

Exhibit C - Planning Commission Minutes (Excerpt)

±250 feet east along the north side of Carville Drive, south of Hillboro Avenue. [Ward 1]

Carter Williams, Associate Planner, presented the staff report including staff analysis of the request.

Stacie Huggins, Wood Rodgers, gave a brief overview of plans for a future project.

Disclosures: familiar with the site, read and reviewed material, visited the site, spoke to traffic police, spoke to the applicant's representative

Public Comment: none

Questions:

Commissioner Becerra asked what will happen with the current tenants.

JD Klippenstein, Reno Housing Authority, stated there are currently six occupied units and all of those tenants would receive relocation assistance and financial assistance to cover all moving costs.

Commissioner Del Villar asked about parking and how that is being evaluated.

Mr. Williams explained that this is a zone change and there is no project being presented. When they do come forward with a project, they will have to meet the standards.

It was moved by J.D. Drakulich, seconded by Christina Del Villar, to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Rohrmeier, Velto
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 4.5 Staff Report (For Possible Action): Case No. **LDC25-00016 (Plumas Redevelopment)** - A request has been made for a conditional use permit

to allow for: 1) a 273-unit multi-family apartment complex; and 2) grading resulting in fills greater than ten feet. The ±9.48 acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Leah Piccotti, Associate Planner, presented the staff report including staff analysis of the request.

Andy Durling, Wood Rodgers, gave an overview of the project.

Disclosures: familiar with the site, spoke with applicant's representative and residents, received and read emails

Public Comment:

Correspondence received was forwarded to the Planning Commission and entered into the record.

Voice messages from the following were played during the meeting:

Brett Glover

Karen Raits

Lori Glover

Sandra Bankston

Live Public Comment:

Kim Bacchus – via zoom

Terry Ruppert

Steve Topol

Laura Menotti

Marianne Merriam

Questions:

Commissioner Becerra asked staff by what measure or measures these findings are evaluated.

Ms. Piccotti explained that when staff analyzes the findings, they look at the surrounding uses and if the new use can exist there without conflict. There is no quantifiable standard. Staff is looking at the types of uses that are generally permitted in a Neighborhood Commercial, General Commercial Residential type of area and if they can coexist and function the same as other uses around it.

Ms. Piccotti confirmed again for Commissioner Becerra that there is no quantifiable standard. She also confirmed that there are other examples of

multi-family projects adjacent to single family uses and the applicants have worked hard to exceed Reno Municipal Code standards and that increases the compatibility.

Commissioner Velto referred to public comments with concerns regarding the access off of Lakeside and asked if this project can be developed without that and have only the Plumas access.

Mr. Durling stated they have had extensive discussions with city engineering staff about that. The traffic study anticipated that 90% of the traffic would use the Plumas access and that is a shared driveway with the adjacent property. It was determined that the second access is needed.

Commissioner Velto asked if they considered having both access points on Plumas.

Mr. Durling explained that there is not enough room to have two access points on Plumas.

Commissioner Del Villar asked if the Fire Department has come to check out the access.

Mr. Durling confirmed that the design accommodates the requirements for fire truck access.

Commissioner Del Villar referred to public comments with concerns regarding “bait and switch” of proposed plans for the site. Her understanding is that Thompson Thrift has not purchased the property yet and she asked what the process is for Thompson Thrift at this point.

Mr. Durling explained that there is an existing approved project for this site for 314 condos. Thompson Thrift came in and is offering to buy the property to develop their business model. Their purchase is contingent upon these approvals.

Commissioner Rohrmeier asked about the justification for the proposed large over-parking.

Mr. Durling explained that some of it is market-based. Thompson Thrift is a nation-wide developer and knows their product and this is their model. When the previous project came through there was concern that there was not enough parking and that there would be spill out of on-street parking on Plumas.

Mr. Durling confirmed for Commissioner Rohrmeier that there will be some garages and carports that will provide shaded parking.

Commissioner Del Villar asked staff what the height is of the Lakeridge Apartments to the east of this site.

Ms. Piccotti stated she does not know but that MF21 zoning district has a maximum building height of 45 feet.

Commissioner Velto asked if the Planning Commission is supposed to consider this request compared to what has already been approved when making the findings.

Ms. Piccotti explained that if this request was done as an amendment to the previously approved project, then they would be looking at that as well. However, this is a completely separate project and staff recommends that it be looked at with fresh eyes. The history of the previously approved project was included in the staff presentation to show that this site has been zoned and vetted for this type of use already and the findings were made at that time.

Mr. Durling confirmed for Commissioner Velto that they share staff's sentiment on that.

Commissioner Rohrmeier asked staff what the EV requirements are for multi-family.

Ms. Piccotti stated they do not currently require EV parking stations in code. It is under the purview of the Planning Commission to add a condition of approval requiring that.

Commissioner Rohrmeier asked the applicant if they are open to something like that.

Mr. Durling stated the applicant does incorporate EV charging into some of the garages and they would have some spaces dedicated with EV charging. At this point it is market driven and they would prefer not to have a specific condition on that.

Commissioner Rohrmeier asked if there is some ordinance work on this topic.

Mike Railey, Planning Manager, stated there is some internal discussion but so far nothing is being carried forward. What they have found as projects come forward is that it is market driven. If the tenants demand it, then it can be installed.

Commissioner Becerra asked what sustainability approaches around the Reno Sustainability and Climate Action Plan staff asked the applicant to meet.

Ms. Piccotti stated she needs a few minutes to review the Master Plan for sustainability information.

Garrett Gordon stated the applicant would agree to a condition to add EV charging stations for 5% of the required parking.

Commissioner Becerra asked if the applicant would be open to adding solar on the parking structures.

Commissioner Velto stated that he likes solar power and electric vehicles but he is very concerned that they might be overstepping what they are allowed to do by placing these conditions unless they are tied to the findings.

Commissioner Becerra noted that staff did say it is at the Planning Commission's discretion to ask for those things.

Mr. Gordon stated that solar is more complicated than agreeing to charging stations and he is not in a position to answer that today, other than stating that the applicant will use their best efforts to incorporate solar if possible.

Chair Armstrong asked staff if there has ever been a condition added by the Planning Commission or City Council to put solar on any residential or commercial development.

Ms. Piccotti stated she has not seen that condition added in the three years she has been with the city.

Chair Armstrong expressed concern with overstepping their bounds as a body with respect to adding conditions if there is no precedent for it. He asked Legal Counsel for an opinion.

Karl Hall, City Attorney, stated he does not think it is appropriate to add conditions if they are not related to the findings before them.

Commissioner Del Villar asked how the future widening of McCarran would consolidate what is at the site now.

Mr. Durling stated they have looked into that and it is some of the rationale for why they have such a wide landscape proposed. There is room to accommodate an additional lane.

Commissioner Del Villar referenced public comments regarding the proposed design and asked if the applicant would consider a different design.

Mr. Durling discussed the proposed design and stated they would not consider changing that.

Ms. Piccotti responded to Commissioner Becerra's earlier question and stated there is a section in Reno Municipal Code labeled Sustainability and it says "coming soon", so there are no sustainability codes in Title 18. When they did the Master Plan in 2021, alongside that they wanted to do a Sustainability and Climate Action Plan. The sustainability standards would in turn come from that plan. To her understanding, that has not been completed yet.

Commissioner Becerra asked how staff currently would tie sustainability initiatives to the findings for any project.

Ms. Piccotti stated when they looked at the findings they were not analyzing sustainability.

Mr. Railey stated there are Master Plan policies related to transit oriented development and promoting higher densities along transit corridors and that sort of thing. When it comes to renewable energy, it does not mandate but encourages solar, wind and geothermal.

Discussion:

Commissioner Drakulich agreed that requiring solar would be overstepping. A lot of the concerns expressed when the previous proposal was considered have been addressed with the current proposal. He sees an overall better project and will support the request.

Commissioner Velto stated he largely agrees with what Commissioner Drakulich said and he can make the findings for the project. The applicant has done a good job improving it from what is currently approved. If we want to get to a place where we require solar, the ordinance needs to change before we can do that.

Commissioner Del Villar stated she was not here when the current project was approved and she is not originally from Reno so this is an area she is not as familiar with. She is listening to what the public is saying about safety and the look and feel of the project. Change is hard and development is going to happen. The question is if this is the right project for this space and she is still on the fence.

Commissioner Rohrmeier stated she appreciates that this is transit oriented development and that there is density going in at this location. She does not necessarily agree that over-parking isn't something that shouldn't be conditioned. That is a special circumstance, in which case mitigation would be something like EV parking chargers. This is not a brand new land use so maybe solar is not the appropriate ask, but EV chargers is something we should take this opportunity to get in print so that it has to be done.

Commissioner Becerra stated he does not necessarily want to mandate anything. His approach is how can we negotiate a better project and push us towards something that would take a lot longer if we don't speak up for the community and for the initiatives we want to push towards. Looking at this project with a fresh set of eyes, I am kind of on the fence, particularly because my line of questioning and conversation with staff in that there is not a tangible scorecard for making the compatibility. I am having a hard time making that tangible checkbox myself.

Chair Armstrong stated he thinks it makes perfect sense if the applicant is motivated and willing to condition for EV parking to put it in ink. He struggles to see how multi-family housing in this area would not be compatible. He does not have any issues with compatibility even though there is not a quantifiable scorecard. Common sense would suggest that it tends to fit.

Commissioner Velto stated he was persuaded by Commissioner Rohrmeier tying the EV charging stations to mitigation for traffic and over-parking. He agrees that this is compatible. For the commissioners that are on the fence, there is MF21 right across the street and there is a Wells Fargo building that is very high. This would be right in line with what is directly across the street so multi-family does fit there. There is an argument potentially for aesthetic compatibility but one of the apartment complexes in the area has a similar color so he is not sure where that plays into it. There is a lot of multi-family in the area and he can make the compatibility finding.

Merisa Harned, Headway Transportation, answered questions from Commissioner Becerra regarding the current and projected level of service for the intersection at Plumas.

Chair Armstrong read the appeal process into the record after the motion passed.

A recess was called at this time and Agenda Item 4.1 was heard upon reconvening at 7:50 p.m.

It was moved by Alex Velto, seconded by Kerry Rohrmeier, to approve the conditional use permit, subject to the conditions listed in the staff report, with the additional condition that 5% of the required parking have EV chargers. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Kerry Rohrmeier, Vice Chair
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Rohrmeier, Velto
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

Public Hearing items were heard out of order with Agenda Item 4.5 heard first.

5 Truckee Meadows Regional Planning Liaison Report

Commissioner Rohrmeier reported that the Regional Planning Commission approved the update to the 2024 Regional Plan.

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.
- The Arrowleaf zone change and zoning code update will go to City Council next week.
- City Council provided input to staff on updates to the sign code and outreach will continue on that.
- Security Circle zone change will go to City Council on January 8, 2025.
- Staff is working on training sections that will be brought to the Planning Commission after the first of the year.

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

Commissioner Rohrmeier requested a staff presentation on what other cities and counties are doing in terms of local ordinances for data center.

Commissioner Becerra requested information on how they can move forward on a sustainability