

Attachment #2: Project Background from 2004 to 2023
2023 Gray's Crossing PJ's Events Temporary Use Permit
Application 2023-00000006

Background

In February 2004, the Town Council adopted the Gray's Crossing Specific Plan, certified the Environmental Impact Report (EIR), and approved Zoning Map Amendments, a Development Agreement, and Tentative Maps. The Gray's Crossing Specific Plan was adopted to create a comprehensive development that had a mix of uses such as a diversity of housing types, commercial uses, lodging, recreational, and open space components. The Gray's Crossing development is based around an 18-hole golf course and recreation amenities packages. On March 20, 2019, the Development Agreement expired which leaves the Gray's Crossing Specific Plan as the controlling document for establishing land uses, density and intensity of use, and the specific development standards identified in the plan for the Gray's Crossing Specific Plan Area.

Thus far, the golf course, the market rate single-family lots, the 92 affordable rental units (Henness Flats), 17 attached units, and the church (Assumption Catholic Church) have been constructed. Land use entitlements have been approved for the Village Center, with construction underway for the 24 townhomes and fourplex. An application is submitted for Parcel F, located at the intersection of Prosser Dam Road and Henness Road (APN 043-010-007).

In 2006, the Planning Commission approved a Development Permit for the following uses:

- 8,076 s.f. locker room and fitness center, including a 6,767 s.f. pool area;
- 1,188 s.f. golf shop;
- 3,303 s.f. dining building (PJ's Restaurant)
- 6,309 s.f. golf and cart storage building
- Dumpster and recycling area

See the following links for more information on this approval:

- April 12, 2006 Planning Commission Staff Report:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=23870&repo=r-6a91ddbc>
- Planning Commission Resolution 2006-06:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=23659&repo=r-6a91ddbc>
- April 12, 2006 Planning Commission Minutes:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=24012&repo=r-6a91ddbc>

In 2006, the golf course was semi-public and the Development Agreement at the time required that the golf course be open on select days to the public. However, in 2010 the golf course became fully public due to the need for additional revenue.

April 16, 2019 Planning Commission Review

On April 16, 2019, the Planning Commission reviewed the Gray's Crossing Temporary Use Permit (2018-00000162/TUP) for 32 events, located at PJ's at Gray's Crossing, PJ's outdoor dining area, and the adjacent lawn area. PJ's has 1,500 s.f. of indoor patron area, 2,000 s.f. of outdoor dining area, and 9,800 s.f. of lawn area. The applicants requested a two-year Temporary Use Permit to allow 12 community concerts and up to 20 weddings, from May to October in 2019 and 2020 at

PJ's at Gray's Crossing. The review did not include golf tournaments or golf-related events that are associated with the golf course. Golf-related events are allowed as part of the golf course use.

Concerts: 12 concerts. The concert series was proposed every Tuesday from the third Tuesday in June and ending the Tuesday following Labor Day weekend. (June 18 to September 3, 2019 and June 16, 2020 to September 8, 2020). Performances were proposed from 5:30 PM to 8:00 PM, with amplified music ending at 8:00 PM. The concert series were proposed to be free to the community with food and beverages available for purchase at PJ's.

Events/Weddings: 20 events/weddings with amplified music up to 10 PM were proposed.

The Planning Commission received several comments from Gray's Crossing residents expressing concern about the noise and traffic. The comments were generally supportive of the community concerts but concerned about the weddings. Some comments were received in support of both the weddings and concerts.

The Planning Commission approved the Temporary Use Permit. Several conditions were required in Planning Commission Resolution 2019-06, including the following:

7. The applicants shall provide written notice of finalized event dates to the Town of Truckee Planning Division and Gray's Crossing Homeowner's Association by May 1 in 2019 and in 2020.
8. The applicants shall submit all documentation and information regarding the operations of the 2019 events for review by the Community Development Director. If the Director finds that there is sufficient evidence that there are issues that should be further discussed by the Planning Commission, the Director shall require review of the Temporary Use Permit by the Planning Commission for 2020. If the Director finds that the applicants have been in compliance with the requirements of the Temporary Use Permit, the applicants shall submit a Temporary Use Permit application at least 90 days prior to the first event in 2020 with an outline of the anticipated calendar of events to be reviewed by the Community Development Director.
10. The applicants shall appoint an onsite manager or monitor for all events who can immediately respond to questions and complaints from neighbors.
12. A noise analysis by an acoustical expert shall be completed prior to July 1, 2019 and submitted to the Town for review.
13. By May 27, 2019, the applicants shall submit a draft information sheet that identifies allowed quantities, locations, and orientation of speakers, maximum volumes, and notices of residential neighbors nearby.
14. The upper portion of the site, between Prosser Dam Road and the third tier of the parking lot, shall be paved to the Town's parking standards or be re-vegetated with climate-appropriate vegetation and be blocked off to prohibit vehicle access

20. A maximum of 173 people shall be allowed at the PJ's restaurant, outdoor dining area, and adjacent lawn areas, including staff. If TTALUC approves additional people onsite beyond a 20% increase, the project shall return to Planning Commission for review and approval. Prior to June 1, 2019, the applicants shall provide a plan to the Planning Division identifying how attendance to the concert events would be monitored and capped. The plan shall be reviewed and approved by the Community Development Director.

In 2019, the applicants noted that they were working on a permanent solution to move events out of the PJ's at Gray's Crossing, but had not completed this work.

The following are links to the staff report, resolution, and meeting minutes:

April 16, 2019 Planning Commission Staff Report:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=59384766&repo=r-6a91ddbc>

Planning Commission Resolution 2019-06:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=59385726&repo=r-6a91ddbc>

April 16, 2019 Meeting Minutes:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=59392400&repo=r-6a91ddbc>

Additional Public Comment:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=59384759&repo=r-6a91ddbc>

July 16, 2019 Planning Commission Review

As part of the April 2019 review, the Truckee-Tahoe Airport Land Use Commission (TTALUC) found that, due to the location of the site in the Airport Land Use Compatibility Zone D, the maximum density/intensity of the event site is 173 people, unless an Exception for Other Special Conditions is approved through TTALUC. Originally, the applicants stated that they would keep the occupancy of the site at 173 people in order to be consistent with the TTALUC's requirement. Condition of Approval No. 20 required the maximum occupancy of the site to be 173 people, including staff. The condition also notes that if the applicants go through additional approvals through TTALUC that allows a greater than 20% increase in occupancy, the Temporary Use Permit would be required to return to the Planning Commission for review. The applicants stated that previous weddings have had 100 to 200 guests and the concerts have varied in attendance from 300-450 people.

On June 14, 2019, the Truckee Tahoe Airport Land Use Commission (TTALUC) approved an Exception for Other Special Conditions for their events, which lifted the occupancy cap. Therefore, since the occupancy cap was originally driven by the TTALUC's restrictions which were no longer required, the applicants requested an amendment (2018-00000162/TUP-AMD) to their Temporary Use Permit to remove Condition of Approval No. 20, which stated the following:

A maximum of 173 people shall be allowed at the PJ's restaurant, outdoor dining area, and adjacent lawn areas, including staff. If TTALUC approves additional people onsite beyond a 20% increase, the project shall return to Planning Commission for review and

approval. Prior to June 1, 2019, the applicants shall provide a plan to the Planning Division identifying how attendance to the concert events would be monitored and capped. The plan shall be reviewed and approved by the Community Development Director.

The applicants believed that occupancy was not an issue for the Planning Commission in the previous review outside of TTALUC's restriction.

Staff believed that there was support from the Planning Commission and neighbors for community concerts that have an early end time. Since the concerts were open and free to the public, the ability to monitor and cap occupancy would be challenging. Due to the community support of the free public concerts and TTALUC's approval of the exception, the Planning Commission approved the removal of the occupancy restriction for concerts.

However, based on public comment and the Planning Commission's discussion at the April 16, 2019 meeting, the wedding and other events with amplified music until 10 PM caused varying levels of concerns regarding noise, parking, and traffic. The Planning Commission believed that an occupancy cap for weddings/events was appropriate to help reduce impacts to and create clear expectations for the neighboring residents. Since weddings and events are often booked on a "per guest" basis, creating and monitoring a cap would not be overly burdensome. A 200-guest maximum for weddings was required by the Planning Commission.

The Planning Commission approved the amended Temporary Use Permit. The following conditions were amended as part of the Resolution 2019-16 Planning Commission approval:

9. The applicants shall submit a Temporary Use Permit application for 2021 at least 90 days prior to the first event of that year to allow time for noticing to the neighbors and the Homeowner's Association, routing to other agencies, and review the proposed events and the complaint log. The Planning Commission shall be the review authority for the 2021 Temporary Use Permit.
14. The upper portion of the site, between Prosser Dam Road and the third tier of the parking lot, shall be paved to the Town's parking standards, by August 31, 2019. The applicant shall create 27 additional parking spaces (total 114 spaces) and shall demonstrate that the project is in compliance with the required open space and site coverage requirements originally approved for the site (Resolution 2006-06) and obtain a grading permit from the Town.
20. For weddings/events, a maximum of 200 guests shall be allowed at the PJ's restaurant, outdoor dining area, and adjacent lawn areas. No maximum is required for the concerts.
23. An unobstructed width of not less than 20 feet shall be maintained along all adjacent public roads (Henness Road and Prosser Dam Road) and driveways at all times. At a minimum, temporary signs prohibiting parking near the intersection of Henness Road and the PJ's parking lot entrance shall be required for all concerts and during wedding events with greater than 100 guests. Temporary signage prohibiting parking shall also be required on one side of Henness Road and Prosser Dam Road. Locations and design of the temporary signage shall be reviewed and

approved by the Community Development Director by July 31, 2019. Signage shall be displayed one hour prior to the start of the event and removed immediately after the event. If the parking restrictions do not result in the maintenance of 20 feet of unobstructed access, additional measures may be required by the Community Development Director, including, but not limited to, use of parking attendants to direct parking, an off-site parking/shuttle program, or a reduction of allowed number of guests.

The following are links to the staff report, resolution, and meeting minutes:

July 16, 2019 Staff Report:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=59395511&repo=r-6a91ddbc>

Planning Commission Resolution 2019-16:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=59419932&repo=r-6a91ddbc>

July 16, 2019 Meeting Minutes:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=59403675&repo=r-6a91ddbc>

Public Comment:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=59395681&repo=r-6a91ddbc>

2020 – COVID-impacted season

In 2020, the applicants applied for a renewal to the Temporary Use Permit. The Temporary Use Permit (Application #2020-00000062/TUP) was for 12 concerts and 20 weddings. However, due to COVID-19 health protocols, no events were held.