



Planning Commission Meeting Minutes

December 17, 2024, 5:00 PM

Town Hall – Administrative Center | 10183 Truckee Airport Road, Truckee, CA

1. Call to Order 5:03 PM

2. Roll Call: Chair Clarin, Vice Chair Gove, Commissioner Fraiman, Commissioner Cavanagh, Commissioner Taylor

Staff Present: Denyelle Nishimori, Community Development Director; Jenna Gatto, Town Planner; Chantal Birnberg, Associate Planner; Laura Dabe, Senior Planner; Yumie Dahn, Principal Planner, Kayley Metroka, Administrative Technician.

Applicants Present: Michael Smith, Teichert Aggregates

3. Pledge of Allegiance

4. Public Comment:

None

5. Approval of Minutes - None

6. Public Hearings (Minor Review) - None

7. Public Hearings (Major Review)

7.1 Application No: 2024-00000023, Martis Valley Quarry Two-Year Review and Project Amendment; Owner/Applicant: Teichert Aggregates; Agent: Michael Smith; 13879 Joerger Drive, APN 049-330-006-000

The applicant is requesting a required two-year review of the Martis Valley Quarry mining operations and conditions of approval. The overall purpose of these reviews is to determine if the Quarry remains in compliance with the underlying permit conditions and to check in on the monitoring program for the Quarry. **Chantal Birnberg, Associate Planner**

Recommended Action: That the Planning Commission conduct the required 2-Year review of the Martis Valley Quarry and adopt Resolution 2024-16 thereby taking the following actions:

1) Approve a Project Amendment allowing the quarry review process to return to a five-year timeframe; and 2) Determine the Project Amendment exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15061(b)(3) (General Rule Exemption).

Applicant Presentation given by Michael Smith

Clarifying Questions for Applicant:

- How is the education program going for the noise level of the trucks?
 - As mentioned in the staff report, the trucks are independent, but we can require them to follow the rules once they enter the plant. One thing that came out of the noise audit is we are requiring squawkers on all vehicles. We also reconfigured our piles to change their route of backing up. There are signs posted at the plant with all the truck rules, and at this stage the truckers know the site and are abiding by the rules.
- Is there no other technology?
 - There is no other technology at this stage that we have not already done to capture emissions and filter them out.
 - We are closed right now and only operate April-November. At this stage, everything we can do is put into play. Caltrans requires the work to be done at night. There really isn't anything we can do about the night work.

Public Comment:

Mike Josselyn, Resident in Glenshire: The Teichert facility is the largest commercial facility in Truckee. The odor is pervasive in January and August each year. We are still getting odors. We need help to approach the Air Quality Board and work with the residents to encourage the board to monitor the odor coming from the plant.

Deliberation:

- I support staff's recommendation.
- Seems like the applicant team is doing everything they can to address these issues.

A motion was made my Vice Chair Gove that was seconded by Commissioner Taylor to adopt Resolution 2024-16, Approving a Project Amendment allowing the quarry review process to return to a five-year timeframe; and determining the Project Amendment exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15061(b)(3) (General Rule Exemption). The motion passed and carried the following vote:

Ayes: Chair Clarin, Vice Chair Gove, Commissioner Fraiman, Commissioner Taylor, Commissioner Cavanagh

Noes: None

Absent: None

Abstain: None

Motion passes 5-0

7.2 2040 General Plan Implementation – Development Code Amendments (Mixed-Use Zoning Districts, By Right Housing and Cleanup Amendments), Zoning Map Amendments, General Plan Land Use Map Cleanup Amendments, and Amendments to Zoning District Names

The Town of Truckee is proposing to amend the Development Code to ensure consistency with the 2040 General Plan, which was adopted on May 9, 2023. Amendments to the Town's zoning maps, cleanup amendments to the General Plan land use map, and amendments to the zoning district names are also proposed. This is the first round of cleanups and amendments proposed as part of the 2040 General Plan implementation process. Additionally, the creation of a by right housing ordinance is proposed to ensure compliance with the 2019-2027 Housing Element. The Planning Commission reviewed proposed amendments at its October 29, 2024 meeting and continued the hearing to a date and time certain to allow staff time to respond to a number of Commission comments.

Recommended Action: That the Planning Commission adopt Resolution 2024-13, taking the following actions:

- 1) Recommending the amendments to be exempt from CEQA because the adoption of this ordinance is not a “project” pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations, and because under Section 15061(b)(3) of the State CEQA Guidelines, the amendments are exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment; and
- 2) Recommending approval to the Town Council of the following General Plan Implementation actions: 1) 2024 Development Code amendments for mixed-use zoning districts, by right housing and cleanup amendments; 2) Zoning map amendments; and 3) General Plan clean-up amendments.

Clarifying Questions:

- Zoning maps – the colored areas vs the red areas, which are we talking about?
 - The red area. The colored areas will remain as they are.
- Highway commercial zoning – why are there still being changes made to this area when it is a classification that will be going away?
 - Because it is still active. We will be making amendments to it.
- Do you know when that will be?
 - We have an action item we are working on; it is one of the next items on our agenda to work on. The Council is going to work on their two-year work program, we will be going off their direction.
- Page 65 – floor area is the footprint or the square footage?
 - That is the gross floor area.
- Page 56 – mobile home park conversion – is that specifically talking about mobile home parks on Plumas bank?
 - That language was copied over from the current standards, so we carried it over here.
- What is the difference between a Use Permit and a Zoning Clearance?
 - Typically, Minor Use Permits are more neighborhood level, and Zoning Clearances are more community level.
- Where does coworking spaces fit in? Offices and professional?
 - Yes.
- So, would that be permitted in the use areas?
 - Yes.
- Do we have any definition for a dormitory?
 - We do not but staff talked to some developers, and we were looking at using the “Rooming and boarding house” definition and making some tweaks to it.
- Why don’t we talk to local stakeholders rather than looking at other jurisdictions?
 - We do that as well. There is an understanding of that.

Public Comment:

Steve Morris, Streamline HiFi: I am trying to move forward with my small business, and I am trying to get something that works for the zoning. My business keeps getting pushed in a manufacturing zone and I do not believe that is where it should fall. The tools I use are the same tools that are currently being used at the sign shop. Artisanal manufacturing could be a really good option. The retail component, I think that’s fine and plan on having a small showroom. In this building they are pretty small commercial spaces, allowing one employee would be a great consideration.

Jeannie McCarthy, McCarthy Sign Company: We have been in Truckee since 1978 and it is commercial and is live work. It was approved when we bought it in 2008. The workshop is what Steve is interested in (1,596 square feet). It is an old workshop not a manufacturing building. The first level is retail, the second level is two apartments where I live and one tenant. Most of the design work is done online, and they pick up their signs. We have never had a complaint in 16 years. I'd appreciate it if McCarthy sign company became legal because it was approved when we bought it.

Ted Owens, Tahoe Forest Health System: The hospital appreciates that Town staff met with our staff to discuss some of the issues of high concern for us with the last draft. We appreciate working with staff and are happy with the results, particularly the definition of "Medical Services Hospital Emergency Facilities", and the inclusion in Table 2-7. That solves the big concerns with the prior drafts.

Deliberation:

- Vice Chair Gove stated he and Chair Clarin created the following Artisanal Manufacturing definition: "A small-scale, craft-focused, production activity where items are produced one at a time by the artisan themselves, without employing additional laborers. No additional employees or contractors may be employed for production purposes. This use is intended for the creation of high-quality, hand-crafted products in limited quantities."
- The vision we had is for an artist to be able to make their thing.
- There is a gentleman doing pottery on Glenshire Drive and is operating out of his garage. Some of the process requires another person to help. I think we should take a closer look at defining a hand-crafted artistic product versus 20 people making the same thing over and over.
- We are trying to address something that is not being represented. Maybe we need to change the word "manufacturing."
- Why would the particular public comment business not fit?
 - The home occupation would work if it was in a residential unit, if he could make the square footage work.
- This seems like jumping through a lot of hoops and amending the General Plan. Is there another route?
- We are talking about two corridors on Donner Pass Road that are already surrounded by commercial businesses.
- We are trying to implement the document that the Town Council adopted.
 - We do have zone districts where there are spaces to rent.
- Is handcrafted allowed in CMU and NMU?
 - I don't think it fits under the current definition but I do think it could be modified.
 - It's not that we aren't hearing the interest of the Commission, but we have wider lenses sometimes. The last meeting R2SC meeting we talked about creating "creator district" consisting of artisan uses. We want to make sure they are not creating conflicts and fit well with their neighbors.
- What is the vision for how formal the retail version would have to be for this?
 - It's usually floor area that is designated.
- We can edit the definition: "Handcraft Industries, Small-Scale Manufacturing"?
- Rooming and boarding houses – I would request the town prioritize that because we have an employee housing need.
- Percentages for a third of CMU and half NMU being commercial. Are we putting a constraint on a potential housing project?
- Change CMU to 1/4 commercial, NMU to 1/3 commercial requirement

A motion was made by Commissioner Cavanagh that was seconded by Vice Chair Gove to Adopt Resolution 2024-13, recommending approval to the Town Council of the following General Plan Implementation actions: 1) 2024 Development Code amendments for mixed-

use zoning districts, including Commissioner edits to the definition of handcraft industries, and adding this use to land use tables for NMU and CMU, and adding “Office Support Services” to NMU, as well as changing the required commercial use component to 1/4 for CMU and 1/3 for NMU; by right housing and clean-up amendments; 2) Zoning map amendments; and 3) General Plan clean-up amendments and recommending prioritizing a future Development Code update to include “Dormitory” style housing; and recommending the amendments to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations.

Ayes: Chair Clarin, Vice Chair Gove, Commissioner Fraiman, Commissioner Taylor, Commissioner Cavanagh

Noes: None

Absent: None

Abstain: None

Motion passes 5-0

8. Staff Reports

January meeting: KidZone Development Permit

9. Information Items

None.

10. Commission Member Reports

The holiday lights look especially beautiful this year.

11. Adjournment 7:30 PM To the next meeting of the Planning Commission, January 21, 2025, at 5:00 PM at 10183 Truckee Airport Road, Truckee, CA 96161.

Kayley Metroka