

Chair Rohrmeier stated ADUs offer flexibility in lifestyle choice, but she is disappointed and does not see the APA here tonight speaking. We had to hear affordable housing separate from ADUs and in her opinion that is a misstep. ADUs serve to close the equity gaps in our communities and we should be incentivising because they do uplift property values. I feel strongly about no lot size requirements, remove building design characteristics and let this be architecturally creative, and make this ordinance flexible for people who own parcels with very small existing houses. Let those become the ADU and let them do something more substantial on the rest of the property. There should not be one specific designated parking space but rather include it in the overall parking consideration. Lastly, I feel very strongly that this should not be a discretionary permit activity. That is a good way to waste money that could be used to create more housing stock at an affordable level.

Commissioner Villanueva stated ADUs are a good thing. We need to decrease the lot size requirement, but there should be lot size minimums. We want to allow for some compatibility with communities. Parking is more of a safety concern for me. I'm not opposed to on-street parking but it does depend on the neighborhood. I am supportive of design standards because we do have some communities where people do care about the character of their community.

Commissioner Del Villar asked if there would be flexibility for those who want an ADU but do not meet minimum lot size requirements.

Ms. Mackedon stated she does not believe those people would be excluded from the variance application process.

Commissioner Del Villar expressed support for finding a balance for design standards.

6 **Public Hearings – Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.**

- 6.1 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC25-00043 (Earl Wooster and Corbett Zone Change)** -
A request has been made for a zoning map amendment from Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF). The ±43.13 acre site is composed of two parcels; one is located at the northeast corner of East Plumb Lane and Harvard Way and the other is located north of Villanova Drive, ±132 feet east of its intersection with Harvard Way. The

site has the Master Plan land use designation of Public/Quasi-Public (PQP).
[Ward 3]

Carter Williams, Associate Planner, gave the staff presentation.

Disclosures: familiar with the site

Commissioner Giacomini disclosed that Kimley-Horn is his employer. While his employer has been engaged by the Washoe County School District on other projects, Kimley-Horn has not been hired to work on this application and his independence of judgement will not be materially affected and he will be participating and voting on this item today.

Public Comment:
None

Questions:

Mr. Williams explained for Commissioner Becerra that the zone change will bring the site into conformance with other school sites.

Discussion:
None

It was moved by J.D. Drakulich, seconded by Christina Del Villar, to recommend Council approve the zoning map amendment. Motion Pass.

RESULT:	Approve [7 TO 0]
MOVER:	J.D. Drakulich,
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Drakulich, Giacomini, Rohrmeier, Velto, Villanueva
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

- 6.2 Staff Report (For Possible Action): Case No. **LDC25-00044 (1249 Humboldt Parking Variance)** - A request has been made for a variance to allow for the construction of an off-street parking area between the front façade of a primary building and Humboldt Street in the Plumas Neighborhood Residential Core Planning Area. The ±0.15 acre site is located on the west side of Humboldt Street, ±110 feet north of its intersection with West Arroyo Street (1249 Humboldt Street). The site is within the Multi-Family Residential – 14 units per acre/Plumas Neighborhood Residential Core Planning Area (MF-14/PL) zoning district