

handbook was written, the project would not be fiscally feasible now.

Mr. Oswald confirmed they looked at what would make the project pencil. He discussed changes in the market and other factors that contribute to the challenges with the existing handbook.

Commissioner Villanueva stated they are basically being asked to make compromises despite the code because the numbers don't pencil out.

Commissioner Rohrmeier suggested the applicant provide a constraints map that goes beyond just slopes and includes things like the archaeological and wildlife constraints and the regional trail and bring that back with a tentative map showing the actual buildable area.

Commissioner Villanueva questioned what they would really get out of that added condition. It won't change the constraints that already exist. They would have more detail but it doesn't change the reality of where these houses are going to be built and that is the root of the problem. She expressed concern that if this is approved tonight, they can't go back and say no at the point of a tentative map.

Commissioner Rohrmeier stated they can deny a tentative map.

Commissioner Villanueva stated yes, but she has seen district court cases that come down on that.

It was moved by Kerry Rohrmeier, seconded by Manny Becerra, to recommend that Council approve the handbook amendment to The Canyons Planned Unit Development, subject to Condition 1 and the addition of a constraints map submitted at the time of the tentative map. Motion Pass.

RESULT:	Approve [5 TO 1]
MOVER:	Kerry Rohrmeier, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Rohrmeier, Velto
NAYS:	Silvia Villanueva
ABSENT:	
ABSTAIN:	
RECUSED:	

- 6.6 Staff Report (For Possible Action - Recommendation to City Council):
Case No. LDC24-00063 (Calvary Chapel Zone Change) - A request has been made for a zoning map amendment from Industrial Commercial (IC) to Mixed Employment (ME). The ±2.16 acre site is located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street.

The site has the Master Plan land use designation of Mixed-Employment (ME). [Ward 3]

Nathan Gilbert, Principal Planner, presented the staff report.

Brook Oswald, applicant representative, gave an overview of the project.

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

Public Comment: No correspondence, voicemails or request to speak forms were received for this item.

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

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

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Velto reported that Commissioner Armstrong is now the Chair of the Regional Planning Commission.

8 Staff Announcements

- 8.1 Report on status of Planning Division projects.
- 8.2 Announcement of upcoming training opportunities.
- 8.3 Report on status of responses to staff direction received at previous meetings.
- 8.4 Report on actions taken by City Council on previous Planning Commission items.

Mike Railey, Development Services Planning Manager, reported that City Council appointed a new Planning Commissioner who will be present at the next meeting. Staff will bring forward a training item at the next meeting. He reported on actions taken by City Council. They upheld the Planning Commission's recommendation for approval of the Chism Mobile Home Park Master Plan Amendment and Zone Change. City Council heard the Rancharra Village 7 tentative map appeal and upheld the Planning Commission's recommendation with some added conditions.