



Planning Commission Meeting Minutes

June 17, 2025, 5:00 PM

Town Hall – Administrative Center | 10183 Truckee Airport Road, Truckee, CA

1. Call to Order – 5:02 PM

2. Roll Call- Chair Cavanagh, Vice Chair Taylor, Commissioner Clarin, Commissioner Toups, Commissioner Kaufman – all present

Staff Present: Denyelle Nishimori, Community Development Director; Jenna Gatto, Town Planner; Chantal Birnberg, Associate Planner; Laura Dabe, Senior Planner; Adam Petersen, Senior Planner; Scott Mathot, Senior Civil Engineer; Kayley Metroka, Administrative Technician.

3. Pledge of Allegiance

4. Public Comment:

None.

5. Approval of Minutes

6. Public Hearings (Minor Review)

7. Public Hearings (Major Review)

7.1 Application 2024-00000155/ZMA-LLA (Marks Zoning Map Amendment and Lot Line Adjustment); Applicant/Owner: Jon and Romi Marks; 10441 and 10449 Somerset Drive; (APNs 040-120-027,-028) Chantal Birnberg, Associate Planner

Recommended Action: That the Planning Commission adopt Resolution 2025-08, recommending to the Town Council approval of the Zoning Map Amendment to rezone 10449 Somerset Drive (APN 040-120-028-000) from PF (Public Facilities) to RL-X (Low Density Residential, No Further Subdivision).

Commissioner Toups recused himself due to the proximity of a property owned.

Clarifying Questions for Applicant:

- What does the well that was decommissioned look like?
 - It has been buried, it can be located on a map, but it cannot be seen physically.
- What do you plan to do with the extra space?
 - It will give me the setback that is required to add a woodshop to my garage and a carport.

Public Comment:

None.

Deliberation:

None.

Commissioner Clarin made a motion that was seconded by Vice Chair Taylor to adopt Resolution 2025-07, taking the following actions: Determining the project consistent with the adopted Joerger Ranch Specific Plan and thereby precluding any further environmental review consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur); and Approving a Development Permit Amendment, Planned Development Amendment and Zoning Clearance, and granting three density bonus incentives/concessions and four waivers of development standards for the project pursuant to State density bonus law, based on the recommended findings and subject to the recommended conditions of approval. The motion passed and carried the following vote:

Ayes: Chair Cavanagh, Vice Chair Taylor, Commissioner Kaufman, Commissioner Clarin

Noes: None

Absent: None

Abstain: Commissioner Toups

The motion passed 4-1

7.2 Planning Application 2025-0000016/DP AMD-PD AMD-ZC (Soaring Ranch Phase 2 Development Permit Amendment, Planned Development Amendment and Zoning Clearance); 10501 Soaring Way (APN 019-620-066) Laura Dabe, Senior Planner

Recommended Action: That the Planning Commission adopt Resolution 2025-07, taking the following actions:

Determining the project consistent with the adopted Joerger Ranch Specific Plan and thereby precluding any further environmental review consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur); and

Approving a Development Permit Amendment, Planned Development Amendment and Zoning Clearance, and granting three density bonus incentives/concessions and four waivers of development standards for the project pursuant to State density bonus law, based on the recommended findings and subject to the recommended conditions of approval.

Commissioner Toups Disclosure: Met with Laura Dabe, met with applicant, and exchanged emails with Mountain Area Preservation (MAP).

Clarifying Questions for Applicant:

- What market signals are you receiving regarding commercial and residential space?
 - Nationwide, we have seen the demise of brick and mortar retail. There is no big box retail now. Brick and mortar retail has stabilized over the last couple of years. Mostly in the service and food and beverage area. Regarding residential, the cost of developing for-sale residential has become a national concern. There has been an increase for multifamily housing.
- I see you are putting low ceilings in there and wondering if there is a way of revisiting the separate building strategy?

- The ceilings will be nine feet, which is standard. In terms of the size of the building-to break up the buildings was not financially feasible which is why we arrived at this solution.

Clarifying Questions for Staff:

- Where is the drainage easement?
 - Between the Truckee Tahoe Lumber and this project.
- Regarding the RMW Parcel limit – what happens to the other two parcels if this one goes forward?
 - The trigger to build the RMW parcel would be based on the constructed square footage meeting that 139,000.
- What does RMW stand for?
 - Workforce housing parcel.
- Is that an added restriction or regulation?
 - That was flexibility that was built into the plan. Council can look at that and decide if they want to keep that trigger.
- It would seem like it would count towards that.
 - Yes, once it is constructed it will.
- Is where 276 meets Soaring Way becoming a roundabout?
 - That is in the AB1600 program to be improved at a time when level of service warrants.
- Is this project responsible for adding any roundabouts?
 - No. They are paying into the traffic impact fees which go towards those AB1600 improvements.
- What are the TDPUD offsites?
 - There were originally infrastructure requirements on Joerger for water and electric, and instead of being developed with Raley's they were able to defer those to a future phase of development. The PUD is now requiring those improvements to be completed
- Did phase 3 get approved?
 - Yes, they are 4 stories, 50 feet tall.
- Regarding the affordable housing – they only have to provide 14 units? With state law, do they not account for the extra units?
 - Correct, it is based off the base density.
- Night sky lighting?
 - The applicant said they can fix that.
- Regarding condition #56 – that is in the hopper already?
 - Yes.
- Is there a plan in phase three to address manufacturing type facilities? Could this be an appropriate place for that?
 - There is a broad range of things that could go in these spaces.
- Regarding Condition #25- we are not aware of any projects that are waiting for that to happen, is that correct.
 - Correct, we have had some interest in parcel 4 by developers, but we haven't had a developer come forward interested in the housing piece.

Public Comment:

John Jones, owner of North Tahoe Properties: Support the project. Most of the businesses say that housing is the biggest issue and our workforce is having to commute from Reno due to the lack of housing. Clear Capital is great example.

Alexis Ollar, Executive Director of Mountain Area Preservation, MAP: MAP has been involved with this project from the beginning. We want to advocate for the massing and proper view sheds. Deed-restricted workforce housing. Map provided a letter prior to this meeting that is located in the public comment folder.

Deliberation:

- The public comment letter from Cal HDF, is that a government agency?
 - No.
- I have a concern with access from the residences from Soaring Ranch Way. You have to get all the way around the building; there is no way through Building D.
- You can go through the middle- there is a passthrough.
- I don't love four story buildings in our community, but we can only apply objective standards.
- The lumberyard is tall, so I think it will look fine.
- If phase 3 is already approved, it will fit in.
- The bike parking differs by one spot and I think the architects can add one additional spot.
- Massing was an issue for me, but now that I know how much the other buildings will be screening each other and it is a state density bonus, we don't have purview there.
- I am disappointed there is no individual unit storage.
- I think we are all on the same page.

Commissioner Clarin made a motion that was seconded by Commissioner Toups to adopt Resolution 2025-07, taking the following actions: Determining the project consistent with the adopted Joerger Ranch Specific Plan and thereby precluding any further environmental review consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) and Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur); and Approving a Development Permit Amendment, Planned Development Amendment and Zoning Clearance, and granting three density bonus incentives/concessions and four waivers of development standards for the project pursuant to State density bonus law, based on the recommended findings and subject to the recommended conditions of approval. The motion passed and carried the following vote:

Ayes: Chair Cavanagh, Vice Chair Taylor, Commissioner Clarin, Commissioner Toups, Commissioner Kaufman

Noes: None

Abstain: None

Absent: None

The motion passed 5-0

7.3 Planning Application 2025-0000024/ UP-MUP (FiftyFifty Brewing Use Permit and Minor Use Permit); 10242 Church Street (APN 019-030-008); Owner/Applicant: CF Holding Company LLC/Fifty Fifty Brewing, Andy Barr; Agent: Ed Lupyak, Ryan Group. Adam Petersen, Senior Planner

Recommended Action: That the Planning Commission adopt Resolution No. 2025-09, approving the following actions based on the recommended findings and subject to the recommended conditions of approval:

Determine the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur).

Approve the requested land use entitlements for the project as follows: Use Permit to approve food and beverage production and distribution; and Minor Use Permit to approve alcoholic beverage sales, other than beer and wine.

Clarifying Questions for Applicant:

- What is the applicant doing with West River Street?
 - That is a different project, Old Trestle Distillery.
- What timeline are you trying to achieve with this buildout?
 - A year ago our plan was to be open in June because our lease is expiring so we are desperately hoping to get in this year.

Public Comment:

None.

Deliberation:

None.

Commissioner Toups made a motion that was seconded by Vice Chair Taylor to adopt Resolution No. 2025-09, approving the following actions based on the recommended findings and subject to the recommended conditions of approval: Determine the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 (Lead agency prohibition to require subsequent reports for a certified project unless specific events occur). Approve the requested land use entitlements for the project as follows: Use Permit to approve food and beverage production and distribution; and Minor Use Permit to approve alcoholic beverage sales, other than beer and wine. The motion passed and carried the following vote:

Ayes: Chair Cavanagh, Vice Chair Taylor, Commissioner Clarin, Commissioner Toups, Commissioner Kaufman

Noes: None

Abstain: None

Absent: None

The motion passed 5-0

8. Staff Reports

- One project for July – single family residence proposed.

9. Information Items

- Town Council is going to consider the ascent environmental study for the housing update.

10. Commission Member Reports

- Commissioner Toups: Yumie Dahn presented to council regarding the Town Density Bonus Program and I gave public comment.

11. Adjournment. 6:46 PM To the next meeting of the Planning Commission, July 15, 2025 at 5:00 PM at 10183 Truckee Airport Road, Truckee, CA 96161.

Kayley Metroka

