



## PLANNING COMMISSION STAFF REPORT

Meeting Date: June 17, 2025

To: Town of Truckee Planning Commission

From: Adam Petersen, Senior Planner

RE: 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/FiftyFifty Brewing, Andy Barr; Agent: Ed Lupyak, Ryan Group

Approved by: Denyelle Nishimori, Community Development Director

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**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:

1. 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).
2. 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.

**Project Summary:** The applicant requests approval of a Use Permit for “food and beverage production and distribution” and a Minor Use Permit for “alcoholic beverage sales, other than beer and wine.” The Use Permit would facilitate tenant improvements to the existing West Shed building located at 10242 Church Street (APN 019-030-008) in the Crossing project to construct and operate a brewery, and the sale of alcoholic beverages, other than beer and wine, as part of a restaurant and bar at the business. Brewery operations are limited to a 724-s.f. area of a proposed restaurant, kitchen, lounge, game area, bar, and private dining area.

The Minor Use Permit for alcoholic beverage sales, other than beer and wine, would facilitate the sale of mixed drinks and spirits during business operating hours. Security will be maintained with wireless cameras in the tenant space.

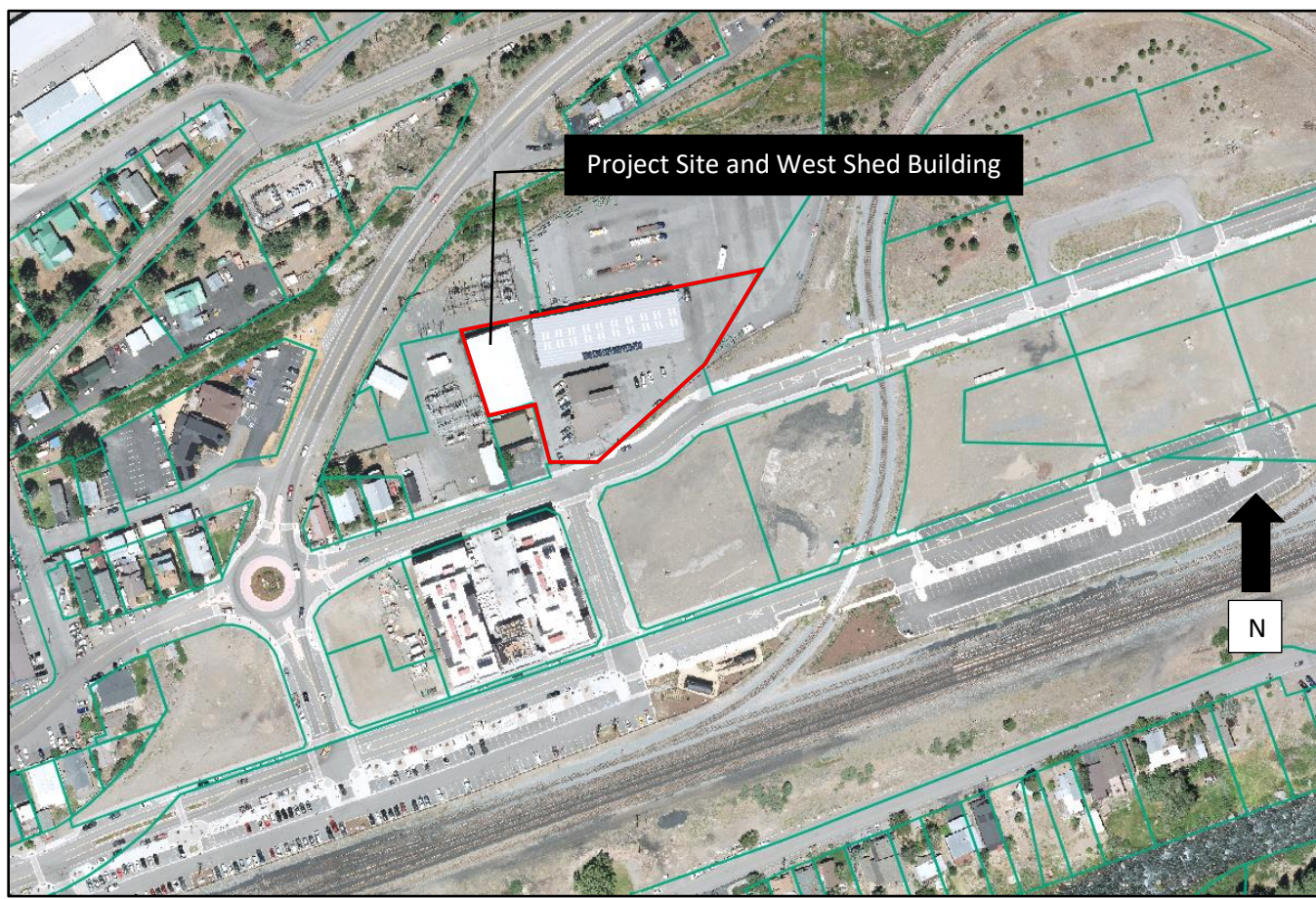
**Major Discussion Topics:** Staff identified specific discussion topics for consideration in the Discussion/Analysis section of this staff report. The following items are intended to guide the Planning Commission’s discussion:

1. Are there any conditions of approval to add to the project other than standard conditions of approval?

**Planning Commission’s Role:** The Planning Commission’s role is to review the proposed project and determine that the project is consistent with the Town of Truckee 2040 General Plan, Downtown Truckee Plan, Railyard Master Plan, the Development Code, and that the findings for approval of the Use Permit and Minor Use can be made in the affirmative for approval of the requested entitlements.

**Location/Setting:** The proposed project is in the south-central area of the town of Truckee, in the historic Downtown area, in the developed Crossing project that was previously the Old Lumberyard. The Crossing is now referred to as the Lumberyard. The project is in an existing building located on the western portion of an approximately 1.31-acre site at 10242 Church Street (APN 019-030-008). The proposed use is located in a developed building titled “The West Shed” which is one of the first two structures in the Crossing project, approved by the Town of Truckee in 2021. The other structure is located to the east of the proposed and is titled “The North Shed.” Both structures are proposed to be comprised of a variety of retail and professional office uses. The site is identified in Figure 1 below and Figure 2 identifies the zoning for the site and surrounding land uses as identified in the Railyard Master Plan.

The project is substantially encompassed by urban uses. The existing three story “Artists Lofts,” a multi-family housing development, is south of the project site. Single family uses are to the west of the site. North of the site an electrical transformer station, and east of “The West Shed” is “The North Shed” building and the transit station for the Town of Truckee. Table 1 below summarizes the land uses, General Plan, and Zoning for the project site and the surroundings. The project site is accessed by Church Street to the south of the building. Church Street has been developed to Town standards as part of the Crossing project.



**Figure 1 – Project Location\***

\* Aerial imagery may be dated and not reflect actual site conditions



**Table 1 – Project Site and Surrounding Setting**

	Existing Uses	2040 General Plan Designation	Downtown Truckee Plan	Railyard Master Plan	Town of Truckee Zoning
Project Site	North Shed and West Shed structures with commercial and professional office uses	Plan Area	Railyard Master Plan Area	Downtown Extension (DE)	Downtown Master Plan (DMP)
North	Electrical transformers	Plan Area	Downtown Mixed-Use (DMU)	N/A	Downtown Mixed-Use (DMU)
South	Multi-family residential	Plan Area	Railyard Master Plan Area	Downtown Extension (DE)	Downtown Master Plan (DMP)
East	North Shed and Truckee transit depot	Plan Area	Railyard Master Plan Area	Open Space (OS)	Downtown Master Plan (DMP)
West	Residential Uses	Plan Area	Downtown Mixed-Use (DMU)	N/A	Downtown Mixed-Use (DMU)

**Project Site Information:**

General Plan: Plan Area – Downtown Truckee Plan Area

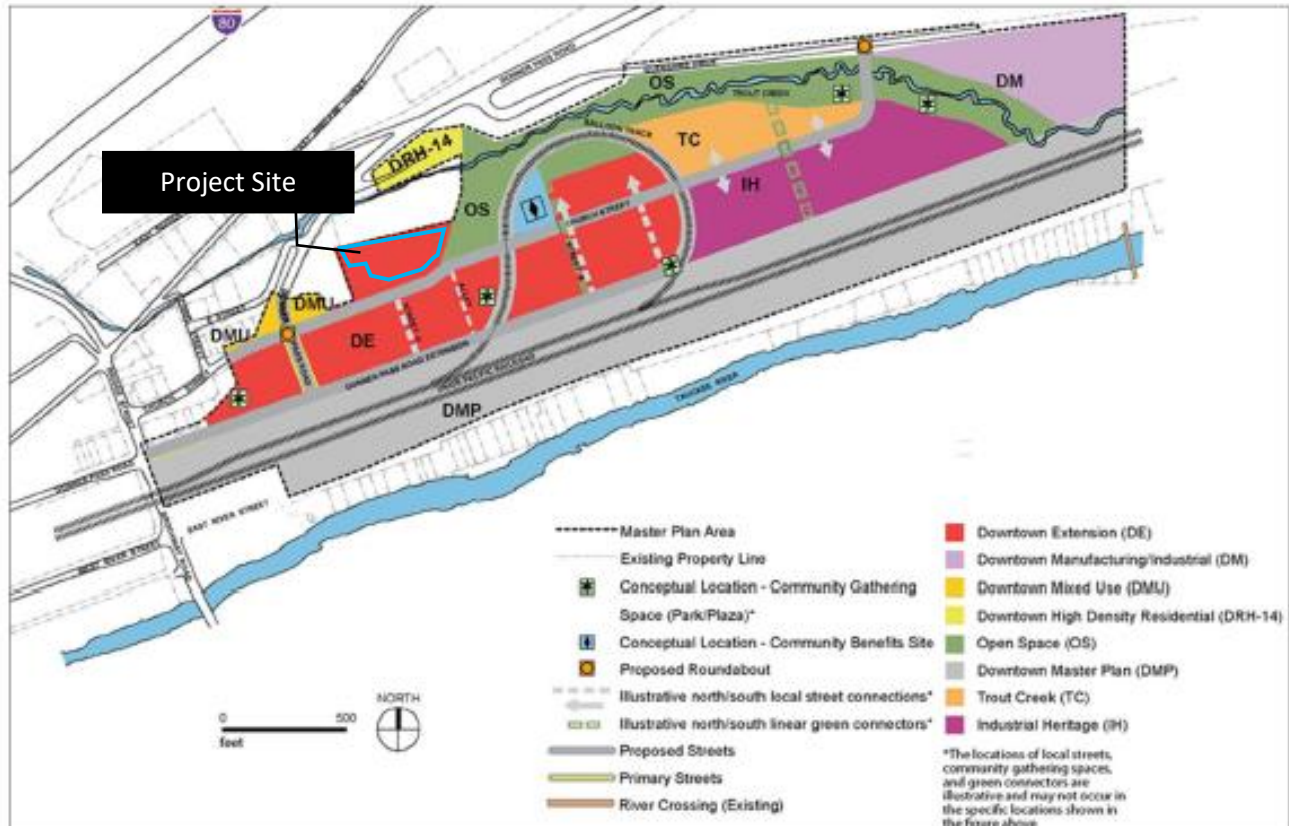
Downtown Truckee Plan: Master Plan Area

Railyard Master Plan: Downtown Extension (DE)

Zoning District: Downtown Master Plan (DMP)

Project Area: 1.31 acres (57,063.6 s.f.)

Utilities: Public sewer and water



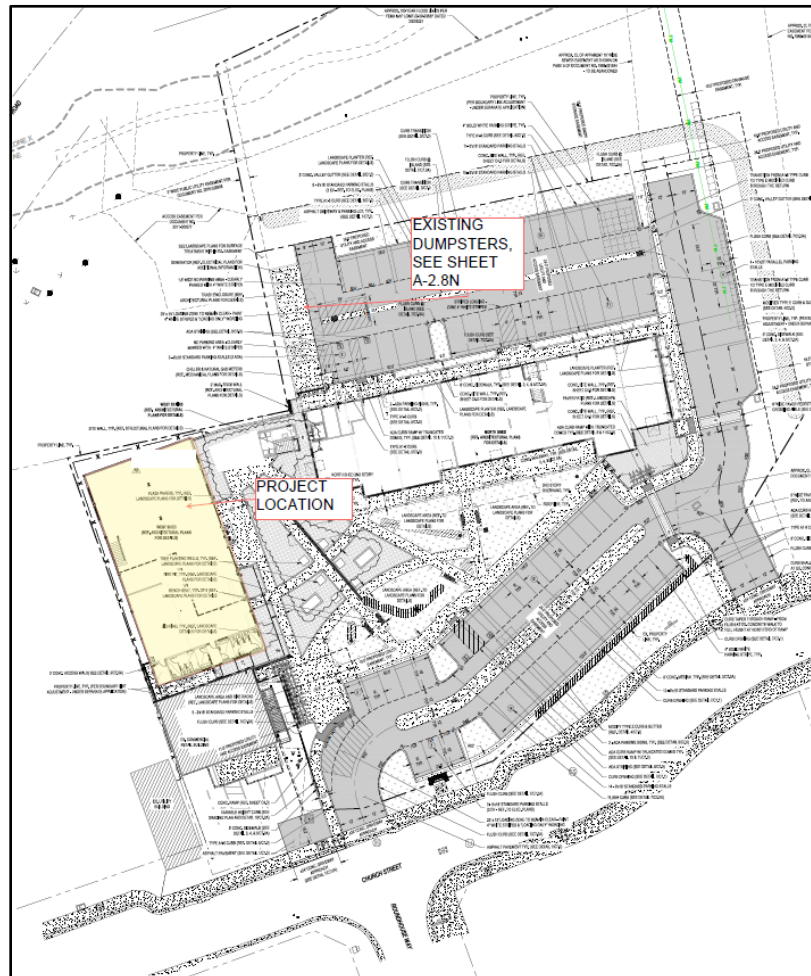
**Figure 2 – Railyard Master Plan Districts**

## **Discussion/Analysis:**

### ***Background***

The project site is in the Truckee Rail yard Master Plan. The Town Council adopted the Truckee Rail yard Master Plan on July 2, 2009, and became effective August 2, 2009 (2009 Master Plan). The 2009 Master Plan was created with the intent of formulating and formalizing the Town's vision for the Rail yard Area and to guide its future redevelopment; it describes the scale and character of development envisioned for the Rail yard Area and includes development standards and design guidelines to help implement this vision. Since the adoption of the 2009 Master Plan, circumstances affecting the development contemplated for the Master Plan Area changed. Accordingly, a subsequent planning process was initiated in 2015 to update the Master Plan to reflect these changed circumstances, which Town Council then adopted in November of 2016, which became effective in December of 2016.

On January 19, 2021, the Planning Commission approved application no. 2020-00000002/DP-PD-ME-CSP for The Crossing project pursuant to Resolution No. 2021-01. The approval entitled the demolition of the 4,758 s.f. Tahoe Truckee Lumber Company (TTL) office/retail building located on the south side of 10242 Church Street; removal of the outdoor lumber storage shelving units, redevelopment of the North and West Sheds comprising a total of 21,439 s.f., including addition of a second floor to the North Shed; development of 66 onsite parking spaces; and development an 18,000 s.f. outdoor plaza/gathering area. The approved site plan for the Crossing project is shown below in Figure 3, with the project location in the West Shed highlighted.



**Figure 3 – The Crossing Project and the West Shed Highlighted**

Pursuant to Table 5-1 in the Railyard Master Plan “beverage production,” defined as “manufacturing facilities including bottling plants, breweries, coffee roasting, soft drink production, and wineries” in Development Code Section 18.220, requires a Use Permit. Additionally, Table 5-1 in the Railyard Master Plan identifies that “alcoholic beverage sales, other than beer and wine” requires approval of a Minor Use Permit. Condition of Approval No. 40 from Resolution No. 2021-01 approving The Crossing project states that “uses within the individual tenant spaces are not established as part of this approval. A Zoning Clearance or Use Permit application shall be submitted to establish uses within each building in the Truckee-Tahoe Lumber Company Redevelopment - ‘The Crossing’ project. As part of the Zoning Clearance process, the Planning Division will review the proposed use for consistency with the Railyard Master Plan and Development Agreement. Future changes of use of a tenant space shall also require approval of a Zoning Clearance or Use Permit.” Accordingly, the proposed incorporation of a brewery and the sale of alcohol other than beer and wine in the tenant space requires approval of a Use Permit and Minor Use Permit, respectively.

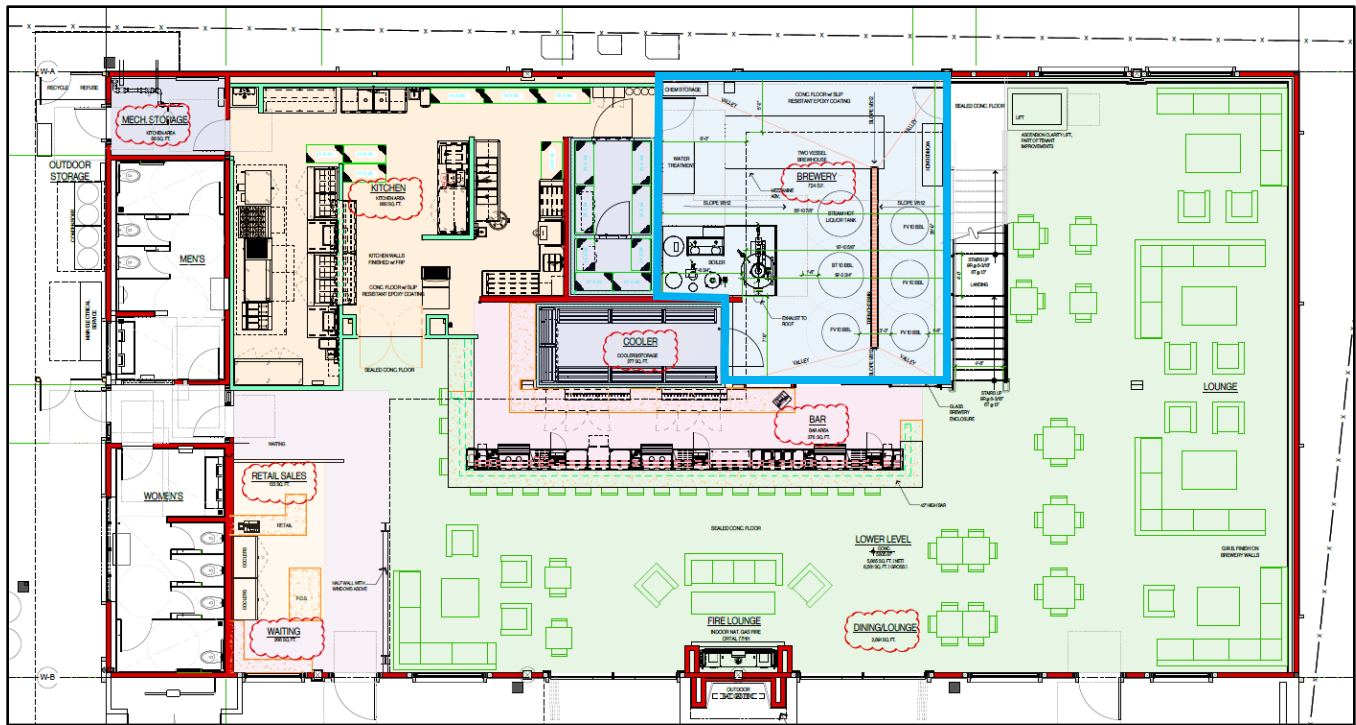
On May 12, 2025, the Community Development approved a Zoning Clearance for the establishment of a restaurant, kitchen, bar, lounge area, second floor game area, and private dining area. The approval of the Zoning Clearance allowed the applicant to establish the proposed use onsite without approval of the brewery and alcoholic beverage sales. Accordingly, the Planning Commissions review is limited to the establishment of a 724-s.f. brewery and the sale of alcohol other than beer and wine as part of business operations.

### ***Project Description***

The applicant requests approval of a Use Permit for “food and beverage production and distribution” and a Minor Use Permit for “alcoholic beverage sales, other than beer and wine.” The Use Permit would facilitate tenant improvements to the existing West Shed building located at 10242 Church Street (APN 019-030-008) in the Crossing project to construct and operate a brewery, and the sale of alcoholic beverages, other than beer and wine, as part of a restaurant and bar at the business. Brewery operations are limited to a 724-sf. area of a proposed restaurant, kitchen, lounge, game area, bar, and private dining area. Permitting of the restaurant, kitchen, lounge, game area, bar, and private dining area occurred under a separate application. Components of the brewery include four (4) 310-gallon fermentation vessels, one (1) 310-gallon Burton Union (BT) fermentation vessel, one (1) steam hot liquor tank (heats brewing water to mash temperature for the beer, using steam as the heating method), a boiler room (provides steam for pasteurization during bottling, kegging, or canning), a workbench, and water treatment area. Brewery operations are proposed from 8 AM to 3 PM, up to a maximum of five (5) days per week, with one (1) designated brewer managing operations. The brewery would produce beer only (no liquor production), and all beer would be sold onsite; there is no distribution of alcohol from the site. Retail sales of beer produced onsite would occur from a 133-sf. retail area at the front of the proposed restaurant use, and would be sold during restaurant, lounge, and private dining areas of operations. The application does not include commercial deliveries for brewing ingredients. Brewing staff would obtain the grains, hops, and yeast from River Park Place in Truckee, approximately once per week using a personal truck to transport the ingredients to the Church Street site. The Minor Use Permit for alcoholic beverage sales, other than beer and wine, would facilitate the sale of mixed drinks and spirits during business operating hours. Security will be maintained with wireless cameras in the tenant space.

There are no exterior changes proposed to the building, including signage.

The floor plan showing the proposed brewery location, enclosed in blue is identified in Figure 4 below.



**Figure 4 – Proposed Brewery Floor Plan**

### ***Land Use Approvals***

The applicant requests approval of a Use Permit and Minor Use Permit in compliance with Development Code Chapter 18.76 (Use Permits and Minor Use Permits). A Use Permit shall be required before the approval of any Building, Grading, or other construction permit or other authorization required by the Municipal Code or this Development Code for the proposed use or construction. Following a public hearing, the review authority shall record the decision in writing with the findings upon which the decision is based.

While a Minor Use Permit is normally reviewed by the Zoning Administrator, Development Code Section 18.70.030 (Concurrent Processing) states that when a single project incorporates different land uses or features so that the Development Code requires multiple land use permit applications, all the applications shall be reviewed and approved or denied, concurrently by the highest-level review authority assigned by Table 4-1. Pursuant to Table 4-1, the Planning Commission is the review authority of Use Permits and therefore has authority for the Use Permit and Minor Use Permit.

### ***General Plan Consistency***

The 2040 General Plan designates the land use as “Plan Area,” which includes all specific plan, master plan, and other planned communities. Standards for this designation are outlined in the applicable adopted plan, or the Development Code. The project is consistent with the following policies of the 2040 General Plan:

- ✓ **LU-6.3 Variety of Businesses and Local Gathering Places**  
Encourage a diverse mix of businesses and local gathering places that create a variety of reasons for people to come to the Downtown.

*Analysis: The proposed brewery and sale of alcoholic beverages other than beer and wine would establish a business that serves as a local gather place and enhance the variety of reasons for people to come to the Downtown.*

✓ **CC-3.1 High-Quality Design**

Require all new development to incorporate high-quality site design, architecture, and planning to enhance the overall quality of the built environment in Truckee and create a visually interesting and aesthetically pleasing town environment.

*Analysis: The proposed project would not change the site design, architecture and planning. The project is consistent with this policy because it would occupy a building that the Town of Truckee has approved relative to the site design, architecture and planning as part of The Crossing project.*

✓ **ED-2.3 Adaptive Reuse**

Encourage the adaptive reuse of former retail spaces to accommodate future businesses that will meet the needs of changing market trends, such as destination retail and flexible multi-use retail spaces.

*Analysis: The proposed project would occupy The West shed building at the Crossing/Old Lumberyard, which would adaptively reuse the building.*

✓ **ED-5.2 Downtown Redevelopment Efforts**

Continue redevelopment and improvement efforts in Downtown Truckee, including programs to expand upon the Downtown's vibrant mixed-use character, and to develop projects that differentiate Downtown Truckee from other commercial areas in the town and the surrounding trade area.

*Analysis: The project supports downtown redevelopment by establishing a brewery in an existing building, where there are not other breweries located downtown.*

✓ **M-2.13 Bike Parking Requirements for New Development**

Require new and intensifying nonresidential and multi-family residential projects to have adequate bike parking and storage. Consider whether bike parking or bike-share facilities can be applied toward parking reductions.

*Analysis: As identified in Table 2, the brewery use would not intensify parking beyond that analyzed in the Crossing Project; Crossing project provided 66 spaces, meeting the parking requirement for all future retail/office/restaurant uses. Further, the project is exempt from parking pursuant to AB 2097, which waives parking requirements for developments adjacent to transit. Further, adequate bicycle parking was provided as part The Crossing review and approval.*

### ***Downtown Truckee Plan***

The project is in the Railyard subarea of the Downtown Truckee Plan. This Railyard subarea contains the lands governed by the Railyard Master Plan. The subarea is comprised of a 30-acre parcel of land currently owned by Union Pacific and privately owned parcels adjacent to Church Street and Trout Creek Road. Planned land uses are mixed-use, high density residential, public park, open space, and civic/institutional uses. The project is consistent with the following policies of the Downtown Plan

✓ **LU-RY-1** Ensure development of the Railyard Master Plan Area as an attractive, pedestrian-oriented activity center, physically and visually connected to historic Downtown Truckee. The interface between historic Truckee and the Railyard Master Plan Area should be carefully considered through strong pedestrian connections.

*Analysis: The proposed project is in an existing building in the approved Crossing project. The Town of Truckee found the Crossing project consistent with the above policy, and because the proposed project does not propose exterior changes or site alterations, the proposed project would therefore also be consistent with Policy LU-RY-1.*

Staff have further evaluated the project for consistency with the Mobility and Parking chapter of the Downtown Plan and the project is consistent with the Mobility and Parking policies. The project is consistent with the mobility and parking policies of the Downtown Plan because the project is located on a developed site, served by Church Street which has been improved consistent with Town standards. The existing development satisfies the planned improvements to the roadway circulation network and the pedestrian circulation network identified in Figures 3-1 and 3-4, respectively. The Town of Truckee Engineering Division has reviewed the project, and did not identify project revisions nor conditions of approval related to circulation. Therefore, the proposed project is consistent with the Mobility and Parking chapter of the Downtown Truckee Plan.

The proposed project does not include exterior alterations to the building or changes to the site plan of the approved Crossing project. Therefore, policies related to the Public Realm, Streetscape Design, Parks and Open Space would not apply to the project. Staff have proposed conditions of approval related to cultural resources consistent with requirements of the Development Code, thereby ensuring the project would not affect historic resources. Therefore, the proposed project is consistent with the provisions of the Downtown Truckee Plan related to the public realm and streetscape design, parks and open spaces, and historic resources.

### ***Railyard Master Plan and Development Code Consistency***

The Truckee Development Code designates the Railyard Master Plan Area as Downtown Master Plan (DMP). The intent of the DMP zone is to provide for development consistent with applicable policies and land uses identified in the Downtown Truckee Plan. The Railyard Master Plan provides development regulations for the DMP zone as required by the Town's Development Code. Where regulations from the Development Code apply to future development of the Railyard Master Plan Area, the regulations are incorporated in the plan either directly or by reference.

Pursuant to Table 5-1 in the Truckee Railyard Master Plan, breweries require a Use Permit and the sale of alcoholic beverages other than beer and wine requires a Minor Use Permit. The proposed 724-s.f. brewery is consistent with the maximum allowable development (M.A.D) permitted by the Downtown Railyard Plan for the Downtown Extension District, which allows 65,000 sf. of retail uses, under which breweries are classified.

The proposed project is subject to the Development Standards in Table 5-2 of the Railyard Master Plan. Table 2 below provides an analysis of the requested Use Permit related to development standards in Table 5-2 of the Railyard Master Plan:

**Table 2 – FiftyFifty Brewery Use Permit and Minor Use Permit**

#### **Truckee Railyard Master Plan and Development Code Analysis**

<b>Feature</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Consistent?</b>
Front setback on Primary Street	None required. Maximum of five feet (5') from back edge of sidewalk improvement. The review authority may approve up to a 25 ft. setback for outdoor dining, small plazas, courtyards or similar features and associate developments.	No change from approved Crossing Project;	Yes
Front setback on non-primary street	None required. Maximum 25 ft. from back edge of sidewalk improvement to accommodate outdoor dining or gathering spaces, small plazas, courtyards, landscaped area that will be perceived as part of the public realm.	No changes from approved Crossing Project; 93 ft.	Yes, with the Crossing Project approval of a Minor Exception
Rear setback	None required	No changes from approved Crossing project; 190 ft.	Yes



Feature	Requirement	Proposal	Consistent?
Interior side setback	None required	No changes from approved Crossing project; 7 ft. on west side and 56.5 ft.	Yes
Creek setback	20 ft. minimum from edge of trail or 20 ft. minimum from 100-year floodplain, whichever is greater.	No changes from approved Crossing Project; 65 ft. from 100-year floodplain	Yes
Height Limit	50 ft. west of the balloon and height greater than maximum permitted street wall height must be setback a minimum of 10 ft. from the street wall	No changes from approved Crossing Project; West Shed: 19.9 ft.	Yes
Parking Minimum	3.0 spaces per 1,000 sf. for retail/office/restaurant (does not include future events) 21,432 sf. / 1,000 sf. x 3.0 spaces = 63.7 spaces required  For Brewery Use: 724 sf. / 1,000 sf. x 3.0 spaces = 2.1 spaces; encompassed by analysis	Brewery use would not intensify parking beyond that analyzed in the Crossing Project; Crossing project provided 66 spaces, meeting the parking requirement for all future retail/office/restaurant uses. Further, the project is exempt from parking pursuant to AB 2097, which waives parking requirements for developments adjacent to transit.	Yes
Bicycle Parking	Per Parking Management Plan: 1 space for each 15 seats provided. 11 required of the Crossing project.	Brewery use would not intensify bicycle parking beyond that analyzed in the Crossing Project; Crossing project provided 24 spaces,	Yes
Signs	A sign program for each district must be prepared prior to the issuance of building permits for the first phase of development within each district. Developer anticipates following the Development Code Sign Code	No sign plan or program is proposed as part of this Use Permit. Therefore, analysis relative to this development standard is not applicable.	N/A
Solid Waste and Recyclables	State requirements. The trash enclosure shall provide space for a trash dumpster, cardboard dumpster, 8-10 recycling carts, and a food waste dumpster. The attached enclosure design guide shows TTSD's space requirements for servicing each container. Enclosure design plans shall allow for 80 ft. of straight-line access to dumpsters, 10 ft. width and 9 ft. depth for each dumpster, and space for recycling carts	The requested Use Permit does not propose changes from the approved Crossing Solid Waste and Recyclables plan. Therefore, the one trash dumpster, one cardboard dumpster, one food waste dumpster, and space for up to 12 recycling carts within a 50' x 10' enclosure.	Yes
Snow Storage	50% of the paved area of the parking/circulation – (approximately 29,694 sf. of paved/circulation areas x 50% 13,340 sf.)	The requested Use Permit does not propose changes from the approved Crossing Project and would not exacerbate or create the need for additional snow storage; 13,368 sf.	Yes, as conditioned by the Crossing Project condition to relocate a portion to outside of the Drainage Easement.

### Workforce Housing

Affordable housing in the Railyard Master Plan Area is subject to the Railyard Affordable Housing Plan (RAHP) contained in the Railyard Development Agreement. Under RAHP Section III (Workforce Housing), all non-residential projects are required to provide workforce housing consistent with Development Code Section 18.216.040.B and C as adopted on October 14, 2016, except as modified in the RAHP. Under this section, the Workforce Housing requirement is calculated based on a portion of the estimated Full-Time Employee Equivalent ( FTEE) generation. For a commercial project within the

Downtown Extension district of the Railyard Master Plan Area, one FTEE is calculated for each 500 sf. of commercial floor area. For this project, 724 sf. of commercial space generates 1.44 FTEE. Commercial projects that generate more than 40 FTEE are required to complete one workforce housing unit for each seven FTEE. Therefore, no workforce housing units would be required because the project does not generate more than 40 FTEE.

Usually, relocation of a business would result in workforce housing being required for the new project. This requirement is because the vacated business space would eventually be occupied by another business and the new business location would generate new FTEE. However, the Crossing Project (2020-00000002) analyzed workforce housing requirements as part of the proposed 21,685 sf. commercial area, comprised of the North and West Shed buildings. A proposed 21,685 sf. commercial floor area generates 43.4 FTEE. Therefore, 6.2 workforce housing units ( $43.4/7 = 6.2$  workforce housing units) would be required. However, the Truckee-Tahoe Lumber Company (TTLC) had 60 FTEE. Therefore, since the proposed employee generation of the Crossing Project is less than the employee generation of the TTLC, no workforce housing is required. This requirement is further memorialized in Condition of Approval No. 45 from Resolution No. 2021-01, which states that “no workforce housing units are required. Documentation of the 60 Full-time Equivalent Employees at the downtown Truckee-Tahoe Lumber Company site prior to relocation to the Joerger Ranch Specific Plan area shall be submitted to the Community Development Director for review and approval prior to building permit issuance.

The proposed project is further consistent with the Goals and Policies of the Railyard Master Plan:

***GOAL 1 Encourage vibrant and economically sustainable mixed-use redevelopment that offers diverse retail, entertainment, employment and housing opportunities.***

Policies:

- ✓ 1.a. Improve Truckee’s economic base through encouraging a diversity of retail, commercial, residential and office uses, including work/live and live/work that will complement the existing Downtown.
- ✓ 1.b. Encourage ground floor uses that attract pedestrian activity in the Downtown Extension (DE) District to create a vibrant street experience.
- ✓ 1.c. Encourage a mix of different types of retail and commercial uses to provide services to local residents and create a destination attraction for residents and tourists.

The proposed project is in the West Shed Building approved as part of the Crossing project on January 19, 2021, pursuant to Resolution No. 2021-01. No exterior changes are proposed to the building, including signage. Therefore, the Design, Architecture, and Massing Goals, as well as guidelines for block length, sidewalks, building frontages, and other design features in Chapter 5.5.2 have been satisfied with approval of the Crossing project and would not be applicable to the proposed Use Permit.

### **Environmental Review:**

A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA because it requires discretionary review and may have a reasonably foreseeable physical change in the environment. Therefore, the project is subject to CEQA.

Staff have determined that no further environmental review is required pursuant to 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) for 10242 Church Street (APN 019-030-008). The Town certified the Railyard Master Plan Final Environmental Impact Report (SCH #2007122092) in July 2009, and an Environmental Impact Report (EIR) Addendum was prepared in

conjunction with the Truckee Artist Lofts application (2016-00000132) and accepted into the Railyard permanent record on May 10, 2015. No additional environmental review is necessary for 10242 Church Street (APN 019-030-008) based on the Railyard Master Plan permanent record.

### **Public Communication:**

The Planning Division noticed the June 17, 2025 Planning Commission hearing, with the Sierra Sun on June 2, 2025, for publishing in the June 6, 2025 newspaper. The Division mailed notice to all property owners within 500 ft. of the project site as shown on the current tax roll of Nevada County on June 3, 2025. No public comments were received after public noticing.

Planning Division staff routed a complete set of project plans to affected departments and agencies on April 16, 2025. Town Engineering and Police Department staff noted that there were no comments or conditions of approval for the project. Truckee Donner Public Utility District included a condition of approval for backflow prevention equipment, and the Truckee Fire Protection District included conditions of approval with respect to sprinklering and inspections. The Fire Protection District did not identify any deficiencies with respect to emergency vehicle access. The Nevada County Department of Environmental Health included conditions of approval related to consumer protection and waste. The project's compliance with the development standards of the Railyard Master Plan and implementation of conditions of approval will ensure that the project does not adversely affect the public health, safety, and general welfare.

### **Staff Summary and Recommendation:**

The project before the Planning Commission is a Use Permit for 724-s.f. brewery and a Minor Use Permit for the sale of alcoholic beverages other than beer and wine in restaurant, lounge and bar that are permitted by right in the Railyard Master Plan. The Community Development Director has approved a Zoning Clearance for the restaurant, lounge, bar, and supporting uses at the existing location. The project provides a brewery and the sale of alcohol other than beer and wine for onsite consumption in an approved restaurant at an existing building that was approved for such uses. Therefore, the proposed operation of a brewery and the sale of alcoholic beverages other than beer and wine is an appropriate use.

The 2040 General Plan, Truckee Downtown Plan, Railyard Master Plan, and Development Code are intended to guide development. That vision is for Truckee to be a welcoming, inclusive, and thriving mountain town with a diverse community, strong four-season economy, and a healthy environment. The proposed project is consistent with the standards of the 2040 General Plan, Truckee Downtown Plan, Railyard Master Plan, and Development Code as identified in this staff report.

Similarly, the conditions for disapproval do not exist for the project. The findings as identified in Resolution 2025-09 can be made in the affirmative. Therefore, staff recommend that the Planning Commission adopt Resolution 2025-09, finding the project exempt from CEQA and approving the requested entitlements.

### **Alternative Actions:**

Actions that the Planning Commission may take as an alternative to the recommended action include:

1. Land Use Permits
  - a. Add, delete or modify the proposed conditions of approval
  - b. Deny the project because the findings cannot be made in the affirmative.
2. Continue the project to a date certain and identify any information needs the Commission would like to be provided from either Town staff or the applicant.

### **Attachments:**

Attachment 1: Draft Resolution 2025-09

Exhibit A: Project Plans Dated 4.07.25

Exhibit B: Draft Conditions of Approval

Exhibit C: Findings

Attachment 2: Applicant Project Justification, Development Standard Consistency Matrix