



AGENDA
Neighborhood Advisory Board - Ward 3
Tuesday, September 3, 2019
5:30 p.m.
Reno City Hall
Council Chambers
One East 1st St., Reno, NV 89501

Members
Alexsis Adams
Edgar Gonzalez
Rudy Leon
Alexis Lopez
Frank Nelson
Sarah Sloan

Council Liaison
Oscar Delgado

Community Liaison
Cynthia Esparza

Public Notice: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at:

Reno City Hall – One East First Street;
Washoe County Reno Downtown Library – 301 South Center Street;
Evelyn Mount Northeast Community Center – 1301 Valley Road;
McKinley Arts and Culture Center – 925 Riverside Drive;
Reno Municipal Court – One South Sierra Street;
Washoe County Administration Building – 1001 East Ninth Street; and
Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. NRS 241.020(2)(c).

In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.reno.gov, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Cynthia Esparza at 775-677-6881.

Accommodations: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Tess Opferman at 775-334-2255 in advance so that arrangements can be made.

Supporting Materials: Staff reports and supporting material for the meeting are available at the City Clerk's Office, located at 1 East First Street, Second Floor, 775-334-2030 and on the City's website at www.reno.gov/residents/your-neighborhood/ward-3. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the public body.

Order of Business: The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Public Comment: A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

1. Call to Order - Roll Call

2. Pledge of Allegiance

3. Public Comment - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

4. Approval of Agenda - For Possible Action

A. September 3, 2019

5. Approval of Minutes - For Possible Action

A. June 4, 2019

6. Update from Councilmember Oscar Delgado

7. City of Reno Announcements

8. Presentations and Updates

A. Update and discussion on Zoning Code RENOvation, the update to Title 18, and the public outreach process for the code drafting and adoption phases of the project - Community Development Director Arlo Stockham (*Approximately 10 Minutes*)

9. Development Projects - *Following presentations by a City of Reno planner and/or the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://goo.gl/wXYHjf>) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials.*

A. LDC20-00009 (Shoppers Square - The BOM Drive Thru) - A request has been made for a special use permit to allow for the construction of a drive-through facility accessory to a pharmacy use that is located within the Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) zoning district. The ±11.15 acre site is located south of Casazza Drive, north of East Plumb Lane and east of South Virginia Street. The site has a Master Plan land use designation of Urban MixedUse (UMU).

Planner: AnnMarie Lain, Assistant Planner, (775) 334-2309; laina@reno.gov

Applicant's Representative: Kevin Bissell, (916) 955-5429

Planning Commission Hearing Date: October 3, 2019

10. Development Project Updates - *The following items are to provide an update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 3 NAB. NAB and public comments were submitted via the development project review form to the Reno Planning Commission. To review past Planning Commission meeting discussions on projects listed below, please visit goo.gl/LL7i7S. (*Approximately 5 minutes*)*

A. LDC19-00061 (Reno Coffee Company At Wells and Vassar) - A request has been made for a special use permit to establish a bar in conjunction with a coffee shop located within the Community

Commercial/Wells Avenue Neighborhood Plan/Wells Avenue Mixed Use (CC/WANP/WAMU) zone. The ±1,036 square foot site is located within a greater ±0.184 acre site at the southeast corner of the intersection of Vassar Street and South Wells Avenue (1300 South Wells Avenue). The project site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

- B. LDC19-00063 (Ryland Apartments) - A request has been made for a special use permit to allow the height of a 118 unit apartment building with ±2,700 square feet of commercial space to be greater than 45 feet. The ±1.5 acre site consists of eight parcels generally located to the north of Ryland Street and between High Street to the west and Park Street to the east. The site is located within the Mixed Use/Downtown Reno Regional Center/California Avenue District (MU/DRRC/CALI) zone and has Master Plan land use designation Downtown Mixed-Use (DMU).
- C. LDC19-00062 (Vassar Street Zone Change) - A request has been made for a zoning map amendment from ±3.0 acres of Industrial Business (IB) and ±0.96 acres of Mixed Use/Mill Street Transit Oriented Development Corridor (MU/MSTC) zoning districts to ±3.96 acres of Industrial Commercial (IC). The ±3.96 acre site consists of two parcels generally located northwest of the intersection of Terminal Way and Vassar Street (2445 and 2555 Vassar Street). The project site has a Master Plan land use designation of Mixed Employment (ME).

11. Board Discussion and Action Items – For Possible Action

- A. NAB discussion and possible selection of goals (*Approximately 15 Minutes*)

12. Old Business

- A. None at time of posting

13. Identification of Items to be Placed on a Future Agenda of the Ward 3 Neighborhood Advisory Board for Discussion and/or Potential Action - For Possible Action

14. Public Comment - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

15. Adjournment - For Possible Action