



AGENDA

Reno City Planning Commission

Hybrid Meeting

Wednesday, June 17, 2026 • 6:00 PM

Reno City Council Chambers, 1 East First Street, Reno, NV 89501

Commissioners:

David Giacomini, Chair	Tina Gonfiantini
Jacob Williams, Vice Chair	Sean McCoy
Manny Becerra	Alex Velto
Christina Del Villar	

Council Liaison: Meghan Ebert

Staff Liaison: Cali Shy

Public Notice: This agenda has been physically posted in compliance with NRS 241.020(3) (notice of meetings) at Reno City Hall – 1 East First Street, Reno, Nevada 89501. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [Reno.gov](https://www.reno.gov), and NRS 232.2175 at [notice.nv.gov/](https://www.notice.nv.gov/). To obtain further documentation regarding posting, please contact the City Clerk’s Office at 775-334-2030 or cityclerk@reno.gov.

This meeting will be held at Reno City Hall Council Chambers and via the Zoom video conference platform.

Members of the public wishing to attend the meeting may do so at the designated physical location or may hear, observe, and provide public comment virtually by pre-registering using the following link which will provide the Webinar ID and call-in phone number:

<https://links.reno.gov/PC-06-17-26>

You can also join the meeting by typing zoom.us/join into your computer browser and entering this Webinar ID: 889 6959 3273. NOTE: This option will require a computer with audio and video capabilities. Alternatively, you can join the meeting by telephone only by dialing 1-669-444-9171, entering the Webinar ID: 889 6959 3273, and pressing #.

Accommodations: The City of Reno, in compliance with the Americans with Disabilities Act, wishes to make all its public meetings accessible to the public. Persons who require special accommodation or assistance in attending this meeting may contact Cali Shy at 775-895-9019 at least 48 hours in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available on the City’s website at [reno.gov/meetings](https://www.reno.gov/meetings). Pursuant to NRS 241, supporting material is made available to the general public at the same time it is provided to the Planning Commission.

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 Planning Commission may combine

two or more agenda items for consideration, remove items from the agenda, and/or delay discussion on or continue scheduled agenda items at any time. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later. If the meeting goes beyond 11:00 PM, the Planning Commission may postpone remaining items.

Public Comment: Individuals wishing to address the Planning Commission at the meeting shall submit a “Request to Speak” form to the Staff Liaison. Individuals not in attendance may provide public comment by: (1) submitting an online public comment form at reno.gov/PCPublicComment; (2) sending an email to PCPublicComment@reno.gov; or (3) sending a letter to the Reno City Planning Commission, P.O. Box 1900, Reno, NV 89505. Please note, all comments received are considered part of the public record and will be on file with the City Manager’s Office.

To provide public comment via Zoom, log in to the Zoom webinar at the above link and utilize the “Raise Hand” feature during any public comment period. To provide public comment via telephone only, press *9 to “Raise Hand” and *6 to mute/unmute.

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 a subsequent agenda as an action item.

On specific agenda items, the presiding officer may prohibit comment if the content of 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 the 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, see NRS 241, and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-47 (April 27, 2001); Nevada Open Meeting Law Manual, §8.05.

Other 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.

Appeal Process

Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno 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 working days starting on the day after written notice of the action is filed with the City Clerk.

Watch Meetings

Planning Commission meetings are streamed online when the Commission is in session in Council Chambers at reno.gov/meetings and broadcast on Charter Channel 194.

A Introductory Items

- A.1 Pledge of Allegiance
- A.2 Roll Call
- A.3 Public Comment (This item is for either public comment on any action item or for any general public comment.)
- A.4 Approval of Agenda (For Possible Action) – 17 June 2026
- A.5 Approval of Minutes (For Possible Action) – 21 May 2026 at 6:00 PM; 04 June 2026 at 6:00 PM

B Staff Announcements (For Discussion Only)

C Public Hearings

- C.1 Staff Report (For Possible Action): Case No. LDC26-00072 (North Hills Townhomes) - A request has been made for: 1) a tentative map to allow for the development of 336 single-family attached units; 2) a conditional use permit to allow: a) development of more than 20 single-family attached units; and b) grading resulting in fills in excess of 10 feet in depth; and 3) an alternative equivalent compliance to vary residential street tree standards. The ±21.52-acre site is located west of North Hills Boulevard, north of the US Highway 395 Exit 74 northbound off-ramp, ±250 feet south of Buck Drive. The site is zoned General Commercial (GC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
- C.2 Staff Report (For Possible Action): Case No. LDC26-00069 (Panther Hollow Tentative Map) - A request has been made for: 1) a tentative map to allow for the development of 18 single-family detached units; and 2) a major deviation to allow for: a) a reduction in required front and rear yard setbacks; and b) to allow for corner lots less than 5,000 square feet. The ±2.91-acre site is located at the northern terminus of Copper Leaf Drive and the western terminus of Marys Lane, ±410 west of Ranger Road. The site is zoned Single-Family Residential – 11 units per acre (SF-11) and has a Master Plan land use designation of Mixed Neighborhood (MX).
- C.3 Staff Report (For Possible Action): Case No. LDC26-00078 (Kengott Residence and Detached Garage/ADU) – A request has been made for: 1) a variance to reduce the required front yard setback (in relation to an access easement) to allow for construction of a residence on a parcel bisected by the Lake Ditch, and 2) a major deviation to allow an increase in the maximum accessory building footprint area from 1,200 square feet to up to 1,800 square feet. The ±1.07-acre site is located on the north side of Manzanita Lane, ±660 feet west of Plumas Street (1595 Manzanita Lane). The site is within the Large-Lot Residential – 1 acre (LLR-1) zoning district and the Greenfield

Neighborhood Planning Area Overlay (GF) and has a Master Plan land use designation of Single-Family Neighborhood (SF).

- D Business Items**
- E Truckee Meadows Regional Planning Liaison Report (For Discussion Only)**
- F Future Agenda Items (For Discussion Only)**
- G Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- H Adjournment (For Possible Action)**