



Planning Commission Meeting Minutes

October 29, 2024, 5:00 PM

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

1. Call to Order 5:01 PM

2. Roll Call- Chair Clarin, Vice Chair Gove, Commissioner Cavanagh, Commissioner Taylor. Commissioner Fraiman was noted absent.

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

3. Pledge of Allegiance

4. Public Comment:

None.

5. Approval of Minutes

5.1 August 20, 2024 Minutes

A motion was made by Vice Chair Gove and was seconded by Commissioner Cavanagh to approve the August 20, 2024 Minutes as submitted. The motion passed and carried the following vote:

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

Noes: None

Absent: Commissioner Fraiman

Abstain: None

Motion passed 4-0

6. Public Hearings (Minor Review)

6.1 Planning Application #2024-00000092 (Rocker Memorial Skate Park Time Extension); 10695 Brockway Road (APN 019-450-054); Applicant: Colin Robinson; Owner: Truckee Donner Public Utility District; Agent: Robert Wood, Millennium Planning and Engineering

Clarifying Questions for Staff:

None.

Clarifying Questions for Applicant:

- Where are you at percentage wise with the funds for this project?

- We have been working on getting the conditions of approval done while trying to get funding. We have around 30%-50% currently. What is taking us so long is the permitting.
- How many entities are involved?
 - Three – Town of Truckee, Truckee Donner Public Utility District, and Parks and Recreation District.

Public Comment:

None.

Deliberation:

- It has already been approved; I'd like to give them more time.
- I am in support of this project.

A motion was made by Vice Chair Gove and was seconded by Commissioner Cavanagh to adopt Resolution 2024-14, finding the Time Extension exempt from the CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and approving a two-year Time Extension for the Rocker Memorial Skate Park project, subject to the recommended conditions of approval.

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

Noes: None

Absent: Commissioner Fraiman

Abstain: None

Motion passed 4-0

6.2 Pioneer Commerce Center Building K-4 Development Permit and Zoning Clearance (Application #2023-0000107/DP-ZC); 10730 Pioneer Trail (APN 019-700-025); Applicant/Owner: Ciro Mancuso, Hidden Lake Properties, Inc.

Clarifying Questions for Staff:

None.

Clarifying Questions for Applicant:

None.

Public Comment:

None.

Deliberation:

None.

A motion was made by Commissioner Cavanagh and was seconded by Commissioner Taylor to adopt Resolution 2024-15, determining the project to be exempt from CEQA per Section 15332 of the CEQA Guidelines and approving the Development Permit and Zoning Clearance, subject to the recommended conditions of approval.

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

Noes: None

Absent: Commissioner Fraiman

Abstain: None

Motion passed 4-0

7. Public Hearings (Major Review)

7.1 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

Public Comment:

Jeanie McCarthy, owner of McCarthy's Sign Shop: Purchased the building to live and work on one property. Were told we could live and work there, but recently we have been told that is not the case. Have potential buyer but his business doesn't comply with the current zoning even though it should.

Steve Morris, Owner of Streamline HiFi: Trying to purchase McCarthy's sign shop but it is currently not zoned for operating business there.

Suhail Sudik, owner of the cottages east of Donner Plaza: Okay with the new suggestion, and is still waiting for the development standards and the Town density program for clarity so he can submit and move forward.

Dylan Crosby, Tahoe Forest Health System: The code amendments as drafted provide significant challenges for the hospital to provide healthcare. The zoning regulations do not support housing.

Jerry Newland, owner of lots on the West End of Donner Lake: Has concern with the commercial zoning on Donner Lake.

Paula Henrickson, lives at the East end of Donner Lake: Properties owned are part of the proposal and has there been a study on property values, change in development of the properties, crowds, no sidewalks, no trash collection.

Clarifying Questions for Staff:

- In a zoning designation change and it is legal nonconforming; if the property sells, the new designation applies then, correct?
 - No, that would happen when the new owner comes in and wants to change the use.
- A vacant lot would be subject to all new requirements?
 - Correct.
- Is there a definition of an "art studio"? How does the "makerspace craft" differ?
 - That is typically meant to be for classes opposed to the creation of art.
 - Working on a computer or something that would generate no noise.
 - A manufacturer/makerspace would be where the noise comes into effect.
- Why would those not be permitted in a mixed-use corridor?
 - We didn't have makerspaces in the Development Code until the Round House. We were looking at the downtown area originally because we were only getting those requests for that area.

- We have a number of legacy home occupation permits for things like woodworking or furniture making at someone's home. We don't often get complaints from neighbors for these types of home occupation uses.
- In Table 2-10 it says it is a permitted use in both of those zones.
- We have a building department so can't we require buildings to be soundproof or eliminate those types of things?
 - We are trying to implement what the General Plan already has in place.
- Remind us why those lots were included on the west end of Donner Lake.
 - The parts on the west end were already Neighborhood Commercial, so we are not changing residential to commercial there.
 - The goal of the NMU isn't to make this more difficult, we are trying to meet the intent of the Council.
- Why would we have a minimum?
- So, in this area we are saying 50% of the space needs to be commercial?
 - Not exactly 50%, but we do have to require a minimum according to the General Plan.
- If someone makes something in their makerspace and then wants to sell it, does it then become commercial?
- In this NMU area, what is the largest lot and what is its allowable coverage?
 - It is based on the square footage of the building they are proposing, not the site coverage.
- What are some other common numbers for zoning codes in other municipalities?
 - Per the research done with the general plan, we saw 50% or 1/3.
- Is there any plan for the hospital master plan being completed?
 - That would be a question for the hospital.
- The factory outlets – under the new zoning, would the escape room be allowed?
 - Yes.

Deliberation:

- I do not think 50% is the right amount. I think the market should dictate that.
- This is why we have zoning codes.
- Without a minimum, it doesn't meet the intent of the General Plan.
- It should be up to the market to dictate the percentage.
- I would like to see more research showing what other municipalities are using as a minimum.
- I would like to see the parcels in the manufacturing table changed to UP.
- The only one I would object to is food and beverage production.
- Can we remove structural clay?
- Staff are going to recommend what kind of permits would be appropriate.

A motion was made by Vice Chair Gove that was seconded by Commissioner Taylor to continue the 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 item to a date and time certain of December 17, 2024 Planning Commission Meeting.

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

Noes: None

Absent: Commissioner Fraiman

Abstain: None

8. Staff Reports

Future tentative meetings: Development Code Amendments. Q1 of 2025: Teichert, KidZone, Development Permit in the Regional Park.

9. Information Items

Mixer at Moody's to talk about the Edmunds Project.

10. Commission Member Reports

- Did an escape room at Elevation Escape, cool addition to community.

11. Adjournment 7:47 PM To the next meeting of the Planning Commission, November 19, 2024, at 5:00 PM at 10183 Truckee Airport Road, Truckee, CA 96161.

Kayley Metroka