



Project Description

High Altitude Fitness – Project Amendment

Project Description/Amendment Request

High Altitude Fitness is a successful two-story climbing fitness facility located at 11798 Donner Pass Road, Truckee, California. The project history is as follows:

- Project Development Permit reviewed and approved by the Town of Truckee Planning Commission (Application 2017-000000157/Resolution 2018-07) on April 17, 2018.
- Project Amendment to the Development Permit review and approved by the Town of Truckee Planning Commission (Application 2018-000000094/Resolution 2018-13). The approved project amendment reduced the gross building floor area from 26,520 square feet and the required parking demand from the approved 119 onsite parking spaces down to 106 parking spaces.
- In August 2021, the building permit issuance finalized a building square footage of 25,156 square feet and 106 parking spaces were constructed.

With the success of this business, parking has been deficient and a limiting factor to the full utilization of the classes and peak period usage of area members. As such, this **Amendment Request** is to construct an additional 15 parking spaces, or an additional 20% above the original parking spaces in conformance with Section 18.48.040 E of the Truckee Development Code. The proposed spaces are configured in the northeasterly corner of the existing site similar to the originally approved project in April, 2018. Additionally, two (2) outdoor tables with soft surfaced paths have been integrated into the landscaping as a pedestrian element for patrons of the club, or employees.

This project amendment request is a necessity to the continued long-term success of this local area business and to meet the needs of its members.

Findings – Development Permit

1. The proposed development is:

- A. Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit, and complies with all applicable provisions of the Truckee Development Code, Municipal Code, and Public Improvement and Engineering Standards; and*

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To: Town of Truckee

Re: SCO Job No. 202348

B. The proposed site is served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development;

The proposed development is constructed adjacent to Northwoods Blvd. and Donner Pass Road, both of which are publicly maintained road of good condition and width.

2. The Development Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

The proposed project would not have an adverse effect to the environment. The proposed additional fifteen parking spaces are located in the same general location as the original approval with similar site coverage and is designed consistent with Town of Truckee Development Code requirements.

3. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land.

The project as constructed is well connected to public water and sewer with good fire flow, fire hydrants and access suitable for emergency vehicles. The existing project has an existing trash enclosure with active sanitation/trash pickup. The additional parking as proposed is suitable for emergency vehicle maneuverability. The building is currently occupied.

4. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials;

No hazardous materials are proposed as part of this project and the overall project is consistent with both Nevada County Environmental Health and Truckee Fire Protection District policies and requirements.

5. The project is consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, The Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.

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The proposed project site is Zoned CMU (Corridor Mixed Use) and is consistent with Town requirements and various plans and is a pedestrian oriented commercial use among adjacent office and residential uses.

B. Consistent with the design guidelines, achieves the overall design objectives of the design guidelines and would not impair the design and architectural integrity and character of the surrounding neighborhood;

The proposed project adds fifteen (15) parking spaces with additional landscaping and is consistent with the recently constructed approved and attractive building. The proposed parking fits into the already developed site and does not detract from adjacent land uses.

C. The Subject Site is physically suitable for the type and density/intensity of development being proposed; and

The proposed additional parking is in keeping with the recently approved and constructed site and the site is well suited for the parking area with minimal grading required and does not increase the usage, or intensity, but will be more effective for existing fitness center users.

Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by the Truckee Development Code; and

The project is designed per Truckee Development Code criteria for the building, parking, landscaping and other features. The proposed parking spaces are proposed in a very flat and conducive area for construction with minimal grading required.