



**TOWN OF TRUCKEE
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
March 15, 2022 5:00 p.m.**

**Town Hall – Council Chambers
10183 Truckee Airport Road, Truckee, CA**

1. **CALL TO ORDER.** Staff noted that with the absence of both the Chair and Vice-Chair, that the Commission could either elect an interim Chair to run the meeting or have staff manage the agenda. The Commission elected to have staff manage the agenda.
2. **ROLL CALL** –Commissioner Hall, Commissioner Fraiman, Commissioner Miller (Chair Gove, Vice Chair Tarnay were noted as absent)

Staff Present: Community Development Director Denyelle Nishimori, Planning Manager Jenna Gatto, Associate Planner Chantal Birnberg

3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

CDD Nishimori opened public comment at 5:02 p.m. Seeing none, CDD Nishimori closed public comment.

5. **Appointment Program**

- Selection of Chair
- Selection of Vice Chair

Due to the absence of the Commission Chair and Vice-Chair, staff recommended postponing this item until the May Commission hearing date when we all members will be present. All Commissioners agreed to postpone this discussion.

6. **APPROVAL OF MINUTES**

- 6.1 **February 15, 2022 – Regular Meeting**

A motion to approve the February 15, 2022 regular meeting minutes, was made by Commissioner Miller, seconded by Commissioner Fraiman, and carried the following vote:

Ayes: Commissioners Fraiman and Miller
Noes: None
Absent: Chair Gove, Vice Chair Tarnay
Abstain: Commissioner Riley

The motion passed with a 2-0 vote.

7. **PUBLIC HEARINGS (Minor Review) - None**
8. **PUBLIC HEARINGS (Major Review)**

8.1 Application 2021-000000112/VAR (The Rock Golf Net); Owner/Applicant: 267 Partners LP and Truckee Tahoe Airport District; Agent: Rebecca Thayer/MWA; 11249, 11177 Brockway Road and 10031 Reynold Way (APNs 019-450-018, 019-950-023, -029)

The applicant is requesting Variance approval to construct 320 linear feet of 50-foot-high golf netting across three parcels (11249, 11177 Brockway Road and 10031 Reynold Way (APNs 019-450-018, 019-950-023, -029). The variance requests modification of the Development Code standard for maximum fence height in the CG (General Commercial) and REC (Recreation) zone districts from a maximum of six feet to 50 feet. A Variance is required for modifications and adjustments to the standards of the Development Code when, because of special circumstances applicable to the property, the strict application of the Development Code deprives the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.

Initial Recommended Action: That the Planning Commission adopt Resolution 2022-06, approving the Variance for a 35-foot high golf net, determining the project exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

Updated Recommended Action: CDD Nishimori announced that due to Commissioner absences and conflicts, there was not a quorum available to deliberate on the requested variance. She recommended the Commission continue discussion on the item to the April 19th Commission meeting. Commissioners Riley and Miller agreed to continue the item until April 19th (Commissioner Fraiman is conflicted out on this discussion item).

9. STAFF REPORTS – None.

10. INFORMATION ITEMS

10.1 Upcoming Commission meetings and agenda items

Gatto: April Planning Commission will include Development Code amendments and the Variance request for The Rock Golf Net. The May meeting is also looking full.

11. COMMISSION MEMBER REPORTS

Riley: None

Miller: None

Fraiman: None

12. ADJOURNMENT

At 5:08 p.m. to the next meeting of the Planning Commission, April 19, 2022, at 10183 Truckee Airport Road, Truckee, CA 96161.

Respectfully submitted,

Jenna Gatto
Planning Manager