



Planning Commission Meeting Minutes

October 17, 2023, 5:00 PM

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

1. Call to Order 5:00 PM

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

3. Pledge of Allegiance

4. Public Comment:

Chair Clarin opened Public Comment.

Seeing none, Chair Clarin closed Public Comment.

5. Approval of Minutes

5.1 July 18, 2023 Minutes - Regular Meeting

Due to the lack of quorum, the July 18, 2023, Minutes were continued to the next Planning Commission meeting.

5.2 August 15, 2023 Minutes - Regular Meeting

Commissioner Fraiman made a motion that was seconded by Commissioner Taylor to approve the August 15, 2023 Minutes as submitted. The motion passed and carried the following vote:

Ayes: Chair Clarin, Commissioner Fraiman, Commissioner Taylor

Noes: None

Abstain: None

Absent: Vice Chair Gove, Commissioner Cavanagh

5.3 September 27, 2023 Minutes - Special Meeting

Due to the lack of quorum, the September 27, 2023, Minutes were continued to the next Planning Commission meeting.

6. Public Hearings (Minor Review)

6.1 Pioneer Commerce Center Building K-4 Development Permit and Zoning Clearance (Application #2023-0000107/DP-ZC); APN 019-700-025 (No Address Assigned); Applicant/Owner: Ciro Mancuso, Hidden Lake Properties, Inc. Laura Dabe, Associate Planner.

Recommended Action: That the Planning Commission continue the review of this project to a date and time uncertain.

Staff Explanation for Continuation:

Staff explained there have been new revelations today related to unpermitted work on this project. The Development Code states that the Commission cannot take action on projects for land use applications where there is an active code case.

Public Comment:

Ciro Mancuso, Applicant: We were working on the project without a permit, I accept responsibility for that. This project has been to the Planning Commission four times. No excavation had to be done there is a bit of a disagreement regarding whether the project had been expired. That is the only reason this project is coming back to the Planning Commission. It is not coming back for any comments or conditions. It was decided by staff that their permission to get a permit, which would be the entitlements from the Planning Department, that those have expired. I have a different opinion about that. This was submitted to the Community Development Department on July 6th. We were informed on July 10th that the entitlements had expired. After our investigation, it was nebulous regarding this particular building. Six days later we put an application in for this hearing.

Commissioner Taylor made a motion that was seconded by Commissioner Fraiman to continue Application 2023-00000107 Pioneer Commerce Center Building K-4 Development Permit and Zoning Clearance to a date and time uncertain. The motion passed and carried the following vote:

Ayes: Chair Clarin, Commissioner Fraiman, Commissioner Taylor

Noes: None

Abstain: None

Absent: Vice Chair Gove, Commissioner Cavanagh

7. Public Hearings (Major Review)

- 7.1 Request to Continue Application No. 2022-00000153/UP-ZC (Mountain Brew Use Permit); 11260 Donner Pass Road (APN 018-760-002-000); Applicant: Soaring Seven, LLC; Owner: American Petroleum, LLC; Agent: Rob Wood, Millennium Planning. Chantal Birnberg, Associate Planner.**

Recommended Action: That the Planning Commission continue this agenda item to a date and time certain at the Planning Commission hearing on November 21, 2023 at 5:00 p.m. There is no longer a quorum as multiple Planning Commissioners must recuse themselves due to conflicts.

Staff Explanation for Continuation:

We need a quorum to review this project, and Commissioner Fraiman and, as of last week, Commissioner Gove are conflicted out. We are hoping for a motion to continue this application to date and time certain, which would be the November Planning Commission meeting. A continuation to date and time certain avoids the need to pay for noticing for rescheduled meeting.

Public Comment:

None.

Commissioner Taylor made a motion that was seconded by Commissioner Fraiman to continue Application 2022-00000153 Mountain Brew Use Permit to a date and time certain, November 21, 2023. The motion passed and carried the following vote:

8. Staff Reports- November and December Planning Commission meetings are full. Potentially 11 projects total.

9. Information Items

None.

10. Commission Member Reports

11. Adjournment. 5:14 PM To the next meeting of the Planning Commission, November 21, 2023 at 5:00 PM at 10183 Truckee Airport Road, Truckee, CA 96161.

Respectfully submitted,

Kayley Metroka