



PLANNING COMMISSION STAFF REPORT

Meeting Date: March 17, 2026

To: Town of Truckee Planning Commission

From: Yumie Dahn, Principal Planner

RE: The Village at Gray's Crossing Project Amendment #3 (Planning Application #2025-00000150; APNs 043-050-025 to -027, 043-060-009 to -012, 043-060-014 to -027, 043-070-008 to -021 (10222, 10202, 10204, 10151, 10105, 10162, 10073, 10036, 10020, 10012, 10003 Edwin Way; 10131, 10125, 10117, 10109, 10097, 10089, 10085, 10077, 10069, 10061, 10076, 10084, 10096, 10102, 10053, 10047, 10041, 10033, 10027, 10019, 10026, 10038, 10046, 10054 Jake's Way); Applicant/Owner: Matthew Abbate, Gray's Crossing Hospitality; Agent: Martin Wood, SCO Planning and Engineering

Approved by: Denyelle Nishimori, Community Development Director

Recommended Action: That the Planning Commission adopt Resolution No. 2026-06, taking the following actions based on the recommended findings and subject to the recommended conditions of approval:

- 1) Determine the project to be exempt from CEQA pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning); and
- 2) Approving the third Project Amendment to the previously approved Village at Gray's Crossing, which included Development Permits, Tentative Map, and Comprehensive Sign Program.

Project Summary: The applicants are requesting a Project Amendment for the previously approved Village at Gray's Crossing, a mixed-use project which includes 24 townhomes, a fourplex residential building, five mixed-use buildings with 17,192 s.f. of commercial floor area and 21 residential lofts, a 129-unit hotel with conference center, and an automated car wash. The Village at Gray's Crossing was approved by the Planning Commission on August 20, 2019 (Resolution 2019-17; Application 2017-00000160) and extended for two years on November 16, 2021 (Resolution 2021-12; Application 2021-0000096) and December 19, 2023 (Resolution 2023-20; Application 2023-00000121). These approvals included the townhomes, fourplex, mixed-use building and hotel with conference center; the car wash was not part of the original approval.

On January 16, 2024, the Planning Commission considered a Project Amendment to the Village at Gray's Crossing project that focused on the design of the 129-unit hotel and associated conference center (Project Amendment #1, Resolution 2024-02; Application 2023-00000078). The approval of the Project Amendment extended the Village at Gray's Crossing approval to January 29, 2026. On March 12, 2024, the Council approved on appeal an additional Project Amendment which incorporated a 3,883 s.f. 100-foot-long automated car wash, which extended the project approvals for the entire Village at Gray's Crossing to March 12, 2026 (Project Amendment #2; Town Council Resolution 2024-12; Application 2022-00000034 and 2024-00000011). On October 21, 2025, the Planning Commission approved a two-year Time Extension for the entire Village at Gray's Crossing project, which extends the entitlements to March 12, 2028.

The applicants have completed construction of 12 of the 24 townhomes and the fourplex residential building. Building permits have been submitted and reviewed for the five mixed use buildings but have not been completed for issuance by the applicants. A grading permit for the hotel and conference center

was issued on June 25, 2025 (Permit 2025-00000593) with building permits anticipated to be ready for issuance this spring (Permits 2024-00000738 and 2024-00000739). The applicant does not anticipate installing foundations or commencing vertical construction for the hotel until the 2026 construction season.

The applicants are requesting a third Project Amendment for the Village at Gray's Crossing Project Amendment, which is located at APNs 043-050-025 to -027, 043-060-009 to -012, 043-060-014 to -027, 043-070-008 to -021 (10222, 10202, 10204, 10151, 10105, 10162, 10073, 10036, 10020, 10012, 10003 Edwin Way; 10131, 10125, 10117, 10109, 10097, 10089, 10085, 10077, 10069, 10061, 10076, 10084, 10096, 10102, 10053, 10047, 10041, 10033, 10027, 10019, 10026, 10038, 10046, 10054 Jake's Way). The requested amendments include the following:

1. **Hotel Design.** The applicant proposes to make the following changes to the hotel design:
 - Change the roofing material from metal standing seam to composition shingle
 - Remove all exterior balconies on guestrooms
 - Change the exterior siding from stained wood to fiber cement panel
 - Change the board formed concrete to board formed concrete tiles
 - The applicant is also proposing minor changes to the paving
2. **Parking Plan.** The parking plan to accommodate public access to the third-floor lounge/bar. The applicant has submitted two different options:
 - Option 1: Create a valet parking management plan for employees during peak hours for the hotel, restaurant, and bar (5 PM to 10 PM) when there is a minimum 90% occupancy rate for the hotel. The valet parking area is proposed in the access aisle that services the trash enclosure.
 - Option 2: Construct the car wash's 13 asphalt parking spaces prior to construction of the car wash.
3. **Tentative Map.** Modifications to the Tentative Map to remove completed portions of the subdivision and subdivision of the fourplex and to extend the approval for the condominiumization of the mixed-use building (residential lofts).
4. **Phasing Plan** to extend the expiration date to exercise the permit to 2030 (four years from approval date), with completion of all construction extended to 2031 (five years from approval date). Typical land use entitlements are required to be exercised (foundations installed) within two years and completion of all construction with four years.

See Attachment #2 for the applicant's list of modifications and Attachment #1 for the plan set.

The requested Project would impact the following approved land use entitlements:

- Development Permits to construct new structures that contain 7,500 s.f. or more of total gross floor area and allow 26,000 s.f. or more of site disturbance, including the townhomes, fourplex, mixed-use buildings with 21 residential lofts, the hotel and conference center, and car wash.
- Tentative Map for a condominium plan for the commercial and residential tenant spaces in the mixed-use buildings.

No changes to the townhomes, mixed-use buildings, and already constructed fourplex are proposed. No changes to the Comprehensive Sign Program for the mixed-use buildings are proposed and the Sign Plan for the hotel has been reviewed as part of the building permit review, consistent with Planning Commission's previous direction to require adherence to the sign code standards without deviation. The current sign plan for the hotel is provided in the *Gray's Crossing/Development Code Consistency* section of this staff report.

Major changes to a land use entitlement are required to be reviewed by the original review authority through a new land use permit application or modification of a land use permit. If a new or modified land use permit is approved by the review authority, any previously approved land use permit shall be deemed void and superseded by the new or modified land use permit. Major changes to the project include a feature that was a specific consideration in the findings for the environmental review; is a feature that

was a basis for conditions of approval; results in an expansion of use greater than 10 percent of the floor area, outdoor activity area, or site disturbance; or involves a substantial change to the site or building design. The cumulative architectural and site changes requested as part of the building permit process and the current material and balcony modifications have resulted in a major change to the architecture that is required to be reviewed by the Planning Commission. Additionally, the phasing plan and modified parking plan are proposed amendments to specific conditions of approval for the project, which require review by the original review authority.

Planning Commission’s Role: The Planning Commission’s role is to review the requested Project Amendment to the Development Permits and Tentative Map and ensure that the project is consistent with the requirements of the current Development Code, Gray’s Crossing Specific Plan, and 2040 General Plan. Typically, projects that have been reviewed by the Town Council, such as the Village at Gray’s Crossing Car Wash Project Amendment, return to the Town Council for review. However, Condition of Approval No. 5 of Town Council Resolution 2024-12 allows for the Planning Commission to be the designated review authority for all potential Time Extensions and Project Amendments associated with the project.

Location/Setting: The project site is located in the Prosser area, east of State Route 89N between Prosser Dam Road and Henness Road along Edwin Way. Adjacent uses include the Fairway Townhomes on Annie’s Loop to the north, Henness Flats apartments to the south, and the Gray’s Crossing golf course and single-family residential homes to the east (see Figure 1: Vicinity Map; APNs 043-050-025 to -027, 043-060-009 to -012, 043-060-014 to -027, 043-070-008 to -021 (10222, 10202, 10204, 10151, 10105, 10162, 10073, 10036, 10020, 10012, 10003 Edwin Way; 10131, 10125, 10117, 10109, 10097, 10089, 10085, 10077, 10069, 10061, 10076, 10084, 10096, 10102, 10053, 10047, 10041, 10033, 10027, 10019, 10026, 10038, 10046, 10054 Jake’s Way).

Project Site Information:

General Plan Designation: Gray’s Crossing Specific Plan Area
Zoning District: Neighborhood Commercial (CN)
Project Site Size: 15.9 acres

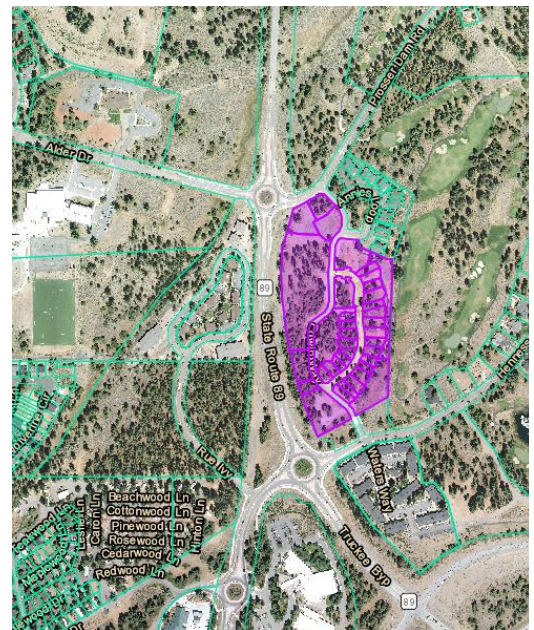


Figure 1: Vicinity Map

Discussion/Analysis:

Background

The Village at Gray’s Crossing has a history that dates back to 2004 with the adoption of the Gray’s Crossing Specific Plan. The most recent iteration was approved by the Planning Commission in August 2019. The applicants proposed the following:

- An 83,371 s.f. 129-room hotel with 4,989 s.f. conference center, pool, and outdoor lounge area
- One eight-pump gas station with 2,788 s.f. convenience store and 756 s.f. car wash
- Three Commercial buildings with five residential units above (called “neighborhood commercial” on the applicant team’s site plan; considered live/work by the Gray’s Crossing Specific Plan)
 - Commercial square footage (retail assumed) for each building: 2,460 s.f.
 - Five residential units in each building: Two 530 s.f. one-bedroom units and three 660 s.f. one bedroom units.
- Two Commercial Buildings with three residential units above. (called “live/work units” on the applicant team’s site plan; considered live/work by the Gray’s Crossing Specific Plan)

- Commercial square footage (retail assumed) for each building: 4,906 s.f.
- Three residential units in each building: Three 1,569 s.f. two bedroom units
- 24 attached single-family residential units:
 - Four Townhome A buildings (Two units within each building) – Two four-bedroom 2,738 s.f. attached units with 615 s.f. garages
 - Four Townhome B buildings (Two units within each building) – One 2,738 s.f. four-bedroom attached unit with 575 s.f. garage and one four-bedroom 2,802 s.f. with 615 s.f. garage
 - Five Townhome C buildings (Two units within each building) – Two three-bedroom 1,984 s.f. with 575 s.f. garages
- One fourplex:
 - Two two-bedroom 1,435 s.f. units
 - Two two-bedroom 1,461 s.f. units
- 250 parking spaces

Due to neighborhood concern, the applicants removed from consideration the gas station with convenience store and car wash from the application request and added in additional landscape berming along SR89N and an offsite bus turnout on the south side of Henness Road. Nineteen additional parking spaces were also included in the project. The Planning Commission approved the project as revised by the applicant on August 20, 2019 (Resolution 2019-17). Two two-year Time Extensions were approved in 2021 and 2023 (Resolution 2021-12 and 2023-20).

On January 16, 2024, the Planning Commission approved a Project Amendment to the Development Permit for the hotel and conference center portion of the project which requested modifications to the architectural design and site layout, including parking, trash enclosure location, exterior lighting, signage, and landscape plans. Approved changes to the project resulted in an approximately 91,704 s.f. hotel and 4,820 s.f. conference center. This project amendment extended the land use entitlements to January 29, 2026 (Resolution 2024-02).

The Planning Commission approved a 3,833 s.f. 100-foot-long automated car wash on January 16, 2024. Since the car wash site was originally part of the 2019 Village at Gray's Crossing proposal (originally proposed as the gas station that was removed from consideration), the project was reviewed as a Project Amendment to the Development Permit. The approval was appealed to the Town Council who reviewed the application and the merits of the appeal application. The Town Council upheld Planning Commission's approval and denied the appeal on March 12, 2024. This action extended the land use entitlements until March 12, 2026 (Town Council Resolution 2024-12).

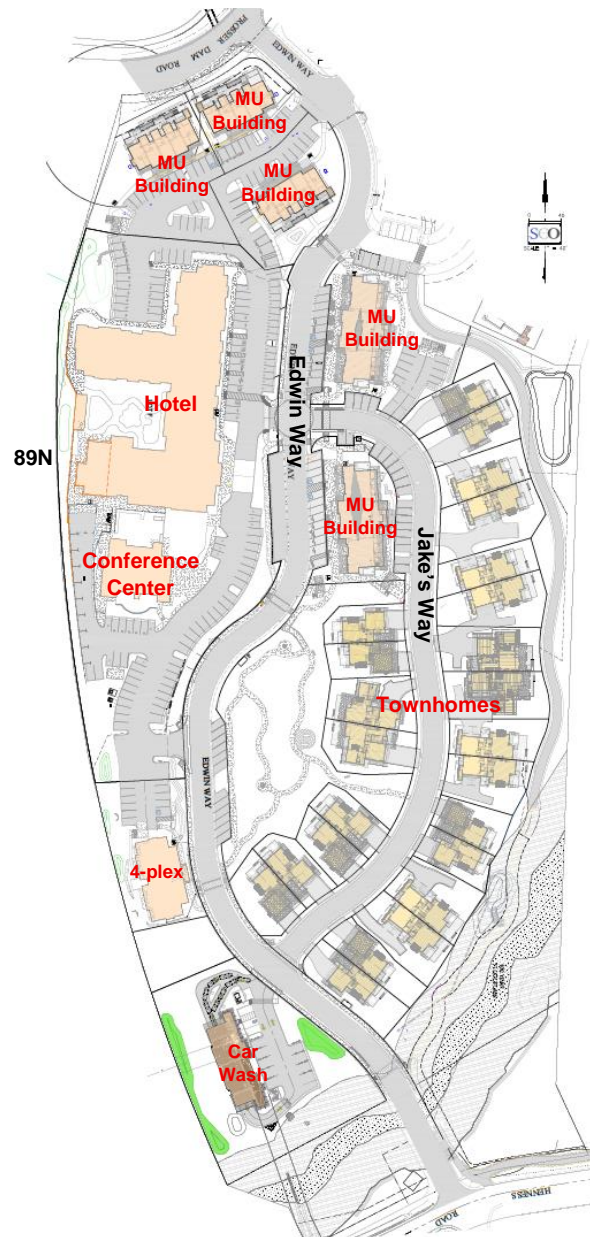


Figure 2: Site Plan

On October 21, 2025, the Planning Commission approved a two-year Time Extension to extend the project approval for the Village at Gray's Crossing, including the hotel and car wash (Resolution 2025-14).

See Figure 2 for a full site plan of the Village at Gray's Crossing. More information on the history of the Village at Gray's Crossing and the project can be found at the following links:

Staff reports and minutes can be found at the following links:

- July 16, 2019 Planning Commission
 - o Village at Gray's Crossing Staff Report:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59395727&repo=r-6a91ddbc>
 - o Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59403675&repo=r-6a91ddbc>

- August 20, 2019 Planning Commission
 - o Village at Gray's Crossing Staff Report (continuance)
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59402030&repo=r-6a91ddbc>
 - o Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59413330&repo=r-6a91ddbc>
 - o Resolution 2019-17:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59403640&repo=r-6a91ddbc>

- November 16, 2021 Planning Commission
 - o Village at Gray's Crossing Time Extension Staff Report:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59549712&repo=r-6a91ddbc>
 - o Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59577725&repo=r-6a91ddbc>
 - o Resolution 2021-12:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59578004&repo=r-6a91ddbc>

- December 19, 2023 Planning Commission
 - o Village at Gray's Crossing Time Extension #2 Staff Report:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59683478&repo=r-6a91ddbc>
 - o Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59695649&repo=r-6a91ddbc>
 - o Resolution 2023-20:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59685550&repo=r-6a91ddbc>

- January 16, 2024 Planning Commission
 - o Hotel Amendment Staff Report (Project Amendment #1):
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59688902&repo=r-6a91ddbc>
 - o Car Wash Amendment Staff Report:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59688897&repo=r-6a91ddbc>
 - o Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59703274&repo=r-6a91ddbc>
 - o Resolution 2024-02 approving the amendments to the hotel:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59694307&repo=r-6a91ddbc>

- March 12, 2024 Town Council
 - o Car Wash Appeal Staff Report (Project Amendment #2):
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59705238&repo=r-6a91ddbc>
 - o Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59723238&repo=r-6a91ddbc>

- Resolution 2024-12:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59707374&repo=r-6a91ddbc>
- October 21, 2025 Planning Commission
 - The Village at Gray's Crossing Project Amendment Time Extension Staff Report:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59888679&repo=r-6a91ddbc>
 - Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59908425&repo=r-6a91ddbc>
 - Resolution 2025-14:
<https://portal.laserfiche.com/Portal/DocView.aspx?id=59900537&repo=r-6a91ddbc>

The Gray's Crossing Specific Plan can be found at the following link:

<https://portal.laserfiche.com/Portal/ElectronicFile.aspx?docid=59047450&repo=r-6a91ddbc>

Land Use Approvals

Project Amendments are reviewed under the requirements and procedures of the underlying land use permit. For example, a Project Amendment to a Development Permit is required to be processed under the same procedures and findings of a Development Permit. The amended project is required to be reviewed for consistency with the Development Code and other regulations (e.g., the Gray's Crossing Specific Plan) in effect at the time the application is deemed complete for processing. The applicant is requesting the following land use approvals:

Development Permit (Project Amendment to the Approved Development Permits)

The applicant is requesting a Project Amendment to the Development Permit approval to allow for overall on-site grading in excess of 26,000 s.f., non-residential building gross floor area over 7,500 s.f. in the Gray's Crossing Specific Plan Neighborhood Commercial zoning district, multi-family residential development of eleven or more residential units, and to establish a "hotel," "conference center", "car wash," "live/work units" and "attached residential units." In reviewing Development Permit applications, the focus is on site layout and building design to ensure the best utilization of a site as well as compatibility with surrounding properties. The Planning Commission's role is to consider how the proposed building design, site design, and materials reflect the Gray's Crossing Specific Plan design principles and guidelines. The Planning Commission may approve a Development Permit, with or without conditions, only if all the required findings can be made). No tenants for the commercial spaces have been identified and would require future Zoning Clearance or Use Permit approval to establish uses.

Tentative Map (Project Amendment to the Approved Tentative Map)

The original project included an approval for a Tentative Map to redescribe and resubdivide the existing 15-parcel subdivision on the 15.9-acre site (including the Edwin Way right-of-way) to seven commercial lots, three lettered lots for common space/open space, 24 townhome lots, 21 condominiumized lofts, and one fourplex lot with four condominiumized units. The Edwin Way alignment was proposed to maintained in its current configuration and the existing trail located at the east of the parcel was required to be realigned to be consistent with the proposed common area/open space areas.

In 2021, the final map to reconfigure the land parcels was recorded (Final Map 2020-00000029; Subdivision book 9, Page 26) in substantial conformance with the approved Tentative Map. The constructed fourplex was not subdivided and the five mixed-use buildings with 21 residential lofts were not constructed or subdivided. The applicants have noted that due to the construction methods of the fourplex, the units cannot be condominiumized. Therefore, the applicants are proposing to remove the fourplex condominium request from the project and is only requesting to maintain the request for the commercial and residential condominium subdivision for the five mixed-use buildings.

The purpose of Tentative Maps is to review and evaluate the proposed map for compliance and consistency with applicable provisions the Development Code and the Subdivision Map Act.

General Plan Consistency

As part of the approval for the recent Time Extension approval in October 2025, the existing Village at Gray's Crossing project was found to be consistent with the 2040 General Plan and Gray's Crossing Specific Plan. Therefore, the focus of this staff report will be on the changes proposed in the Project Amendment. Brief analysis of the existing approvals is provided within this section.

Existing Approvals

The Village at Gray's Crossing and the first Time Extension were approved under the 2025 General Plan. The second Village at Gray's Crossing Time Extension and Project Amendment associated with the hotel and conference center were reviewed under the 2040 General Plan, which was adopted in May 2023. The Project Amendment application associated with the car wash was reviewed under the 2025 General Plan as it was deemed complete in June 2022, prior to the adoption of the 2040 General Plan. With the October 2025 request for the Time Extension, the entire project was required to be reviewed for consistency under the 2040 General Plan. No new policies or programs were adopted for the Gray's Crossing Specific Plan in the 2040 General Plan. The 2040 General Plan directs the Town to "[c]ontinue to implement the Gray's Crossing Specific Plan until built out." In 2019 and in the subsequent 2024 Project Amendments, the proposed project was found to be consistent with the Gray's Crossing Specific Plan and extension of the land use entitlement will allow for the project to be implemented as identified in the Specific Plan. Additionally, as noted, with the recent Time Extension approval in October 2025, the existing Village at Gray's Crossing project approval was found to be consistent with the 2040 General Plan and Gray's Crossing Specific Plan.

Proposed Amendments

Consistency with the 2040 General Plan requires that the Planning Commission find the proposed amendments consistent with the Gray's Crossing Specific Plan. Analysis on the Gray's Crossing Specific Plan is provided below.

Gray's Crossing Specific Plan/Development Code Consistency

As part of the approval for the recent Time Extension approval in October 2025, the existing Village at Gray's Crossing project was found to be consistent with the 2040 General Plan and Gray's Crossing Specific Plan. Therefore, the focus of this staff report will be on the changes proposed in the Project Amendment. Brief analysis of the existing approvals is provided within this section.

Existing Approvals

The 2019 approval of the Village at Gray's Crossing and the subsequent hotel and car wash project amendments in 2024 included a number of conditions of approval that were required to ensure consistency with the 2025 General Plan, the Gray's Crossing Specific Plan, and the Development Code. All of the previously approved conditions are included in draft Resolution 2026-06. As noted in the *General Plan Consistency* section, no new policies or programs were adopted for the Gray's Crossing Specific Plan in the 2040 General Plan and the original 2019 project approval and the subsequent 2024 Project Amendments for the hotel and car wash found the proposed project to be consistent with the Gray's Crossing Specific Plan. The Development Code has been amended since 2024; however, these amendments did not necessitate any changes to the previous conditions of approval. Additionally, as noted, with the recent Time Extension approval in October 2025, the existing Village at Gray's Crossing project approval was found to be consistent with the Gray's Crossing Specific Plan and the current Development Code.

Proposed Amendments

Hotel and Conference Center Design – Changes Approved Under the Building Permit

Since the hotel design was approved in 2024, the applicant has incorporated several design changes as part of the building permit review process. The Development Code authorizes the Community Development Director to approve minor changes to a project if they are consistent with all applicable provisions of the Development Code; do not involve a feature of the project that was a specific consideration in the findings for the environmental review; do not involve a feature of the project that was a basis for conditions of approval; do not result in an expansion of use greater than 10 percent of the floor area, outdoor activity area, or site disturbance; and do not involve a substantial change to the site or building design. The following modifications have been approved to the hotel and conference center:

- Increases in floor area less than 10% (see Table 1) and slight shifts in the building footprint for the hotel and conference center.

Table 1: Applicant's Floor Area Changes

Floor/Area	SF	Change
basement:	1,709 sf	
1st floor:	32,118 sf	1.7% increase
2nd floor:	28,986 sf	1.7% decrease
3rd floor:	28,986 sf	1.3% increase
total gross:	91,799 sf	2.4% increase
<hr/>		
event hall total gross:	4,893 sf	1.5% increase

- Changes to the lighting plan to reflect applicant needs and Code requirements for maximum lighting allowed
- Increase in size of the service outbuilding next to the spa from approximately 32 feet x 13.5 feet (432 s.f.) to 44 feet by 13.5 feet 594 s.f. (see Figure 3 and Figure 4).
- Change from a pool to spa and related hardscapes and landscaping (see Figure 3 and Figure 4).
- Modifications to landscaping to meet Truckee Fire Protection District defensible space requirement (see Figure 5 and Figure 6).
- Changes to the conference center: Modifications to the glazing, addition of a vertical architectural feature, addition of a covered walkway from the hotel to the conference building. See Figure 7 and Figure 8).
- Addition of a generator and screening between the conference center and fourplex. See Figure 9 for location.
- Reconfiguration of trash enclosure and loading dock.
- Revised sign plan to ensure compliance with the sign code requirements, as required by the Planning Commission (See Figure 10, Figure 11, and Figure 12).
- Additional modifications have been outlined in Attachment #2.

Information on these changes are provided to incorporate them into the record and to provide background information for the Planning Commission's consideration. The Planning Commission may still raise concerns on the items that have already been reviewed under the building permit.

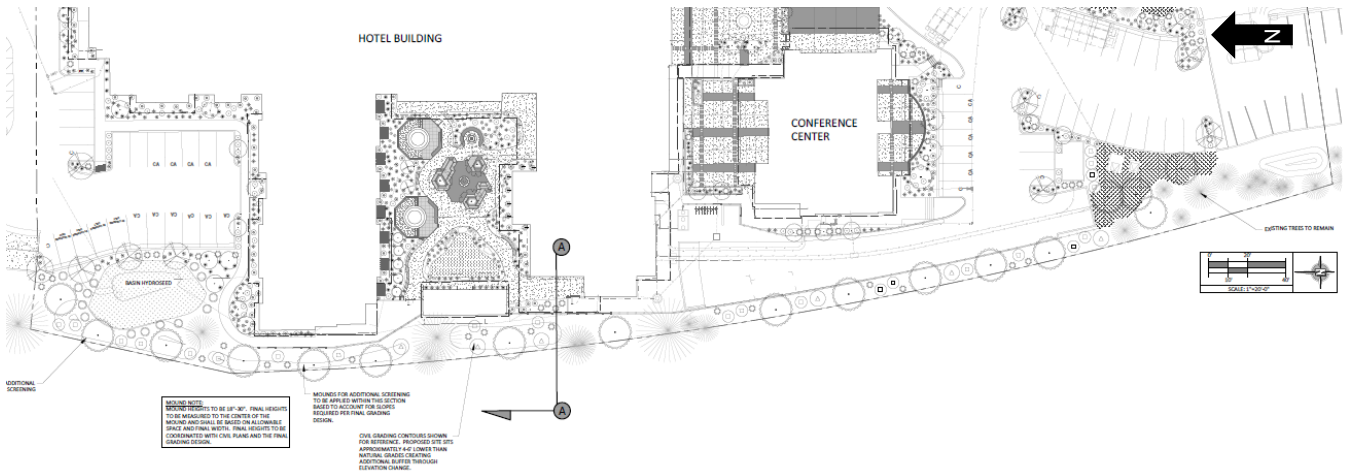


Figure 6: Current building permit landscaping along 89N



Figure 7: Original approved conference center

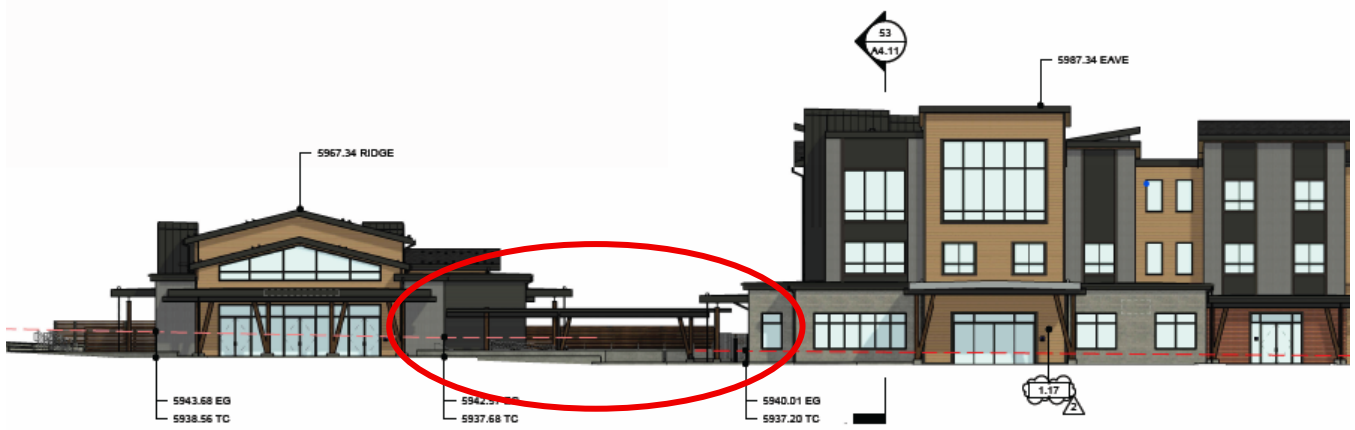


Figure 8: Current building permit covered walkway

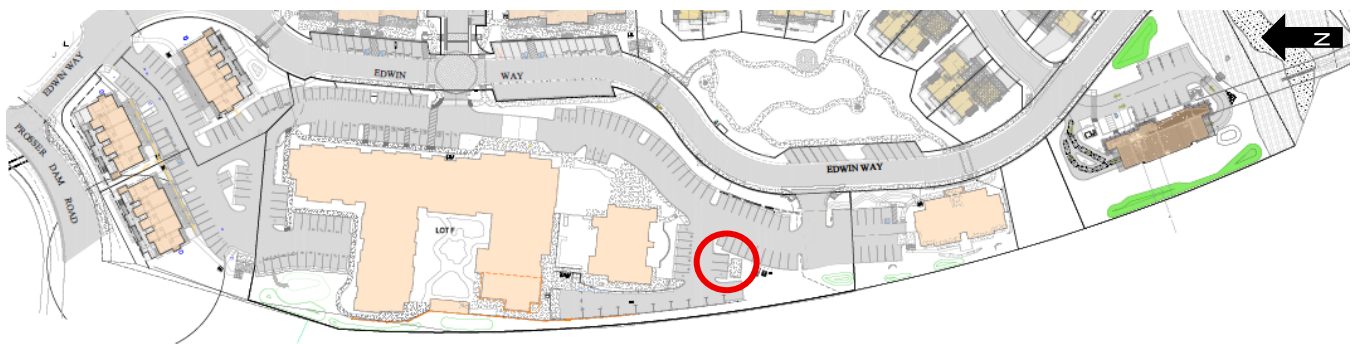


Figure 9: Location of generator



Figure 10: Current building permit wall sign location

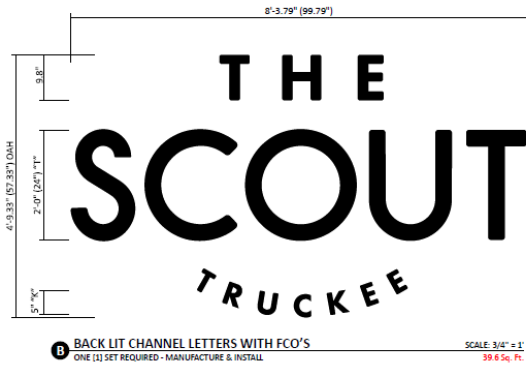


Figure 11: Current building permit wall sign design



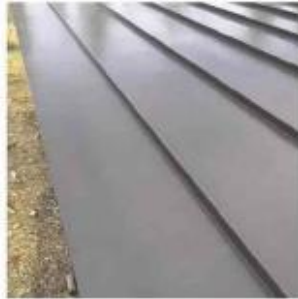
Figure 12: Current building permit ground-mounted sign design (located at the east entrance along Edwin Way)

Hotel and Conference Center Design – Proposed Changes

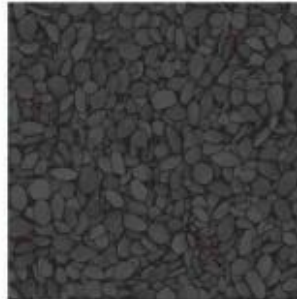
In addition to the changes that have been reviewed and approved through the building permit process, the applicant is requesting three additional design changes on the hotel and conference center: Changing the roof material from metal standing seam to composition shingle, removal of all exterior balconies on the guestrooms, and changing the exterior siding from stained wood to fiber cement panel. Additional changes are proposed for the pavers and board formed concrete. The proposed materials would maintain the same color tone as the originally approved materials.



wood siding
 1x shiplap western red cedar,
 clear, smooth
 stain: ginger/cordovan brown



roofs [1.5:12 slope]
 double-lock standing seam
 painted metal
 color: black



roofs [1/4:12 slope]
 torch down roof w/ decorative
 gravel ballast
 color: black



soffits
 1x8 1+g grade d doug fir,
 resawn
 stain: ginger



wood siding
 1x shiplap western red cedar,
 clear, smooth
 stain: dark grey



**metal siding +
 structure + fascia**
 painted metal
 color: dtw black



**horizontal box rib
 metal siding**
 horizontal 6025 box rib
 color: corten



windows
 sierra pacific aluminum clad
 exterior, wood interior
 color: tw black



wood siding
 1x8 1+g bodie ghost town grey,
 circle sawn



**wood fascia +
 structure + trim**
 western red cedar, stk



**board formed
 concrete**
 1x8 board formed



pavers
 24x24 belgard lafitt plaza
 grana slab

Figure 13: Original approved materials

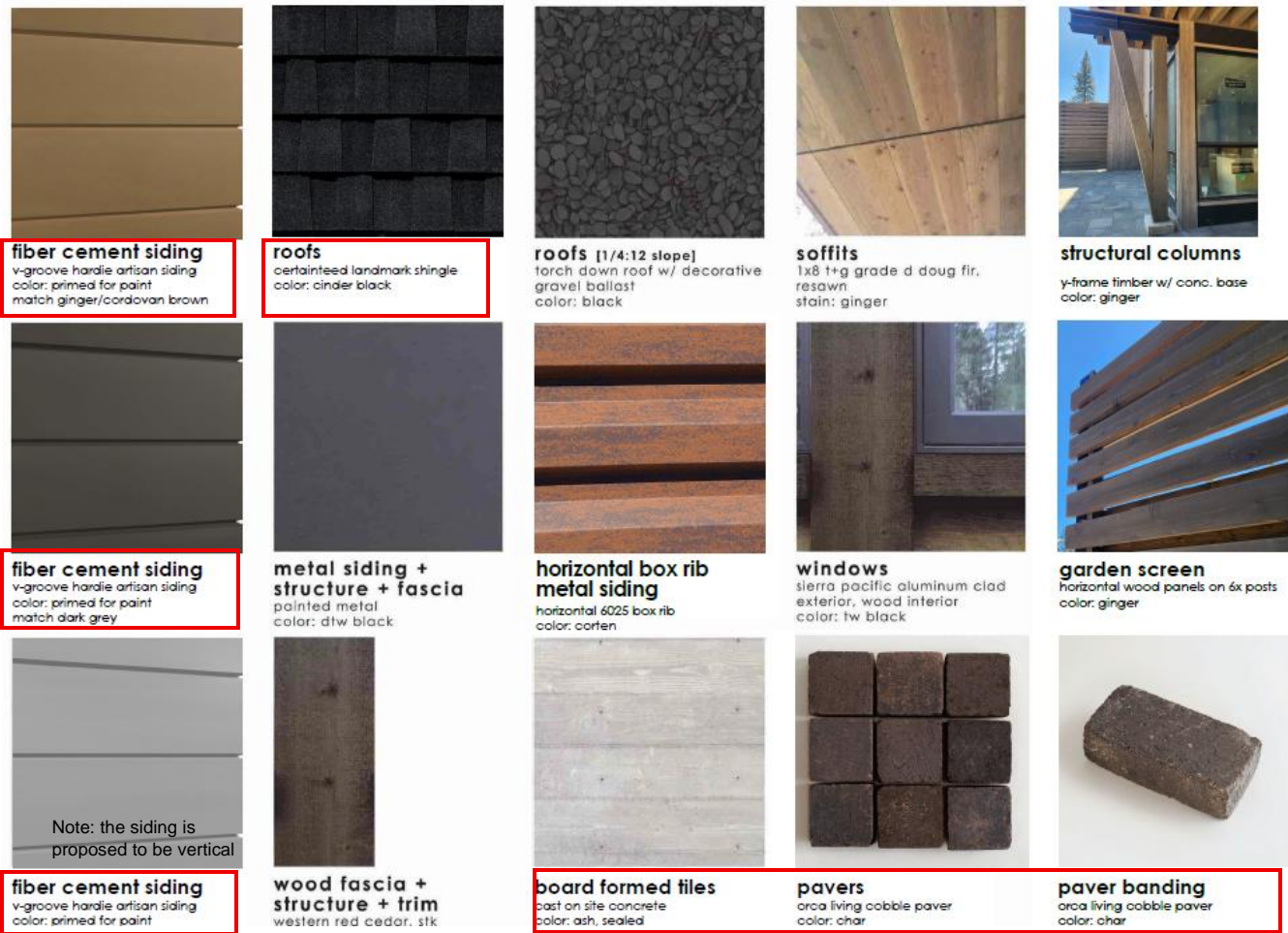


Figure 14: Proposed material changes

The Gray's Crossing Specific Plan does not provide specific design guidelines for materials in the Village Center District. In general, the Specific Plan supports richness of surface and texture, significant wall articulation, articulated mass and bulk, and interesting articulated walls, and discourages highly reflective surfaces, large blank, unarticulated wall surfaces, plastic siding, and a mix of unrelated styles. The Specific Plan also discourages simple "box-like" structures and encourages articulation expressed through the use of wall offsets, recessed entries, awnings, and second floor setbacks. Freestanding buildings with walls at or less than 100 feet from a curb line should not have continuous, visually unbroken walls and the front plane of the wall shall be a maximum 40 feet in length, at which point horizontal or vertical articulation is required. Articulation could include varying front wall setbacks, multi-planed roofs, second floor setbacks, porches, etc. The Specific Plan discourages use of high contrast, brightly colored glazed tiles, or a highly reflective surfaces for roof forms. Other than these requirements no other roof material requirements are outlined in the Village Center District. Wood siding, composition shingle or metal roofing, and balconies and porches are specifically identified as desirable materials and features in the Gray's Crossing residential areas.

Staff believes that the change from a metal roof to a composition shingle is consistent with the design guidelines of the Gray's Crossing Specific Plan. Composition shingle is a typical material seen in many instances in Truckee. Additionally, the change would not be significantly discernible due to the height and slope of the roof lines.

Small balconies (approximately 12 feet x 4.5 feet and approximately 13 feet x 2.5 feet) were approved on 14 second floor units and 10 third floor units of the project. The applicant is requesting removal of all of the balconies on the building. They have stated that removing the balconies will remove potential fall

hazards and reduce long-term maintenance. They stated that they changed the window types and added wood trim to create variation in depth on the façade.

Though the balconies are small, staff believes that they provide some additional articulation and depth to the building frontage. Additionally, the incorporation of doors to access the balconies create some variation to the building frontage. However, because the balconies are small, staff believes they do not have much practical function other than minor aesthetic improvements. The Planning Commission may wish to discuss whether the balconies are important to finding the architecture consistent with the design guidelines related to articulation. As currently crafted, the draft approval allows for the removal of the balconies.



Figure 15: East Elevation (proposed on top; original approval on bottom)



Figure 16: West Elevation (proposed on top; original approval on bottom)

Although wood siding is a more desirable material aesthetically, staff understands the long-term maintenance and wildfire resistance benefits of fiber cement board over wood siding. Fiber cement siding is a material that is being seen more frequently in Truckee. In general, the Town's design guidelines allow for the use of fiber cement board but discourage the use of materials that mimic wood or another material.

The use of fiber cement may introduce opportunities to use a different orientation or dimension to change the texture and introduce variation to the building façade. Staff believes that fiber cement board is supportable, but believes some of the color choices and types of paneling could be considered to avoid mimicking wood material. The applicant has stated that they have chosen the colors and dimensional types to more closely adhere to the approved plans and the color palette of the surrounding approved building (townhomes, fourplex, and mixed-use buildings). However, with the scale and design of the hotel and now the introduction of fiber cement board, the project has already deviated from the general aesthetic of the rest of the Village at Gray's Crossing.

Staff recommends a condition of approval requiring that the fiber cement board be smooth, as proposed, and to work with staff on an alternative color to beige (ginger/cordovan brown) to avoid mimicking wood. Further, staff believes that the lighter gray color (ghost town gray) may be too light and may read as white when installed. Staff recommends requiring the applicant to provide material boards in the field to ensure the siding color does not appear white; a darker and warmer gray color may be required. Additionally, staff recommends that the applicant also consider different dimensions (e.g., panels). These modifications would ensure the siding would not mimic wood and might introduce other architectural features. The applicant can work with staff to review other alternatives to determine if there are functional or aesthetic benefits with these options that should be incorporated. If not, staff would be able to support the proposed horizontal and vertical fiber cement siding if it is the superior option (Condition of Approval No. 95 in Resolution 2026-06).

The applicant is also proposing changes to the paver accent material. Staff generally does not have concerns with the proposed paver materials since the materials would not be easily seen from the public right-of-way and the applicant would be responsible for maintenance. The majority of the sidewalk will be concrete. However, staff does have concerns with the "board formed tile" veneer proposed on the building frontages. Similar to the discussion on fiber cement boards, products that mimic a different material are not generally supported by the Town's design guidelines. Since the porcelain "board formed tiles" are intended to mimic board formed concrete, staff believes that this product is inappropriate. The applicant notes that actual board formed concrete will be poured on site for other features such as the planters, fence base, and retaining walls. The Planning Commission may wish to discuss whether board-formed concrete or an alternative authentic material should be used at the base of the building to match the site features. Within Condition of Approval No. 95, staff recommends that the applicant work with staff to use an authentic material for the building face.

Parking Plan

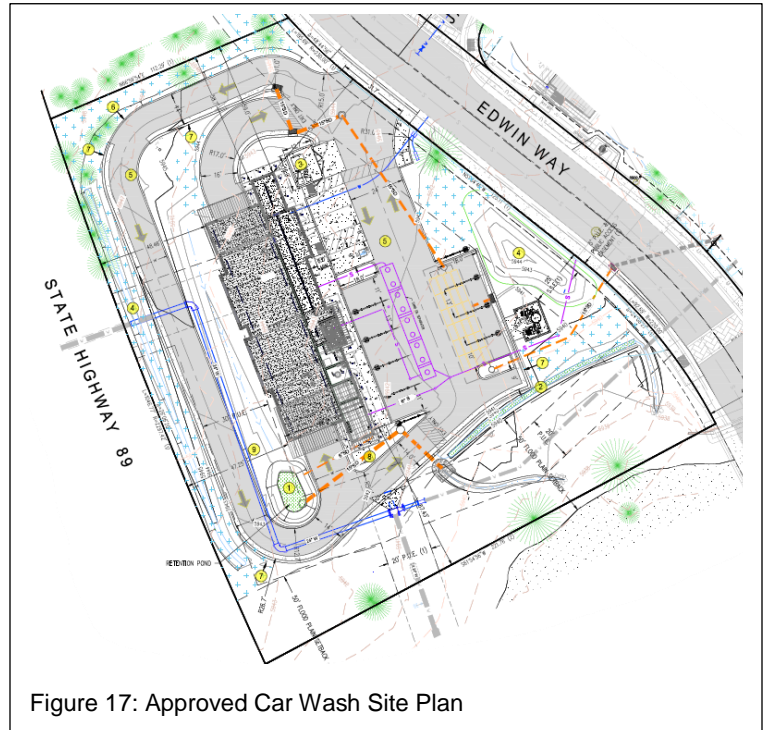
As part of the 2024 hotel amendment discussion, additional parking was required to accommodate the public dining opportunities on the ground floor, including outdoor dining, even with a shared parking reduction for the Village at Gray's Crossing. The staff report noted the following:

The applicant has provided research on other hotels of the same quality and size that indicates that hotel guests will be the primary customers of the restaurant within this hotel. The applicant believes that 74% of the restaurant's business would be from hotel guests. As part of the parking calculation, staff only counted 26% of the parking generation for the dining and outdoor dining toward potential public users who are not guests of the hotel. The applicant has also noted that the third-floor lounge will be used only for hotel guests and would not be open to the public.

At the Planning Commission meeting, the applicant requested public use of the third-floor bar and lounge. With the requested public use of the third-floor bar and lounge, additional parking was required to be identified. For an approximately 2,000 s.f. restaurant with service area, using the applicant-provided assumption that 50% of users would be hotel guests and 50% of the users would be members of the public, staff determined 13 parking spaces would be required to accommodate the public bar and restaurant use.

At the January 16, 2024 Planning Commission meeting, the Planning Commission considered both the hotel design and the car wash. While the car wash was ultimately approved at a later date (March 12, 2024) by the Town Council through an appeal application, the car wash was also approved by the Planning Commission during this meeting. The car wash project included 13 parking spaces that were proposed to be solely used for the car wash. In order to accommodate the public use of the bar and restaurant on the third floor of the hotel, the Planning Commission modified the conditions of approval for the hotel portion of the project, with the applicant's support, to allow use of the 13 parking spaces at the car wash through a recorded shared use agreement between the hotel and car wash. The shared parking agreement was required to allow use of these 13 parking spaces for employees and guests of the hotel. Condition of Approval 14.C of Planning Commission Resolution 2024-02, which modified Condition of Approval No. 18 in Resolutions 2019-17 and 2021-21, was modified to include the following:

In addition to the 275 required shared parking spaces, prior to occupancy of the hotel, a shared use agreement with the Village at Gray's Crossing car wash (located at 10012 Edwin Way; APN 043-070-010) for use of the car wash's 13 spaces is required to allow public use of the third-floor lounge. The shared parking agreement would allow use of the car wash parking for employees and guests of the hotel and would specify how the parking will be managed between the two uses. The shared use agreement shall be reviewed and approved by the Community Development Director and recorded with the Nevada County Recorder's Office. If a shared parking agreement with the car wash site is not executed or maintained, then the third-floor lounge shall be restricted to hotel guests only. The parking calculation assumed that the use of the third-floor lounge would be evenly split between hotel guests and the public, resulting in a 13-space parking demand.



As part of the building permit process for the hotel, staff reminded the applicant of the condition of approval, which would require the car wash and parking to be constructed concurrently with the hotel. Since the applicant is unsure if the car wash will be constructed on the required timeline, the applicant is requesting a modification to the project to address the parking requirements for the third-floor bar and lounge. The applicant is proposing two options:

- Option 1: Create a valet parking management plan for employees during peak hours for the hotel, restaurant, and bar (5 PM to 10 PM) when there is a minimum 90% occupancy rate for the hotel. The valet parking area is proposed in the access aisle that services the trash enclosure.
- Option 2: Construct the car wash's 13 asphalt parking spaces prior to building permit final of the hotel. The car wash building may not be built at the same time.

The Gray's Crossing Specific Plan includes an off-street parking program that is separate from the Town's Development Code. It provides parking demand calculations based on use, a 25% shared parking reduction where two or more non-residential uses have distinct and differing peak traffic usage periods,

and an allowance for a vanpool/shuttle bus program. The parking calculations and the 25% shared parking reduction have already been applied to the project. The Specific Plan does not directly speak to separate valet parking plans or parking management plans. However, staff believes that a valet parking plan on private property could be considered a typical component of many hotel uses. It is staff's opinion that Option 1 is the preferred option and could be implemented with Planning Commission's approval. Staff does not support the construction of parking on the car wash site separately from the car wash building as this could result in an incomplete project that limits the options of future development if the car wash use does not move forward. If parking is proposed on the car wash site to meet the needs of the hotel, then the design of the parking should be independent from the car wash and should be more integrated with the overall Village at Gray's Crossing. Alternative site layout configurations and screening would need to be considered and approved.

Staff recommends amendments to the parking condition (Condition of Approval No. 46) requiring the applicant to submit a valet parking management plan for employees and guests during peak hours for the hotel, restaurant, and bar (5 PM to 10 PM) that would accommodate an additional 10 parking spaces (75% x 13 with the shared parking reduction). The parking plan is required to include, at the minimum, thresholds for when the valet parking program is triggered, how the valet program would be staffed and trained, and how the parking area will be signed and managed to ensure no unauthorized parking. While the applicant has proposed that this program will be triggered when the hotel is at 90% occupancy, staff believes that it should be triggered by a lower threshold at 75% occupancy and during all peak holiday periods (e.g., Thanksgiving and winter holidays, Martin Luther King Jr. weekend, Presidents Day weekend, Memorial Day weekend, July 4th week, Labor Day weekend). The parking management plan shall also be required to ensure that access to the trash enclosures shall be made available when service is scheduled, Monday-Friday 6 AM to 5 PM. The parking management plan is required to be reviewed annually, at the minimum, by the property owners and will be required to be reviewed periodically by the Community Development Department if/when complaints are received. Modifications may be required to ensure the parking is adequately managed. The cost of staff time for the review will be paid by the property owner. The condition also includes a requirement that the shared parking agreement between the hotel and mixed use buildings be reviewed and amended as necessary to allow the valet parking plan.

Tentative Map

The applicant is proposing to modify the approved Tentative Map. As noted, the larger land subdivision of the parcels for the townhomes, hotel and conference center, mixed-use buildings, fourplex, and car wash have been created. The residential fourplex was constructed but is not eligible to be condominiumized. The remaining proposed subdivisions include the condominiumization of the mixed-use buildings, including creating five ground floor commercial condominiums (one for each building) and subdividing each of the residential units into 21 separate condominiums.

Each of the proposed condominiums are only subdividing airspaces. In addition to being part of the underlying property owners association for the Village at Gray's Crossing, Covenants, Conditions, and Restrictions are required for the condominium units to ensure all five buildings are being comprehensively managed.

Phasing Plan

Typically, land use entitlements are required to be exercised within two years of the effective day of approval. The permit is not deemed exercised until the permittee has obtained all necessary building permits and diligently pursued construction. Diligent pursuit shall require, at a minimum, the completion of the installation of the foundation(s) for all structure(s) on the property. Additionally, construction of all structures and other features of the project, as shown in the approved permit, is required to be completed within four years from the date of approval of the land use permit. Projects can be granted time extensions

in compliance with the Development Code. Land use permits not completed within the required time periods shall be deemed expired. Due to the size of this project, two time extensions and two project amendments have extended the life of the project approvals. Five mixed-use buildings with 21 residential lofts, 12 townhomes, and the hotel and conference center remain to be built.

The Development Code allows the review authority to approve phased development where the first phase of the permit is required to be exercised within two years of approval and complete construction within four years. Each subsequent phase can then follow the same timelines, unless conditions of approval establish a different time limit. Staff suggested that the applicant consider a realistic phasing plan for the remainder of the project as part of this amendment. The applicant has proposed the construction timeline below. The phasing dates proposed have been identified by staff based on the applicant-proposed timeline. The applicant's construction timelines are provided for reference only; the phasing plan (bold text) is the required timeline for each portion of the project. Dates are based on the effective date of these permits, if the Planning Commission approves the project amendment on March 17, 2026 (with an effective date of March 30, 2026).

- **Phase 1 – Exercise permit (foundations installed for all structures) by March 30, 2028 with construction completed by March 30, 2030.**
 - Hotel/Conference Center: Foundations to be installed Summer 2026; construction to be completed Summer 2029
 - Townhomes 13-16: Foundations are already installed and completed (permit exercised), construction to be completed in 2029
 - Mixed Use Studio Lofts Lots A and C: Foundations to be installed end of 2028; construction completed in 2029
- **Phase 2 – Exercise permit (foundations installed for all structures) by March 30, 2030; construction completed March 30, 2031**
 - Townhomes 21-24: Foundations to be installed by the end of 2029, construction completed in 2029
 - Townhomes 17-20: Foundations to be installed by the end of 2029; construction to be completed in 2030
 - Car Wash: Foundation installed by the end of 2029, construction completed in 2030
- **Phase 3 – Exercise permit (foundations installed for all structures) by March 30, 2031; construction completed March 30, 2032**
 - Mixed Use Studio Lofts Lot B: Foundations to be installed by the end of 2030, construction completed in 2031
 - Both Mixed Use Live Work Lofts Lot D and E: Foundations to be installed by the end of 2030, construction completed in 2031

The applicant has provided an unusual construction timeline where their anticipated dates for exercising of the permit is close to the required completion of construction; staff believes this is due to the work that has already been underway for the project since 2019. Additionally, it appears that the applicants are building in maximum flexibility for the start of construction but believe a six-year timeline for completion is reasonable. Staff believes this timeline is intended to accommodate construction timelines that are based on buyer interest. While additional time could be built in as part of this approval, staff is recommending this phasing plan in response to the applicant's identified timeline and also to ensure consistent movement on the project that has been approved since 2019. The building permits for the townhomes and mixed-use buildings have largely been reviewed, though additional review may be required to ensure consistency with new building code updates. In addition to the identified phasing, the applicant would still be eligible for a time extension for the project should any of these phases not be met; findings for the time extension would require that the applicant show that they made a good faith effort to exercise the next phase of the project.

Overall, the proposed phasing plan extends the initial requirement to exercise permits by three years (five years total) and the timeline for completion of construction by two additional years (six years) than the standard four-year timeline.

Special Districts and Utilities: All applicable special districts, utility companies, and Town departments with an interest in this application have been notified. No objections were filed and all conditions of approval that were imposed by other agencies previously continue to apply to the project. The project will be required to be in compliance with all utility and special agency requirements.

Environmental Review: Staff is proposing to determine the project to be exempt from additional environmental review pursuant to Section 15183, Project Consistent with a Community Plan or Zoning of the California Environmental Quality Act. The Town certified the Gray's Crossing Specific Plan Final Environmental Impact Report (SCH #2002072115) in February 2004 based on a finding that the Gray's Crossing Specific Plan will not result in significant environmental impacts with the incorporation of mitigation measures with the exception of Impact 4.4.6 (Cumulative Air Quality) and Impact 4.2.12 (Cumulative Traffic on I-80) for which the impacts are identified as significant and unavoidable and overriding considerations were adopted. The project will be subject to the mitigation measures identified in the Gray's Crossing Specific Plan. In 2019, the Planning Commission found the project, with a 129-unit hotel, to be consistent with the Gray's Crossing Specific Plan.

Public Communication: The public hearing notice was published in the *Sierra Sun* on March 6, 2026 and mailed on March 3, 2026 to all affected property owners within 500 feet of the project site, as shown on the latest current tax roll of Nevada County. Two public comments from the same party have been submitted expressing concern about the proposed architectural changes (material and balcony modifications) and the parking plan (Attachment #3).

Staff Summary and Recommendation: The original Village at Gray's Crossing project and subsequent hotel and car wash amendments was found to be consistent with the Gray's Crossing Specific Plan, 2040 General Plan, and applicable Development Code provisions in 2019 and 2024, and was most recently reviewed for consistency in October 2025 as part of the most recent Time Extension approval. Updates to the Development Code were incorporated, if applicable, since 2019 as part of the Time Extension requests. While the proposed architectural changes to the materials and façade of the hotel and conference center reduce the quality of the design, staff believes the project maintains consistency with the overall intent of the Gray's Crossing Specific Plan design guidelines. The Gray's Crossing Specific Plan guidelines do not prohibit the use of fiber cement siding and it is a material that is increasingly more common in Truckee. The purpose of the conditions of approval related to materials (e.g., fiber cement siding smoothness, horizontal planks, and board formed tiles) is to reconsider the use of faux materials that mimic other materials. Further, while the sliding glass doors and balconies provide aesthetic improvements to the building facade, the balcony depths are not actually very useful and are more decorative than practical. The size of the project necessitates extension of existing timelines, with the understanding that the project has been approved since 2019 and significant progress has been made on obtaining building permits for the remaining townhomes and mixed-use buildings. Grading for the hotel and conference center has been completed and the building permits are ready for issuance for the coming construction season in May 2026. All conditions of approval from Resolutions 2019-17, 2021-12, and 2023-20 (Village at Gray's Crossing) and Planning Commission Resolution 2024-02 (hotel and conference center), and Town Council Resolution 2024-12 (car wash) will be incorporated in this project approval (Resolution 2026-06). With new conditions of approval incorporated to address the requested project amendments to the materials for the hotel and phasing plan, staff believes that the proposed Project Amendment is consistent with the Gray's Crossing Specific Plan, applicable Development Code provisions, and 2040 General Plan. Resolution 2026-06 will consolidate all approvals for the Village at

Gray's Crossing, including the hotel and car wash, and will be the approving resolution for future discussions.

Alternative Actions: Actions that the Planning Commission may take as an alternative to the recommended action include:

1. Continue the public hearing to a date and time certain.
2. The Planning Commission may request additional information from the applicant and/or staff (if new information is presented at the next meeting, the public portion of the hearing must be reopened on the new information submitted).
3. Find that an exemption to CEQA is not suitable and require the preparation of an Initial Study in accordance with CEQA.
4. Land Use Permits
 - a. Approve the Time Extension subject to adding, modifying or eliminating any provision or condition of approval of the project, only if necessary in order to achieve the required findings.
 - b. Deny the Time Extension on the basis that one or more of the required findings cannot be made.

Attachments:

1. Planning Commission Resolution 2026-06, approving the Village at Gray's Crossing Project Amendment #3
2. Applicant submittal information
3. Public comment