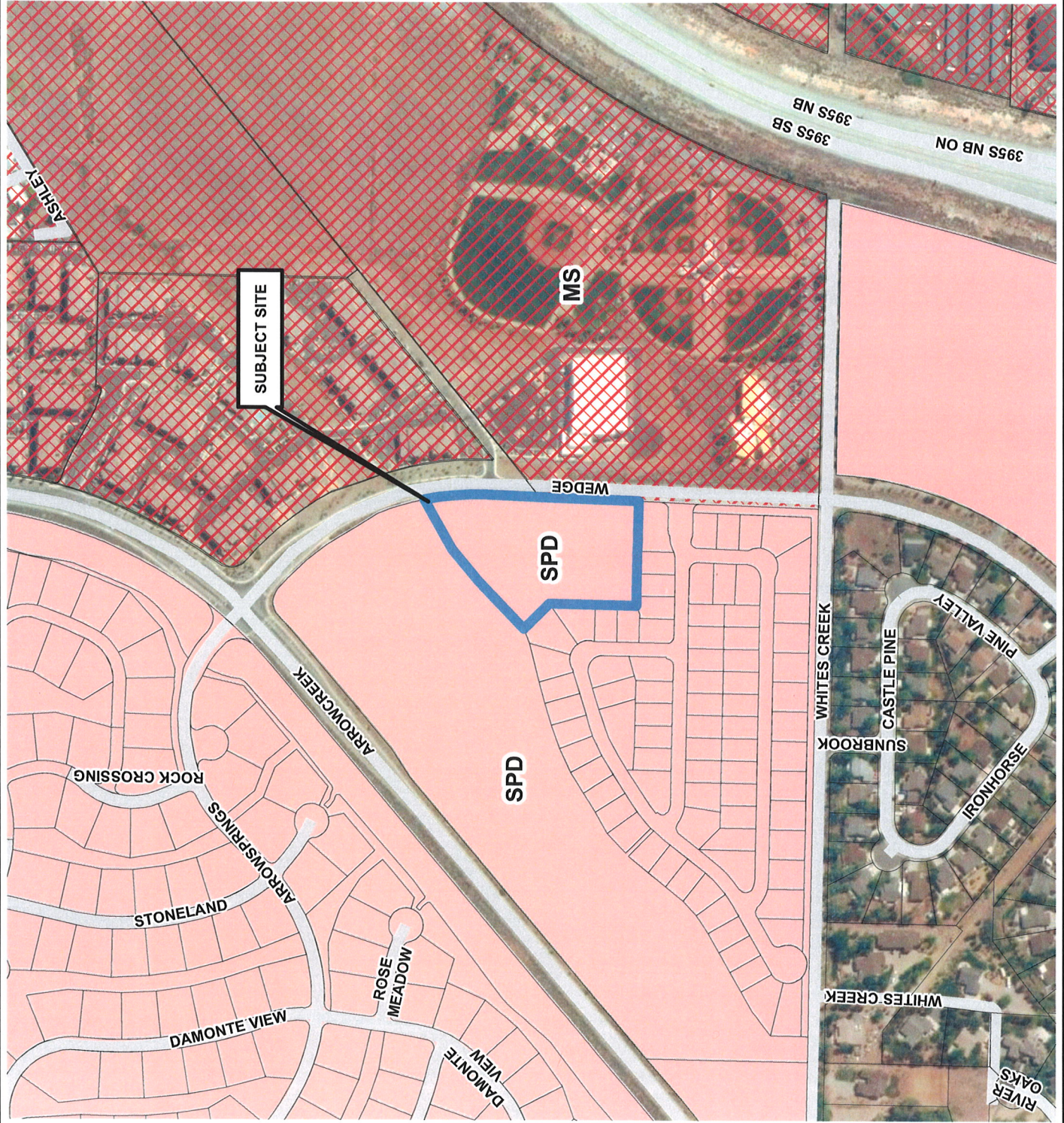


Development
Services
Department



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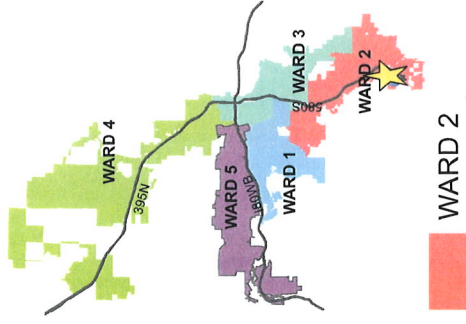
DATE: May 2022
SCALE: 1 inch = 400 feet



MASTER PLAN MAP

MUP22-00013
(Longboards
Pizza 2, LLC)

Subject Site 



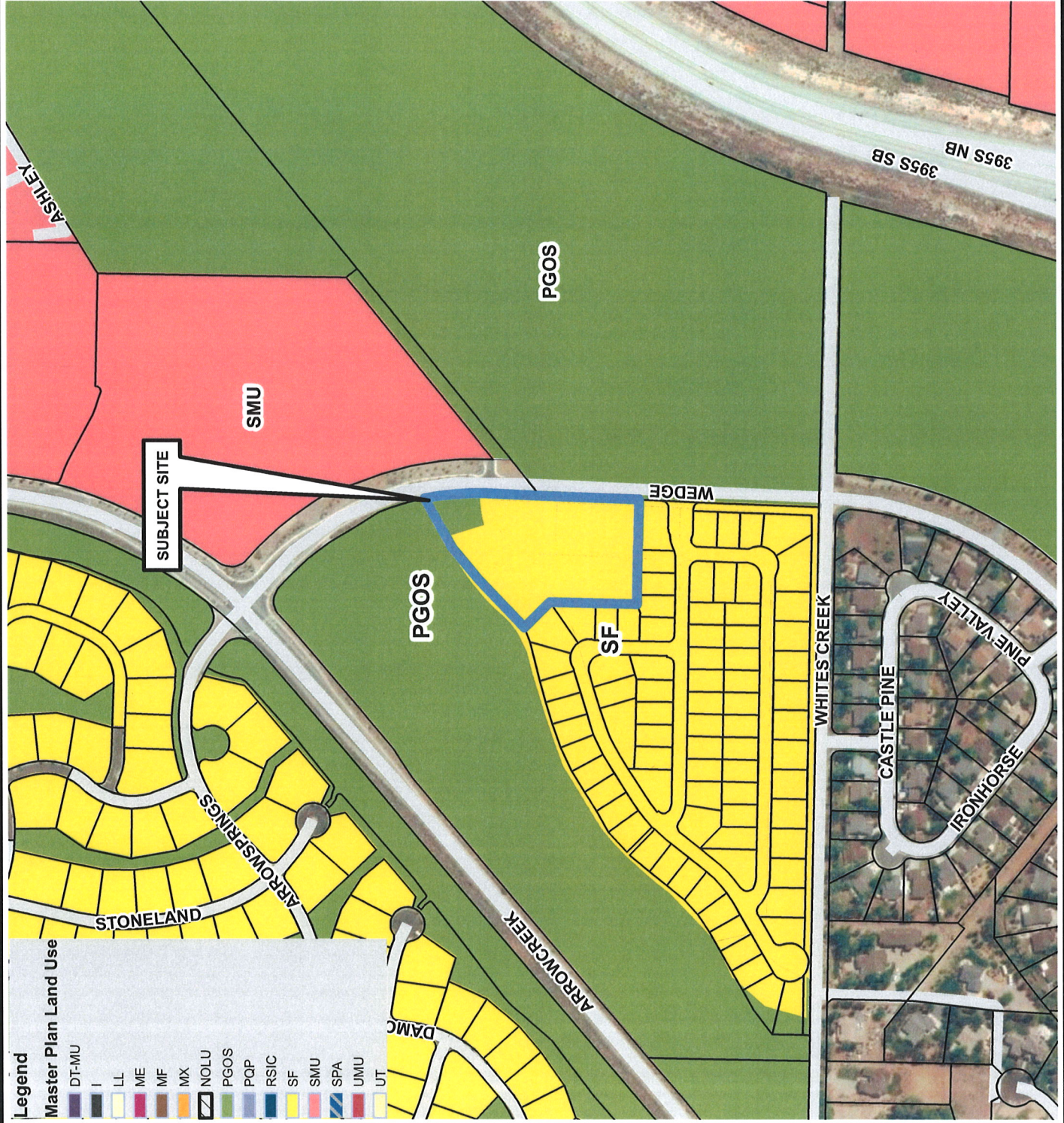
Development
Services
Department



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Date: May 2022

Scale: 1 inch = 400 feet

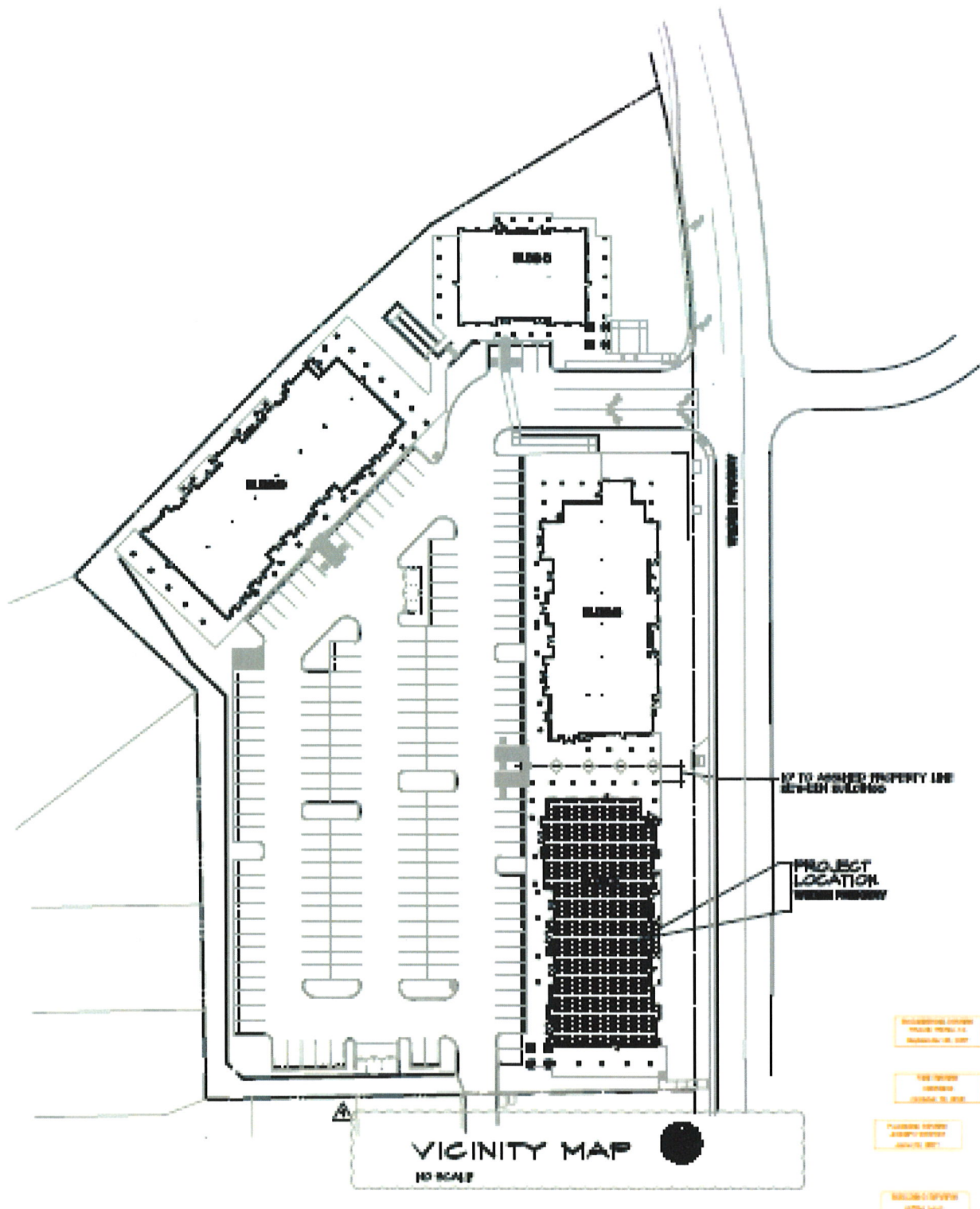


Legend

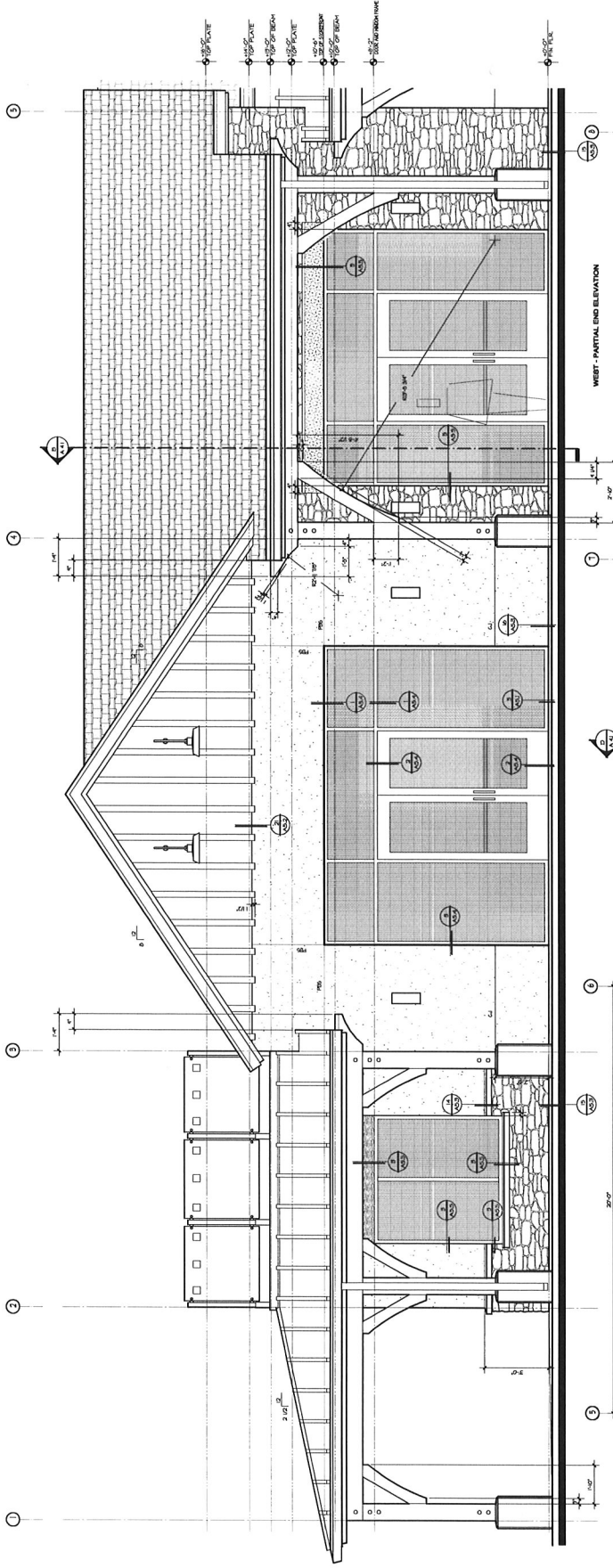
Master Plan Land Use

DT-MU	I	LL	ME	MF	MX	NOLU	PGOS	PQP	RSIC	SF	SMU	SPA	UMU	UT
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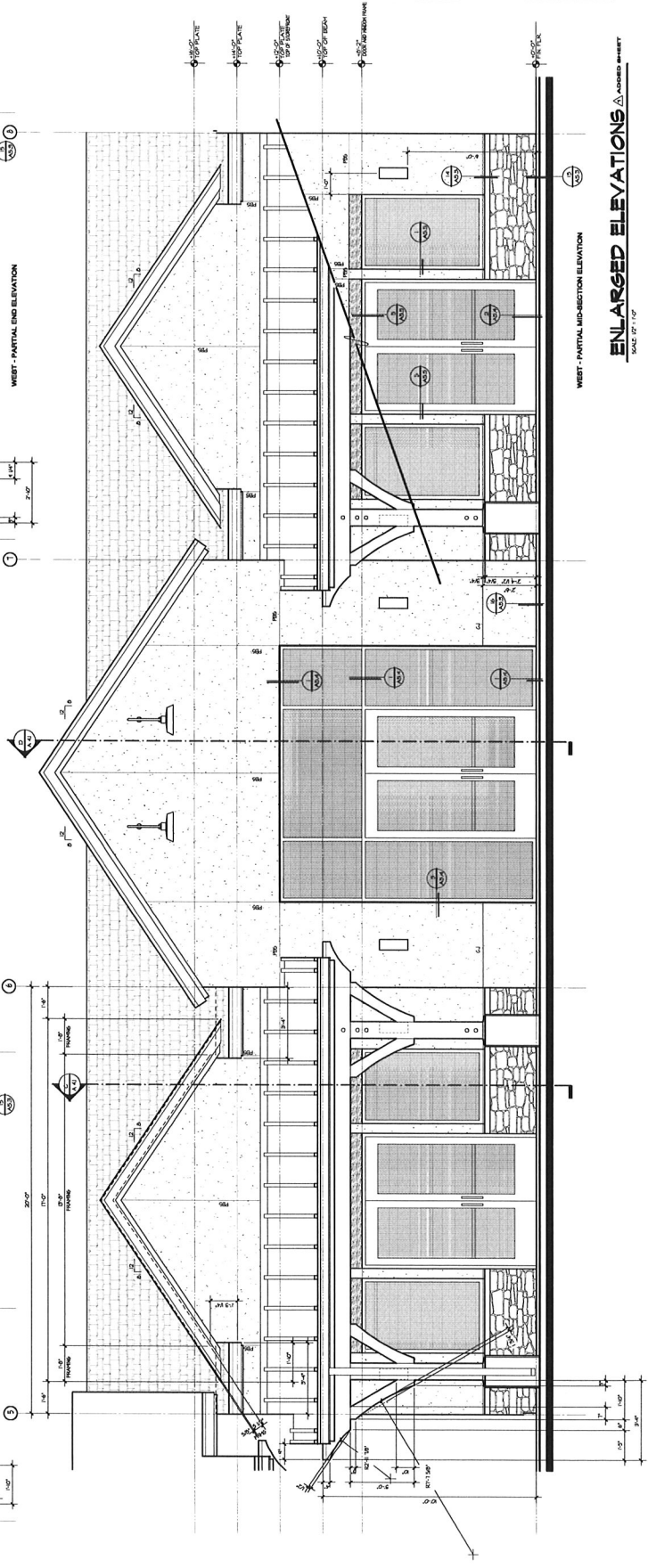
Exhibit B - Building Location



SCALE: 1/4"=1'-0" (OR PER GRAPHIC SCALE BELOW)



WEST - PARTIAL END ELEVATION



WEST - PARTIAL MID-SECTION ELEVATION





