



MINUTES
Regular Meeting
Reno City Planning Commission

Thursday, June 4, 2020 • 6:00 PM

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

Commissioners			
Mark Johnson, Chair 326-8864			
Kathleen Taylor, Vice Chair	326-8859	John Marshall	326-8863
Peter Gower	326-8860	Paul Olivas	326-8861
Ed Hawkins	326-8862	Alex Velto	326-8858

1 Pledge of Allegiance

Angela Fuss led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Mark Johnson	Chair	Present	
Kathleen Taylor	Vice Chair	Present	
Peter Gower	Commissioner	Present	
Ed Hawkins	Commissioner	Present	
John Marshall	Commissioner	Present	
Paul Olivas	Commissioner	Present	
Alex Velto	Commissioner	Present	

The meeting was called to order at 6:01 PM.

3 Public Comment

Cameron White spoke regarding Black Lives Matter.

4 Public Hearings

- 4.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00056 (Sinclair Single Family Detached) - A request has been made for a special use permit to allow for three single family detached residences in the Mixed Use (MU) zoning district. The ±9,475 square foot site is located on the east side of Sinclair Street, ±90 feet north of its intersection with Moran Street. The site is zoned Mixed Use/ South Virginia Transit Corridor/ Midtown Commercial (MU/SVTC/MC) and has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 3]** 6:04 PM

Mike McGonagle, applicant representative, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report information. Staff can make all the findings and recommends approval of the project.

Disclosures: Commissioner Hawkins spoke with the applicant's representative and visited the site. Chair Johnson visited the site. The remaining commissioners present had no disclosures.

Public Comment:

None

Mr. Oswald confirmed for Commissioner Hawkins that as proposed this meets all the setback requirements in the area. As staff reviews the parcel map they will ensure each utility has an appropriate easement if needed.

Mr. McGonagle discussed the current rent range for the units and explained for Commissioner Marshall they are not currently considered affordable housing.

Mr. Oswald addressed Commissioner Marshall’s concern regarding possibly losing the opportunity for multifamily with this change. He explained they do not anticipate a large multifamily development coming in this type of area.

It was moved by Commissioner Gower, seconded by Commissioner Taylor, in the case of LDC20-00056 (Sinclair Single Family Detached) based upon compliance with the applicable findings, to approve the special use permit, subject to the conditions listed in the staff report.

Commissioner Marshall stated he can support this. We do need to look at the phenomenon. If this is happening throughout our multifamily area we need to track if what we are seeing is creating a higher income bracket for areas that are zoned multifamily.

The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kathleen Taylor, Vice Chair
AYES:	Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto

- 4.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00057 (Sage Point #9) - A request has been made for a zoning map amendment from Industrial Business (IB) to Industrial Commercial (IC). The ±11.24 acre site is located on the east side of Mount Limbo Street, ±200 feet north of its intersection with Echo Avenue. The site has Master Plan land use designation of Industrial (I). **[Ward 4]** 6:23 PM

John Krmptotic, KLS, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report information. Staff is able to make all the findings and recommends the Planning Commission recommend the City Council approve the zoning map amendment.

Disclosures: Commissioner Hawkins spoke with applicant's representative and is familiar with the site. The remaining commissioners present had no disclosures.

Public Comment:

None

It was moved by Commissioner Hawkins, seconded by Commissioner Gower, in the case of LDC20-00057 (Sage Point #9) based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried with six (6) in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [6 TO 1]
MOVER:	Ed Hawkins, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Johnson, Taylor, Gower, Hawkins, Olivas, Velto
NAYS:	John Marshall

5 Truckee Meadows Regional Planning Liaison Report

Commissioner Gower reported the Regional Planning Commission found the City of Reno Master Plan in conformance. The Regional Planning Governing Board will hear the Daybreak appeal on Thursday, June 11 at 4:00. The RPC found in conformance the Live+ project in April.

6 Staff Announcements

- 6.1 Report on status of Planning Division projects.
- 6.2 Announcement of upcoming training opportunities.
- 6.3 Report on status of responses to staff direction received at previous meetings.

- 6.4 Report on actions taken by City Council on previous Planning Commission items.
6:45 PM

Angela Fuss, Acting Community Development Director, reported on City Council actions. The Live+ certification was approved. The Mountain View Mixed Residential apartment project that Planning Commission approved with an added condition of approval for pedestrian connectivity was appealed. City Council approved it with a pedestrian connection that does not go through the neighborhood, but through common area.

Ms. Fuss stated the Planning Commission's recommended denial of the Skywalk text amendment goes to City Council on June 10th. The SUP comes back to the Planning Commission on June 17th. She explained the timeline requirements.

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

None

8 Public Comment

None

9 Adjournment (For Possible Action)

The meeting was adjourned at 6:49 p.m.