

5.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC24-00044 (Riverside SPD)** – A request has been made for a zoning map amendment from Multi-Family – 30 units per acre (MF- 30) to Specific Plan District (SPD). The ±1.39 acre site is located west of the terminus of Riverside Drive north of the Truckee River. The site has a Master Plan land use designation of Suburban Mixed Use (SMU). **[Ward 1]**

Grace Mackedon, Senior Management Analyst, provided staff analysis of the zoning map amendment request.

Chris Baker, Manhardt Consulting, gave an overview of the project.

(Commissioner Velto absent from 7:19 p.m. to 7:22 p.m.)

Disclosures: spoke with applicant’s representative, familiar with the site, reviewed emails

Public Comment:

Rhonda Theisen spoke in opposition and expressed concern regarding traffic issues.

Dennis Black spoke in opposition and expressed concern regarding traffic and parking issues.

Jody Black spoke in opposition and expressed concern regarding plans to allow vehicle access from this property through their private property.

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

Questions:

Commissioner Armstrong asked staff for more detail on the access road and easement issues.

Ms. Mackedon provided a broad overview of the access plans. Commissioner Becerra asked

about the multimodal strategy in general to help

address single vehicle usage and the congestion that comes with it. He also noted there was a question posed regarding whether there would be enough parking.

Ms. Mackedon stated there is a bus stop less than ¼ mile from this site. The applicant is not proposing to vary from the parking standards. There is availability to use different modes of transportation.

Commissioner Becerra referred to public comment regarding the traffic study and asked if it was done on a slow day or a typical day.

David Giacomini, Kimley-Horn Traffic Engineer, stated the traffic study was done on Wednesday, November 15. That was a week before Thanksgiving and that is a standard day.

Ms. Mackedon answered questions from Chair Drakulich regarding the current use of the alley that goes through to Jones Street and confirmed there is no change to that with this proposal.

Ms. Mackedon confirmed for Commissioner Becerra that there will be two opportunities at City Council for the public to provide comment on this item.

Discussion:

Commissioner Rohrmeier stated she will support this project. Not only did the city put out an RFP for this design and select this design, it exemplifies the sorts of goals we have for our downtown. It serves as a nice transition in terms of height. It opens up new access on the river. It adds enhancement to a blighted empty lot in a very prime location.

It was moved by Kerry Rohrmeier, seconded by Manny Becerra, to recommend that City Council approve the zoning map amendment. Motion Pass.

RESULT: Approve [6 TO 0]

MOVER: Kerry Rohrmeier,

SECONDER: Manny Becerra,

AYES: Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto

NAYS:

ABSENT: Silvia Villanueva

ABSTAIN:

RECUSED: