

Mr. Gordon confirmed for Chair Taylor that they do agree with the elongated left turns as discussed with Commissioner Velto.

*It was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC21-00036 (6000 Plumas Street Redevelopment), based upon compliance with the applicable findings, to approved the tentative map and conditional use permit, subject to the conditions listed in the staff report adding the following conditions: Condition No. 6 "The applicant shall pay for the elongation of the left turn lanes on McCarran going both ways; Condition No. 7 "The applicant shall replace trees in the event they are lost because of a third lane being put in on McCarran".*

Commissioner Johnson stated he will vote against the motion based on the condition use permit finding 2 with respect to the project site design.

Commissioner Munoz stated that he cannot make finding 2.

*The motion carried with five (5) in favor and two (2) oppositions by Commissioners Johnson and Munoz.*

*(Chair Taylor called for a recess. Meeting to resume at 9:13 p.m.)*

<b>RESULT:</b>	<b>APPROVED [5 TO 2]</b>
<b>MOVER:</b>	Alex Velto, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Taylor, Marshall, Drakulich, Gower, Velto
<b>NAYS:</b>	Mark Johnson, Arthur Munoz

5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00042 (WES Court Hobby Condos Zone Change) - A request has been made to rezone a ±30.24 acre subject site comprised of three parcels from Mixed-Use Suburban (MS) to Mixed Employment (ME). The subject site is located west of US 395 and south of the terminus of Wes Court. The site has a Master Plan land use designation of Mixed Employment (ME). **[Ward 4] 9:15 PM**

*(Meeting resumed at 9:15 p.m.)*

Gabe Wittler, Odyssey Engineering, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report and corrected an error in the zoning map. Staff received public inquiry but there are no public comments to report.

Disclosures: no disclosures, familiar with site

Public Comment: None

Mr. Gilbert confirmed for Commissioner Johnson that this zoning will preclude residential development on the site.

*It was moved by Commissioner Gower, seconded by Commissioner Munoz, in the case of LDC21-00042 (WES Court Hobby Condos Zone Change), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with seven (7) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Arthur Munoz, Commissioner
<b>AYES:</b>	Taylor, Marshall, Drakulich, Gower, Johnson, Munoz, Velto

5.3 Staff Report (For Possible Action): Case No. LDC21-00023 (WES Court Hobby Condos) - A request has been made for: 1) a tentative map to develop 170 hobby commercial condominium lots and associated common areas; and 2) a major site plan review to allow: a) hillside development, and b) grading with cuts greater than 20 feet and fills greater than 10 feet. The ±29.56 acre site is located on two parcels west of U.S. 395 and south of the terminus of Wes Court. The site is within the Mixed Use/Dandini Regional Center (MU/DRC) zone (a concurrent request for Mixed Employment (ME) zoning is in process) and has the Mixed Employment (ME) Master Plan land use designation. **[Ward 4]** 9:29 PM

Gabe Wittler, Odyssey Engineering, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report and proposed the addition of Condition No. 10 as written in the presentation.

Disclosures: familiar with site

Public Comment: None

Mr. Wittler confirmed for Commissioner Munoz that there will be no residential type use allowed.

Commissioner Gower asked if commercial kitchen use would be allowed.