



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, January 17, 2018 • 6:00 PM

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

Commissioners			
Peter Gower, Chair 326-8860			
Mark Johnson, Vice Chair	326-8864	Paul Olivas	326-8861
Britton Griffith	326-8858	John Marshall	326-8863
Ed Hawkins	326-8862	Kevin Weiske	326-8859

#### 1 Pledge of Allegiance

Commissioner Weiske led the Pledge of Allegiance.

#### 2 Roll Call

Attendee Name	Title	Status	Arrived
Kevin Weiske	Commissioner	Present	
Mark Johnson	Vice-Chairman	Present	
Ed Hawkins	Commissioner	Present	
Paul Olivas	Commissioner	Absent	
Britton Griffith-Douglass	Commissioner	Present	
Peter Gower	Chairman	Present	
John Marshall	Commissioner	Present	

*The meeting was called to order at 6:03 PM.*

#### 3 Public Comment

Danny Cleous discussed concerns regarding continued development in the North Valleys.

#### 4 Approval of Minutes (For Possible Action)

None

#### 5 City Council Liaison Reports

None

#### 6 Virginia Range Interface Mapping Update

RJ Immerman, Community Development Assistant, presented an overview of the Virginia Range Interface Mapping Project.

Brook Oswald, Associate Planner, explained for Commissioner Weiske that it is the property owners' responsibility to fence their property and maintain that fence. Non-profit organizations have stepped in and have been working with the property owners to maintain sections of fence. As part of this best management handbook we hope to set the standard in the guidelines that the HOA or the property owner follow the scheduled maintenance and inspection of the fences.

Mr. Oswald confirmed for Commissioner Weiske that they would like to head in the direction of conditioning future project to include perimeter fencing for projects in areas impacted by wild horses.

Mr. Immerman explained for Chair Gower the pattern where horses were coming into the community.

Virginia Range Interface Mapping Update - *Presented/Distributed at Meeting*

## 7 Public Hearings

7.1 Staff Report (For Possible Action): Case No. LDC18-00020 (410 California Avenue) - A request has been made for a special use permit to increase the building height above 45 feet. The site consists of three parcels totaling ±0.35 acres (APNs 011-213-04, 011-213-05, and 011-213-06) located on the south east corner of California Ave and Creek Place in the Mixed Use/Downtown Reno Regional Center/California Avenue (MU/DRRC/CALI) zoning district. The site has a Master Plan land use designation of Special Planning Area/Downtown Reno Regional Center/California Avenue District. bjo **[Ward 1]** 6:11 PM

Garrett Gordon, applicant's representative, gave an overview of the project and the request for a special use permit.

Brook Oswald, Associate Planner, presented the staff report.

The commissioners present disclosed that they visited the site and/or met with the owner and owner's representative.

At this time Chair Gower opened public comment for this item.

Dario Passalalpi discussed opposition to the proposed building height.

Sam Gettle discussed parking concerns.

Neal Ferguson discussed opposition to the proposed building height.

Dr. Roberta Ferguson submitted a comment card but did not wish to speak.

Mercedes de la Garza discussed opposition to the proposed building height.

Scott Gibson discussed concerns regarding the proposed design of the building.

Guylene Dwinell submitted a comment card in opposition but did not wish to speak.

Hearing and seeing no further public comment requests, Chair Gower closed public comment.

Mr. Gordon provided the architectural design details that are available at this time as requested by Commissioner Griffith-Douglass.

Claudia Hanson, Planning Manager, explained that when the Downtown Reno Regional Center was approved they had done a lot of outreach in the California Avenue District. The input received at that time was that 45 feet was generally an acceptable building height. In some cases, with appropriate architecture and building placement, higher than 45 feet could be acceptable but they wanted to see those on a case by case basis.

Mr. Oswald answered questions regarding how the median height of the roof is determined. He also answered questions regarding the height of buildings in the area of this site.

Commissioner Marshall discussed his concerns regarding the façade of the building that faces California Avenue.

Mr. Oswald explained that standards in the Mixed Use code do not require articulation, it looks more at change of materials and visual interest from the pedestrian level.

Mr. Gordon confirmed for Commissioner Marshall that the units will all be market rate housing. He also confirmed that they could not preserve the proposed density with a lower building height. A shadowing study was not done and is not required by code for this development.

Brian Egan, owner/developer, answered questions from Commissioner Johnson regarding the floor to floor height and discussed the work that has been done with architects to create high quality market rate housing. He also discussed the access locations for residents and the variation of materials for the outside of the building.

Mr. Egan explained the variations in peak heights for Commissioner Weiske.

There was discussion regarding the desire for project presentations to include renderings and/or more specific information on the actual final design of proposed buildings. There was concern expressed regarding the potential for significant changes to be made to building designs after approval that would change the Planning Commission's ability to make the required findings.

Chair Gower discussed the opportunity available in this case to condition the project to address concerns regarding information that may be lacking in the renderings. Having more specific information available for proposed projects in the future would be helpful.

Commissioner Marshall discussed whether or not this pretty solid façade on a zero lot line is the kind of design they want to promote in this location.

Commissioner Griffith-Douglass agreed with the discussion regarding the need for the record to include more specific details of projects that are approved. She also stated this is a good quality project.

Commissioner Johnson discussed the fact that this is the first project he has seen that fits the mixed use urban development category including commercial and residential. This is the type of project the Reimagine Reno promotes and it will require higher density and taller buildings. This is appropriate for the area and he can make the findings.

Chair Gower stated this is what a walkable, high density, mixed use development project looks like. He also discussed the need for more information during the presentation to help streamline the approval process for the Planning Commission.

Commissioner Weiske suggested that staff presentations include pointing out proposed changes to renderings rather than reviewing information already included in the staff reports.

Commissioner Weiske stated that he can make all of the findings. Commissioner Johnson stated that, based on the rendering, he is satisfied that he does not need to add a condition for additional building materials.

***It was moved by Commissioner Weiske, seconded by Commissioner Johnson, in the case of LDC18-00020 (410 California Avenue), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with the addition of Condition No. 9 stating that the maximum ridgeline height of the building is not to exceed 58 feet.***

Chair Gower read the appeal process into the record.

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Kevin Weiske, Commissioner
<b>SECONDER:</b>	Mark Johnson, Vice-Chairman
<b>AYES:</b>	Weiske, Johnson, Hawkins, Griffith, Gower
<b>NAYS:</b>	John Marshall
<b>ABSENT:</b>	Paul Olivas

## 8 City of Reno Master Plan

8.1 Staff Report (For Possible Action): Discussion and possible action to prepare a report regarding changes to the City of Reno Master Plan adopted by the Reno City Council (Case No. LDC18-00023). 8:06 PM

Sienna Reid, Senior Planner, presented the staff report reviewing changes made to the Master Plan by City Council.

Ms. Reid confirmed for Commissioner Weiske that it is staff's hope to get comments from the Planning Commission this evening.

Ms. Reid explained for Commissioner Marshall that the resolution adopted by City Council adopting the new master plan and repealing the existing master plan is subject to conformance review and that a report provided by the Planning Commission would be presented to City Council.

Commissioner Marshall discussed his objections to the way the process has been implemented coming to the Planning Commission for comment after the City Council has already taken final action.

Commissioner Weiske asked if City Council is looking for Planning Commission input on their changes.

*(Commissioner Griffith-Douglass absent at 8:28 p.m.)*

Ms. Reid explained that staff did not receive direction from City Council in terms of the level of detail they want back from the Planning Commission.

*(Commissioner Griffith-Douglass present at 8:29 p.m.)*

***It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, to acknowledge the changes to the new Master Plan adopted by City Council that have***

*been referred to the Commission and do not wish to prepare a report on these changes. The motion carried unanimously with six (6) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kevin Weiske, Commissioner
<b>SECONDER:</b>	Ed Hawkins, Commissioner
<b>AYES:</b>	Weiske, Johnson, Hawkins, Griffith, Gower, Marshall
<b>ABSENT:</b>	Paul Olivas

## **9 Truckee Meadows Regional Planning Liaison Report**

Chair Gower reported there will be a meeting next Wednesday and there will be several conformance review items on the agenda.

## **10 Staff Announcements**

- 10.1 Report on status of Planning Division projects.
  - 10.2 Announcement of upcoming training opportunities.
  - 10.3 Report on status of responses to staff direction received at previous meetings.
  - 10.4 Report on actions taken by City Council on previous Planning Commission items.
- 8:31 PM

Claudia Hanson, Planning Manager, reported the following City Council action: Firecreek MPA was certified; StoneGate was continued to February 14th; Changes to phasing on NDOT; Double R zone change was adopted; 440 Ridge was adopted; Lakeridge Place zone change was adopted.

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

Commissioner Hawkins requested more information regarding the Stonefield Warehouse project effluent.

## **12 Public Comment**

Danny Cleous discussed concerns regarding development in the North Valleys.

## **13 Adjournment (For Possible Action)**

The meeting was adjourned at 8:38 p.m.