

Yumie Dahn

From: Pamela Dickerman <pdickermn@yahoo.com>
Sent: Wednesday, January 18, 2023 5:33 PM
To: Yumie Dahn
Subject: Fwd: TMC PJ's Temporary Use Permit Renewal
Attachments: PJ%27s_at_Gray%27s_Crossing_Temporary_Use_Permit_2021-00000027_TUP.pdf; 4_-_TMC_-_Gray%27s_Crossing_TUP_-_Attachment_2_-_Site_Plan.pdf; 2_-_TMC_-_2023_Gray%27s_Crossing_TUP_-_Project_Description_-_1.9.23.pdf; 2023-01-17_Project_Routing_-_2023_PJ%27s_at_Gray%27s_Crossing_Events_TUP.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

For the record, no concerns from me as a grays crossing into home owner.

A key statement :

e. 2022 TUP Compliance Log: There were no noise complaints in 2022.

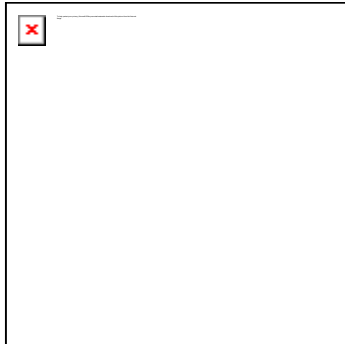
Also GMCA (our HOA) is no longer in a lease agreement with TMC/P8 for use by the HOA of the grays fitness center. So previous concerns about access to the swim / gym center by the HOA during weddings/ events is now no longer a concern.

Thanks

- Pam
650-906-4195
Pam Dickerman

Begin forwarded message:

From: Grays Crossing Master Association <notifications@frontsteps.com>
Date: January 18, 2023 at 5:16:10 PM PST
To: pdickermn@yahoo.com
Subject: TMC PJ's Temporary Use Permit Renewal
Reply-To: notifications@frontsteps.com



Tahoe Mountain Club - Temporary Use Permit

Dear Gray's Crossing Owner,

The Board received this following communication from the Town regarding Tahoe Mountain Club's annual renewal of their Temporary Use Permit for PJ's.

The Board will take this up at its Quarterly Board Meeting on January 23, 2023 at 3pm. Prior Paradigm 8 requests for extensions have met with varying degrees of objection from homeowners, and prior Boards have submitted objections and concerns based on homeowner input. As an example only, see attached copy of Board's submitted 2021 Extension Request Comment. One obvious concern is that this "temporary" use permit has been repeatedly renewed for many years, mostly based on the same reasons.

Please review all of these materials carefully, and if you have objections or concerns regarding this most recent extension request, please,

- a. let the Board know prior to (or at) the January 23rd meeting
- b. submit comments (either individually or as groups) directly to Yumie Dahn, Town of Truckee Senior Planner well before their January 31, 2023 deadline: Yumie Dahn, Senior Planner, at 530.582.2918 or ydahn@townoftruckee.com

Based on homeowner input, the Board will decide at its January 23rd meeting whether to submit comments/objections to this latest proposal, and what any such comments/objections should be.

Attached, please find the project routing request, project description and map from the Town of Truckee regarding Tahoe Mountain Club's (TMC) annual review of their Temporary Use Permit for up to twenty (20) special events, and four (4) concerts between May and October 2023. These events will allow amplified music and will take place outdoors. No maximum occupancy is anticipated for concerts with a 200-guest maximum anticipated for special events. All events will be located on the lawn area to the southeast of PJ's and within the PJ's restaurant. Food and beverage service for all events would be provided by PJ's.

The applicants have stated that they originally planned to transition weddings with amplified music to the Old Greenwood House facility for the 2023 season. However, due to changes to the timeline for the Old Greenwood House project, construction of the project did not commence in fall 2022. The applicants have since obtained building permit approval and anticipates closing project financing at the end of January with progress on the project commencing soon after.

Please see the attached documents for more details.

You can find the 2021 Planning Commission staff report [here](#) and the Planning Commission's original 2021 approval [here](#).

Previous comments from agencies/departments provided for the 2021 approval can be found [here](#).

Should you have any comments or additional questions please reach out to Yumie Dahn, Senior Planner, via email ydahn@townoftruckee.com or via phone 530.582.2918 by **Tuesday, January 31, 2023.**

Sincerely,

Gray's Crossing Master Association
grayscrossing@eastwest.com

Gray's Crossing
Gray's Crossing Master Association
Truckee, CA 96160
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[Manage notifications](#)



Yumie Dahn

From: Scott Case <jscase@gmail.com>
Sent: Wednesday, January 18, 2023 8:59 PM
To: Yumie Dahn
Cc: grayscrossing@eastwest.com
Subject: Opposition to paradigm 8 wedding venue summer 2023 request

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from jscase@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi yumie

I'm writing in opposition to paradigm 8s disingenuous request for an extension for ANOTHER wedding summer season. I live in one of the houses closest to the PJs wedding venue (10760 ghirard ct) and have regularly experienced lack of access to the athletic facilities during weddings, as well as violations to the 10p amplified music / noise ordinance. Plus, it appears that the effective # of guest invited keeps growing dramatically from year-to-year.

We originally understood this to be an exception-basis request for "a year or two", but it's clear after 4+ years from the way that paradigm 8 markets this facility as a wedding venue it's become an entitlement that's far from the original intention for this facility.

Paradigm 8 has been a poor neighbor to grays crossing, and has used our facilities to their exclusive benefit with little to no consideration to the community. Please do not permit them to continue their unilateral and inconsiderate usage of our community for their economic benefit to the detriment of the residents of grays crossing.

Thank you for the consideration.

Scott Case

Sent from a tiny keyboard (typos, errors)

Yumie Dahn

From: ralph herrera <ralphherrera@yahoo.com>
Sent: Thursday, January 19, 2023 8:06 AM
To: Yumie Dahn
Subject: Grays Crossing and TUP for PJ's Events

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from ralphherrera@yahoo.com. [Learn why this is important](#)

Yumie, We are the Herrera Family (Ralph, Sanna, and Stefano) who live in the bluffs at 11539 China Camp Road, Truckee, CA. We are part-timers who spend weekends in Truckee and enjoy the many activities that the area offers, including the solitude and quiet of the our home. We have concerns about PJ's events. We fully support community events and social activities that benefit the community. We do wish that such activities be clearly delineated and that there be minimal impact on our Gray's Crossing family community. PJ's has not been forthcoming and has been very vague with our Board, including manipulation with terms of use of the gymnasium and health facilities for which we have been paying very high fees in the years that we have been homeowners. I hope that you take our concerns into consideration as you meet with our Board in a few days. Thanks.

Ralph A. Herrera for the Herrera Family

[Sent from Yahoo Mail for iPad](#)

Yumie Dahn

From: Ted Schmidt <itheo42@gmail.com>
Sent: Thursday, January 19, 2023 7:08 AM
To: Yumie Dahn
Subject: PJ's use permit

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from itheo42@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

The biggest problem is they're parking on Prosser Dam Road. They park on the right (east bound) side and it makes going down that portion of the road very dangerous. Thank you for your consideration. Ted Schmidt Gray's Crossing full time resident.

Sent from my iPad

Yumie Dahn

From: Anant Ahuja <anant.ahuja@gmail.com>
Sent: Monday, January 23, 2023 9:50 AM
To: Yumie Dahn; Amy (wife) Vallerie
Subject: Opposition to TMC extension application at Gray's Crossing

You don't often get email from anant.ahuja@gmail.com. [Learn why this is important](#)

Hi we recently moved into 11590 Bottcher Loop in Gray's Crossing and would like to voice our strong opposition to TMC's extension application. We believe this mismanagement of Grays on the part of TMC has been detrimental to home values in Grays Crossing.

Regards

Amy Vallerie and Anant Ahuja
11590 Bottcher Loop

Yumie Dahn

From: David Conner <davidconner531@gmail.com>
Sent: Monday, January 23, 2023 3:29 PM
To: Yumie Dahn
Subject: Town of Truckee

You don't often get email from davidconner531@gmail.com. [Learn why this is important](#)

We're a Grays Crossing home owner 11509 Henness Rd. and just wanted to let you know that we fully support paradigm eight having these concerts and weddings. When they took over the place and saved our golf course community, this was part of their way of making money. If they don't make a profit our lawn doesn't get mowed, nor does it get watered AKA golf course . This would cause our home value to go down. So please renew the permit. We actually love the concerts and don't mind the weddings.

--

David Conner Personal Email 530-370-4513

Yumie Dahn

From: Adrienne Kimber <arckimber@gmail.com>
Sent: Tuesday, January 24, 2023 10:44 AM
To: Yumie Dahn
Subject: Opposed to Paradigm 8 Temporary Use Permit at Gray's Crossing/PJs

You don't often get email from arckimber@gmail.com. [Learn why this is important](#)

Dear Yumie,

I am writing to express my opposition to the extension of the Paradigm 8/Tahoe Mountain Club Temporary Use Permit for special events at PJs. My family lives in the Bluffs area of Gray's Crossing, on the West side of highway 89 off of China Camp Rd. Last summer, there were two different nights when weddings were being held at PJs that I could hear the music from the event at my house (over a half mile away as the crow flies). I can only imagine how loud it must have been for the nearest neighbors. If TMC/Paradigm 8 cannot keep the noise from these events at a respectful level, they should not be allowed to continue.

Thank you very much for your time and consideration,
Adrienne Kimber
11863 Coburn Dr, Truckee
m. 650-274-9474

Yumie Dahn

From: Cathy Allor <catharineallor@gmail.com>
Sent: Friday, January 27, 2023 8:52 AM
To: Yumie Dahn
Cc: Cathy Allor
Subject: 2023 PJ's Temp Use Permit

You don't often get email from catharineallor@gmail.com. [Learn why this is important](#)

Hello Yumie

I am writing to express concerns related to the temporary use permit for events at Gray's/PJ's for the summer season of 2023. I wrote a similar letter in 2021, largely based on the same points. Given that we were in the middle of the covid pandemic, it seemed that a lot of leeway was given to P8 to renew their permit at that time, to the detriment of the Gray's community and Truckee at large. However, we are well beyond that point now.

I have read P8's application to you for the 2023 proposed summer season. P8 is planning to shut down PJ's every single weekend (both Friday and Saturday nights) all summer long to hold weddings for private parties. The restaurant facility of PJ's is widely used all summer long, by not only the Gray's homeowners, but also by the Truckee community and North Tahoe community at large. The restaurant is located in the middle of a residential neighborhood with noise and traffic impacts when these events are held – especially the weddings as parking must be accommodated. I was shocked to see that every single Friday and Saturday night is now booked for weddings and therefore closed to the greater community. I was even more shocked to see that P8 is now proposing only 3 concerts all summer long – the only part of the proposal that has benefit to the wider community. During the summer of 2022, concerts were held for the wider community on most Tuesday nights and much enjoyed by neighbors and greater Truckee. For some reason, P8 is now removing a regular summer program that would benefit the community and they support a complete shutdown for their private wedding events each and every weekend.

I find it interesting that P8 has put forth the dates of the weddings to you at this point in time. I can only assume it means that they have actually booked these weddings - in advance - without your official granting of the permit to allow them to hold the events. I find this approach hugely brazen.

It has seemed impossible that P8 has been able to work with the greater Gray's Crossing community and as a neighbor on this issue and others. They have repeatedly come back to the Town for a temporary use permit (2019, 2020, 2021, 2022) saying that their construction schedule at OG is delayed yet again, therefore weddings must be held at PJ's. They are making their problem a problem for the entire Gray's community and the Truckee community at large. It is not the fault of Gray's and Truckee that they are delayed on their construction for OG so that OG can become the wedding venue. Yet, it is largely the homeowners and neighbors who are penalized by noise and traffic and limited access to a public venue. By P8's own admission they have not closed on the financing for the OG work even at this date.

While P8 continues to profit from private events, the wider community is shut out and pays the price for noise, traffic, parking and access. Gray's Crossing is not a "gated" community but open and inclusive to our broader neighbors in Prosser, Glenshire etc. – all of whom benefit from access to a neighborhood amenity such as PJ's.

I believe it is time to deny the temporary use permit. You have been very generous in granting temporary use for nearly 5 years, but enough is enough.

Thank you for considering my concerns.

Catharine Allor
11170 Henness Rd, Truckee, CA

Planning Commissioners

We are writing in relation to the 2023 Tahoe Mountain Club- PJ's/Gray's Crossing Temporary Use Permit Application.

We support the up to 4 concert nights as they benefit the community/neighborhood at large in that they provide a gathering and social event to anyone in the community/neighborhood and that the resultant noise diffusing into the neighborhood is completed by 8pm. It is unfortunate that this facet of the application which does provide benefit to the community/neighborhood has been reduced significantly.

We do not support the number of 20 weddings with amplified music/speeches, nor anything amplified going till 10:00PM. With the possible minor exception of TMC being more economically viable we see no tangible value to the community/neighborhood for the major intrusion of noise and traffic issues to our community. Asking the community to deal with this intrusion to the peaceful environment of Gray's Crossing essentially every summer and early fall weekend and twice per weekend at times seems completely unreasonable. We live over 1/2 mile "as the crow flies" away and the music and party atmosphere of the weddings is very audible. The community further loses the use of PJ's restaurant the days of those events.

Given the applicants repeated statements that weddings and events would be moved over to Old Greenwood which has not happen it appears that the word "Temporary" in the use permit no longer has the intended meaning. We believe this permit has been granted at least 4 years in a row which is certainly not "Temporary" but rather "Constant". We don't feel this is the spirit of the intended use of a Temporary Use Permit.

We do understand the business desire to maximize the financial return on the facilities and in the spirit of cooperation we would strongly recommend at the very least the number of weddings/events be reduced to a maximum of 10, on a one per every other weekend basis and that amplified anything be restricted to 4:00PM to 9:00PM.

Thank You,

David W. Gray Deborah E Gray

To the Truckee Planning Commission,

This letter is regarding the Temporary use Permit that Paradigm 8 (P8) is requesting for the summer of 2023 to have 20 weddings at PJ's restaurant. As a full time resident of Gray's Crossing I oppose this temporary use permit. The request also includes a permit for music on Tuesdays which I do not oppose; comments on this below.

The word "temporary" holds no meaning when this is the fifth year that this company has requested this under the pretense of moving these weddings to Old Greenwood. They have blamed not having permits and construction delays for each of these recent requests. The residents of Grays Crossing should not have to continue to shoulder the burden of their problem with completing this project. Further, in the request they say they will begin the refurbishment of the existing building after January. It seems they could complete this redesign by June and hold the weddings there.

To clarify, the tax paying residents carry the burden by having to put up with the noise of amplified music and speech's that last until 10 at night. I live at the opposite end of the 18th hole and it is very loud causing me to close windows and not enjoy my patio. Additionally, there is the issue of traffic and parking along Prosser Dam Road which creates safety issues. I once had to swerve into the opposing lane to avoid a person who opened their door into my lane. P8 is asking you to approve this every Friday and Saturday for twenty events. That means that PJ's will not be available to the community every weekend all summer and fall. This restaurant is used by the community beyond our neighborhood and is popular and appreciated as a quiet place to get away from the crowds found in town.

Regarding the concerts, I find it disturbing that P8 is only requesting four events. These concerts have been welcomed by the Truckee community. Gray's Crossing residents have not opposed them because the amplified music ends at 8PM and they are not exclusive allowing all of the community to enjoy PJ's and the music.

It appears from the wording of the permit request that P8 has four weddings booked already, before the permit has been granted. The additional dates are concerning in that even if P8 completes the Old Greenwood House they would still have approval for events here. Just what does "backup" mean? That needs clarification as it can be ambiguous.

I strongly oppose the temporary permit as it is written. It is my hope that finally, this year, the Planning Commission will favor the residents over big business. This is our home, we have expectations of peace and quiet and expect those in the position of power to protect that expectation.

Sincerely,
Deborah Gray
10946 Ryley Court
Truckee, CA 96161

Yumie Dahn

From: Mike Brown <mikebrown57@hotmail.com>
Sent: Friday, January 27, 2023 7:51 PM
To: Yumie Dahn
Subject: 2023 Gray's Crossing/PJ's TUP permit

You don't often get email from mikebrown57@hotmail.com. [Learn why this is important](#)

To: Yumie and Planning Commission

This letter is in regards to the Temporary Use Permit at PJ's Restaurant at Gray's Crossing requested by Paradigm 8/Tahoe Mountain Club. I wish to voice my opposition to the extension of this permit for a number of reason. I think it's important before I explain my opposition to note that the first line in the Planning Commission's value statement with regards to Public Trust is, "I remember that my obligation as a public official is to serve the whole community."

This is now the 5th year that a permit is being applied for starting back in 2019. The first years were approved, as you well know, with the stated goal of P8/TMC, to move the weddings over to Old Greenwood. For at least the last two of those years P8/TMC has been saying they are going to build a facility at Old Greenwood for this specific use. It is difficult to believe that it would take more than two years. let alone five, for a development company to plan, finance and buildout the facility at Old Greenwood. And yet, as is noted in the letter that your department sent out, they are still waiting on funding for the project. (They say they should close project financing at the end of January). This does not seem like a committment to honor the stated objectives and timelines they have been promising for the last two years at least. Meanwhile, as is also indicated in your letter, they have proposed 20 more weddings for the coming year. That would be 20 more dates where the community surrouding PJ's will have to put up with the noise and traffic. Gray's Crossing and surrounding residents pay the price, P8/TMC reaps the benefit. Not exactly in line with serving the needs of the whole community.

Additionally, in your department's letter, you note that there are 9 fewer events planned for the year. Notably, those events are the concert series, that actually did serve both the community and the ownership of PJ's, P8/TMC. If this was supposed to be a selling point, it missed the mark by a wide margin: the irony is, those 9 events better served the whole community. Even at the concert events, the restaurant was closed to all but TMC members. When you factor in the 20 wedding dates, this means that the restaurant is unavailable to the community/town for 24 summer evenings. While it is certainly true that Paradigm 8 may close the restaurant to the public as it pleases, due to it's ownership of the restaurant, using the "special events" moniker as an excuse to do so, again falls short of any committment to "serve the whole community," certainly by P8, and through the issuance of the permit, the Planning Commission as well.

Notable as well, is the fact that the concert events stop the amplified music at 8:00pm, while the weddings are allowed to continue on until 10:00pm. Again, a cost to the community. No cost to P8/TMC.

In their application TMC notes that, "Due to the planning process and Building Permit processing timeline the Old Greenwood House facility was not able to commence this past Fall 2022." This seems like a very weak attempt to lay the blame for the delay at the feet of the Town of Truckee in general, and the Planning Department in particular. Obviously, numerous homes and other projects have been built in a lesser

timeframe than the 4 past years since they started this request for special usage. A far more likely scenario is that it did not suit the timeframe and/or financial purposes of P8/TMC.

I noted as well that in the listing of wedding date venues for the permit, from 06/16/23 on, the listing shows as OG Backup. Yet, two dates, 07/28/23 and 09/09/23 are listed as PJ's weddings. Does this mean that those wedding dates have already been sold as PJ's specific venues? If so, then that confirms that fact that P8/TMC is still planning on using PJ's as a venue for weddings, even if the facility at OG is completed. And how is it that P8/TMC has booked dates without either an approval of the TUP or a completed facility at OG? Very concerning that they think this TUP is a done deal. I hope that is not how the Planning Commission is viewing this.

I have experienced myself, and heard from others, that they have not been able to complain about the noise, because the phone is rarely answered at PJ's, and it is not worth calling the police over, so the lack of a log of complaints about noise is not an indicator that the noise is not a problem. I can personally attest that in addition to the noise from the music, I have heard numerous people, seemingly intoxicated, making noise from either the parking lot or PJ's itself.

If the Planning Commission is truly interested in serving the whole community, it is time to end the approval for weddings at PJ's. P8/TMC has had ample time to build a facility at Old Greenwood specifically for this purpose, and where that community, due to the location of the facility will be marginally if at all impacted. You have given them 4 years. Four years where it served the business interest of P8/TMC over that of the surrounding community, it's time to say, no more.

Thank you for your consideration and hopefully no vote on this issue.

Sincerely,
Mike Brown
11170 Henness Road
Truckee, CA, 96161

Yumie Dahn

From: Suzanne Manugian <suzannemanugian@gmail.com>
Sent: Saturday, January 28, 2023 11:45 AM
To: Yumie Dahn
Subject: Tahoe Mountain Club's annual renewal of their Temporary Use Permit for PJ's.

You don't often get email from suzannemanugian@gmail.com. [Learn why this is important](#)

Good morning --

WRiting on behalf of our family as a member of the Gray's Crossing community. We are not in favor of Tahoe Mountain Club's annual renewal of the PJ's temporary use permit.

We thank you for the opportunity to comment and provide community input.

Cheers.

~ Suzanne

--

Suzanne Manugian, M.Sc.

Marine Ecologist / Fisheries Biologist

[\[LinkedIn \]](#)

[\[ResearchGate \]](#)

January 30, 2023

Town of Truckee

Homeowner Comments Related to P8/TMC's Application for a TUP

I am writing to express my opposition to the Tahoe Mountain Club's application for another Temporary Use Permit for amplified weddings at Gray's Crossing. I take no exception to the Community Concert Events although it is disappointing to see that the number of them has been significantly reduced by P8/TMC in this application.

I hope that the final review of this application will take seriously the views of the impacted homeowners and ensure that we are not asked to once again accept a condition that would not be accepted elsewhere in the Town of Truckee. Hosting an amplified party in a residential neighborhood every weekend from June through October, would simply be unacceptable. Advertising that party, as P8/TMC does for PJ's Weddings on their website, without proper approval (TUP) is telling. The ongoing P8/TMC approach to doing what they want and then asking "for forgiveness" is thinly veiled.

This is not a new issue. TMC started doing weddings at Gray's Crossing without the proper approvals back in 2016. The TUP in 2019 made it clear that it was for 2 years only and P8/TMC said that given that amount of time they would be prepared, and planned, to move the weddings to Old Greenwood starting in 2021. The TUP extension in 2021 was allowed to give P8/TMC more time to shift the wedding venue to Old Greenwood due to lingering impacts from the Covid Pandemic. The weddings continued but apparently the plans to prepare Old Greenwood for future weddings did not. P8/TMC has had ample time to secure financing and do the needed planning and renovations at Old Greenwood.

Please note that once the wedding ends the breakdown of the event begins. In the past, this has typically gone on past 11PM and occasionally much closer to midnight. Not something the homeowners should have to endure for the sole benefit of P8/TMC. P8/TMC profits from private events, while Gray's Crossing residents pay the price for noise, traffic, parking and access to facilities we broadly support. Enjoying our own home or patio during these wedding nights is significantly impacted because of the amplified music.

It is unfair to burden the Gray's Crossing community with P8/TMC's desire to host weddings in a facility and site that were not designed or built to accommodate them. TMC has been given multiple TUPs with the understanding that these events would eventually move to Old Greenwood by 2021 and then 2022. To be returning this year with another request to extend the TUP is simply unacceptable and should not be allowed.

Thanks for your time and consideration.

Peter Salvati

11446 Henness Road

11010 Henness Road

Yumie Dahn

From: Alexander Dalal <alexander.dalal@gmail.com>
Sent: Tuesday, January 31, 2023 9:24 AM
To: Yumie Dahn
Subject: [FROM ALEX DALAL] Opposition to Gray's Crossing Temporary Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

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Yumie,

I am a property owner in Gray's Crossing. My property is located adjacent to Prosser Dam Road, in close proximity to the Gray's Crossing Golf Pavillion and Fitness Center.

I am writing you to express my opposition to renewing the Temporary Use Permit which has been applied for by Paradigm 8, the facility's owner.

My opposition is based on the following facts

1. Events held at the facility present a nuisance to Gray's Crossing residents, due to the increase in traffic to and from the facility, and the noise during the event. Paradigm 8 has repeatedly promised to manage traffic flow through the community during events but appears to have done nothing to this effect. Large numbers of vehicles departing the facility following events disturb residents with both noise and lights.
2. The facilities designated in the Temporary Use Permit are not suitable for the intended use. Neither facility has been designed to host large gatherings and accommodate bridal parties and their needs for dressing and make-up areas. As a result, areas in the facility intended for workout and relaxation are compromised.
3. Event attendees have no affiliation with the community and sadly often act with disregard for the community and its residents. This manifests in rude behavior during chance encounters with residents.
4. Temporary Use Permits are intended to be temporary in nature, to accommodate extenuating circumstances. The continued renewal of the Temporary Use Permit over the past several years is counter to both the spirit and letter of the conditions for a Temporary Use Permit.

These factors combine to materially and adversely affect the quality of life for Gray's Crossing residents as well as the value of the private properties within Gray's Crossing.

I strongly urge the Board to decline to renew the Temporary Use Permit filed by Paradigm 8.

Best Regards,

/al/ex

Yumie Dahn

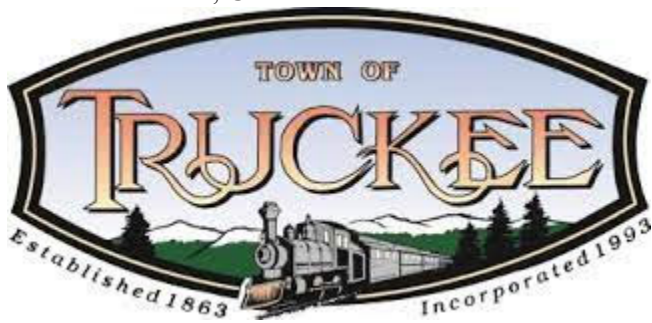
From: Planning Division
Sent: Tuesday, January 31, 2023 1:55 PM
To: Yumie Dahn
Subject: FW: P8 TUP Permit Extension for PJ's@Gray's Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Yumie,

This public comment was sent in about the TUP you are working on for Gray's Crossing.

Lucas Kannall
Assistant Planner
530-582-2480
Town of Truckee, CA



From: Michael Rogers <mrogers.nmsu@gmail.com>
Sent: Tuesday, January 31, 2023 12:48 PM
To: Planning Division <PlanningDivision@townoftruckee.com>; Lindsay Romack <lromack@townoftruckee.com>; Jan Zabriskie <JZabriskie@townoftruckee.com>; David Polivy <DPolivy@townoftruckee.com>; Courtney Henderson <chenderson@townoftruckee.com>; Anna Klovstad <AKlovstad@townoftruckee.com>
Subject: P8 TUP Permit Extension for PJ's@Gray's Crossing

Some people who received this message don't often get email from mrogers.nmsu@gmail.com. [Learn why this is important](#)

I was out of town last week and missed the deadline for this submission which I hope you will still allow.

If memory serves me well this is the fifth time P8 has sought a temporary use permit for this use at PJ's in Gray's Crossing. They have made repeated promises to the Planning Commission and to the Gray's Crossing community regarding their future plans. Yet they continue to ask (again) for another extension to operate with this use in the middle of a neighborhood that has now had to sustain four years of increased traffic and noise without benefit to the neighborhood.

They continue to make representations and promises each year to move their venue to Old Greenwood but, each year they have another reason to ask for an extension. And in the interim, the citizens of Gray's Crossing have had to pay the price of congested traffic, speeding down our street on weekends, and yes, noise. And, I might add that it should be noted that the "public benefit" of having PJ's is zero since the venue is closed during those weekends.

Notably, they have reduced the number of public concerts from 13 to a mere 4 thus further demonstrating that P8 clearly has no public interest in TUP and that they can take advantage of the logic of previous extensions. This seems to represent a slap in the face to the neighborhood and contrary to the overall public interest that Truckee Planning has sought. Clearly, they have flaunted the intent of the permits and those issuing them merely because they wanted more time to monetize the extension. I would not be surprised that when the Old Greenwood build-out is complete they will come back to you to hold events at both locations citing "precedent."

If we are collectively focused on the public good we would reject the TUP from P8, as renewing it for the fifth time would be merely to provide them with a revenue stream and the public's expense. Certainly P8 has had ample time to build a facility at Old Greenwood specifically for this purpose. The town has given them four years which solely served the business interest of P8 over that of the surrounding neighborhood -- I hardly see how the Town could justify any further extension.

Mike & Carol Rogers

408.761.4000
11638 Henness Rd, Truckee, CA 96161

Dear Planning Staff and Planning Commissioners:

It was incredibly disheartening to see that, once again, TMC/P8 is putting forth a TUP for weddings at Gray's Crossing. This "temporary" use has been a permanent situation since 2017, when it was first discovered that TMC had been booking weddings without proper permitting in the first place. As concerned residents, we're actually a bit worn out / worn down by this extended process and just want to be able to rightfully claim the "quiet enjoyment of our homes" to which we are all entitled. To that end, I have some questions and some "asks" for you.

Last time this came before the Planning Commission (April 2021), it was promised that they would be in Old Greenwood the following summer. The Commission inexplicably threw in a bonus year for TMC/P8, 'just in case' -- so they had a 2-year TUP through 2022 -- and that was supposed to be the end of it after all these years.

I ask that you do not continue to give weight to the claim that COVID and supply chain issues are valid reasons for why this hasn't been completed as promised. My family is in the commercial construction business. Very large and complex projects, data centers, technical biotech research labs, and many more complex builds have been started and completed in less time, also during COVID-time, and with the same supply-chain concerns. I find it disingenuous to claim those as rationales for the repeated delays, especially for a 'not-actually-big' project like the remodeling of Old Greenwood House -- which is not even a ground-up build -- when other projects in many other places have proceeded apace. Just looking around at all the steady progress of new construction within Gray's Crossing and Old Greenwood (some of it by P8 I believe) shows that where there's a will there's a way. So whether these were delays from the Town or from TMC/P8, Gray's Crossing residents continue to unfairly bear the burden.

How is it that TMC has booked/signed contracts with brides and grooms when obviously their planning would not allow for in-time completion of the venue? By June 2022 they had the round of permit corrections from the Town, yet here we are now and construction hasn't even started. And by their own statement, they still had not secured financing in January 2023 for this (but were hoping to by the end of the month?!) My take is that has been "assumed" that the Planning Commission would -- once again -- just grant them an extension so they could easily shift weddings to Grays' Crossing, no harm no foul.

If dates at Old Greenwood were the only ones to be legally marketed and sold (they have no permit to date for Gray's for 2023), at what point did TMC acknowledge to brides/grooms that they would change the contracted venue from OG to Gray's? (And have any been already been contracted specific to Gray's?) Whatever the date, by definition, it precedes any actual permission they may or may not get from the Town. Which, once again, provides the handy Catch-22: the vicious circle of "we can't cancel these couples' big day" for weddings that shouldn't have been booked in the first place if they couldn't finish their project. The timeline for seeking a TUP

within months of when weddings are to take place is completely out of sync, given the advance planning required on both ends of that contract.

I ask that the Town not again reward their gamble and the default approach that this will just keep getting approved, to the detriment of the neighborhood of Gray's Crossing.

I ask that you seriously consider *this* truth when it is claimed that "no one has called to complain on our dedicated phone line" -- that we, various residents of Gray's, have shown up at meetings, talked to Planning staff, and submitted written comments year after year after year. Those *are* the complaints. They are legitimate. They have taken thought, time, and effort from residents. And each time, we have respected the decision, even if disagreeing with it, and abided by the process. No one has ever been interested in taking it out on the brides and grooms on their special day by calling to complain or to shut things down. What's the point, at that point? So of course there are no calls. And Gray's residents have repeatedly believed, 'ok, bear with it, at least it will be over next year as promised'.

So I ask that this year you respect *our* requests that this TUP not be continued again. It is not appropriate usage to have these amplified weddings in the middle of this neighborhood, just like it would not be in yours.

It seems that it could and should be figured out how to have these weddings at Old Greenwood, as promised -- and I presume, as contracted. Weddings had been and would still be outside at Gray's Crossing, so why can't they be outside at Old Greenwood, where no permit is required and where they are not smack in the middle of a booming residential neighborhood that has shown consistent objections since 2017?

Thank you very much in advance for taking these concerns seriously.

Robin Hensley
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