

From: [Graeme Ware](#)
To: [Chelsea Crager](#); [Planning Division](#)
Subject: Re: 2024-00000088/HDR 10098 SE River Street
Date: Tuesday, December 10, 2024 4:59:40 PM

[Some people who received this message don't often get email from webmaster@pelegrineco.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

From:
Graeme Ware
10093 SE River Street, Truckee CA96161

Re: 2024-00000088/HDR 10098 SE River Street

Dear Ms. Crager, members of Truckee Town Planning Division and HPAC,

Last Saturday 12/07/2024 I received notification of the proposed development at 10098 SE River Street. I, like several neighbors, received this quite late as a result of our over-stressed Truckee mail system that most of us are unfortunately well aware of. My apologies therefore for the late response.

I am very familiar with the Truckee regulations, having designed my own residence just a few years ago. My residence lies directly across from the proposed development. It must be noted that all of the aerial shots, comparisons, etc. in the submission, do not show my residence, or the residence next to mine, both of which are directly impacted and impacted more than any other houses on the street.

I have read the report from Chelsea Crager, Senior Planner, and fully concur with the Staff Recommendation. Specifically, that the larger home will dominate the view of the neighborhood and is inconsistent with the River Character Area, especially with the large windows and visible "flat" roof that create a very modern appearance. This building would be far more at home in Tahoe Donner or Gray's Crossing than in the Old Chinatown.

It must be noted that other buildings that have been constructed over the last few years, including my own, were very carefully designed to comply strictly with the HPAC and Town Guidelines, not leverage them for approval.

As noted in the report, ideally the River Character Area will continue to develop with structures that relate in mass and scale to those historically constructed in this area. Some of the design goals to ensure this include:

- Maintain views to the Truckee River
- Continue the use of traditional building materials
- Maintain traditional building mass, scale and forms

Large masses are to be avoided but in fact the mass of a nearly 5000 sqft home with a partial near-flat roof could not be more "massive". Removing the small gable form the rear view leaves a large horizontal rectangular block, full of windows. Nothing could be more "massive". The front view is similarly massive. I note that the architect has tried to justify this by comparing with the frontal area of other

properties on the street. There is a big difference between “frontal area’ and “mass”; they are not the same.

In addition, new structures and developments are supposed to be congruous with their historic surroundings and do not detract from or harm but complement the historic and architectural character of historic neighborhoods or surrounding historic buildings. Unfortunately, while this building has a very interesting design, these criteria are not met.

I therefore respectfully ask that this application be declined. A more modest, perhaps 2800sqft building with more typical and classic features (true gables, hips and shed roofs) would be more appropriate.

Graeme Ware

From: [mark.zimring](mailto:mark.zimring@gmail.com)
To: [Chelsea Crager](mailto:Chelsea.Crager@townoftruckee.gov)
Subject: Re: Application 2024-00000088/HDR
Date: Tuesday, December 10, 2024 2:10:51 PM
Attachments: [image001.png](#)

You don't often get email from mark.zimring@gmail.com. [Learn why this is important](#)

Thanks so much Chelsea!

Three comments from us:

- 1) The the flat roof aspects of the designs seem far more mountain modern than consistent w/ historic preservation guidance/neighborhood character;
- 2) The river-facing aspects of the home appear very inconsistent with river corridor character. It'd be useful to see renderings in the proposal of the view from the bridge of the proposed building as it's my sense from available materials in the application (and appears consistent with town staff comments) that the building envelope juts out dramatically into the river viewshed and the modern design in back would materially change historic river character.
- 3) We live in a high fire risk zone--it continues to seem crazy to build homes with wood exteriors (v hardee board, for example)--it increases risk both to their home and ours.

Side note: It seems a different kind of crazy to be building 4,000 sq ft+ single family homes in downtown Truckee when we have a housing crisis.

Thanks,

Mark and Teal Zimring
10084 SE River Street

From: Chelsea Crager <ccrager@townoftruckee.gov>
Sent: Friday, December 6, 2024 1:48:58 PM
To: mark zimring <mark.zimring@gmail.com>
Subject: RE: Application 2024-00000088/HDR

Hi Mark,

Thanks for reaching out. The agenda and staff report, including attachments, are online at the following link: <https://www.townoftruckee.gov/304/Meeting-Agendas-Packets-Minutes>

Please let me know if you have any questions or if you have trouble accessing the files.

Best,

|



Chelsea Crager

Senior Planner

ccrager@townoftruckee.com

Phone: 530-582-2910

From: mark zimring <mark.zimring@gmail.com>
Sent: Friday, December 6, 2024 1:33 PM
To: Chelsea Crager <ccrager@townoftruckee.gov>
Subject: Application 2024-00000088/HDR

You don't often get email from mark.zimring@gmail.com. [Learn why this is important](#)

Hi Chelsea,

Are you able to email project information on the application # in title (10098 SE River). We received notice of submittal and historic design review today and, as this property is next door to our home, we would like to review the information on depth before next Wednesdays hearing. Unfortunately, my wife and I both have full time jobs and aren't able to come to town offices to review materials in person.

Thank you!

Mark Zimring

Chelsea Crager

From: Valerie Lofrano <valerie@lofrano.com>
Sent: Monday, January 13, 2025 6:22 AM
To: Chelsea Crager
Subject: Letter regarding application to build
Attachments: PLANNING LETTER REGARDING ADJACENT HOME TO PROPOSED APPLICATION 10098 SE RIVER ST.docx; RL's new neighbor; RL's new neighbor

Good Morning, Chelsea:

Please see all attachments and let me know if you have any trouble opening them as well as any questions or comments. We are requesting you please keep us updated as to when you are able to share this with HPAC and if there will be any more meetings regarding proposed project so that we can attend regarding proposed project. As we do not live in Truckee full-time, we would need a little heads-up so we can get there.

Many thanks,
Valerie & Tony Lofrano
415 740-7677 and 415 740-6479

ANTHONY & VALERIE LOFRANO

10110 S.E. River Street, Truckee, CA 96161

January 8, 2025

RE: Application to build on parcel #019-152-041, 10098 S.E. River Street

TO: Historic Design Review Committee and Town of Truckee Planning

Our property/home is adjacent to referenced lot, Attachment 1. We have lived here since 1999 after our newly-built home was completed. When we applied for our building permit, our architect was directed by the planning department that the design needed to maintain the guidelines of the River Character Area of "Victorian character." At that time our approved design was consistent with the existing homes on the street as well. We were required to add more dormers to meet the requirements, costing us more money, time and effort. We pride ourselves on how much the look of our very late 20th century home is in sync with what we understood was the goal of Truckee's Historical Preservation Society. Since then, we have witnessed the building of several new homes in the Chinatown subdivision (named such as recorded with Nevada County March 2001 and directly across the road on South East River Street. Several of those newer and colorful homes were designed by Shelly McGinity and appear to have the character which was originally intended by former landowners Grace Robertson and John McManus. Attachment 2 are photos of those homes.

The proposed building at 4,860 square feet on subject lot is significantly larger and, in our opinion, much larger in mass and inconsistent with any other home on our side of South East River Street. We are of the

opinion the new structure is contemporary and not Victorian at all. See Attachment 3.

At this time, we would like to question what happened with preserving the historical look of colorful houses on South East River Street? The newer home at 10070 S.E. River which is painted only one color, a deep graphite grey (we never received a notification of application for this home) has only one gable, the only one of its kind on the block. How can this be considered as in “character” of the other homes which are all more than one color as we were required to paint? Attachment 4

The site plan of the proposed drawings does not show the complete nor the correct footprint of our home including the covered porch or the deck on the river end of the home. This is important if one is to understand the river view sight lines impacted by the new construction. Please update the site plan and we can revisit how the impact affects us. See Attachment 5

We note that the images of “virtual mass” square footage left out the two closer homes to 10098. I have attached those photos here. Attachment 6

Take our upriver view from us? Shortly after our home was completed, the Historical Society met to review the building of 10099 East River St. which, to this day, stands out from its neighboring homes due to its larger size. The new building was intended to resemble the razed home formerly on that land. I attended a design review meeting in October 1999 prior to the building’s approval during which the downriver adjacent homeowners (whose family owned their home for 75 years) objected to their loss of upriver view if approved. The proposed deck

was reduced in size to maintain the neighbors' upriver view of the Truckee River. Attachment 7

If the proposed home is built as per plans, our upriver view will be severely impacted as will the downriver view of the home to the west (10084) of the proposed structure. Please see attached photos of our current view enjoyed from our porch and west-facing windows which we have enjoyed for 25+ years. To maintain such views, we believe a modification to the deck off the kitchen (at mid-level of the structure) would need to be made, just as the deck at 10099 East River was required by Planning to cut back in deck size to maintain the view for its neighbors. It is at this level where we sit on our porch and our deck and enjoy the upriver view we have had for so long. Attachment 8 (4)

Several Aspen trees were planted on 10098 lot on the boundary line by the McGinity's during our absences in the early years of our residency. Some of them grew to block what view we had of the bridge, town, and summit. A view of our home as taken from the bridge was on the cover of *Tahoe Weekly* prior to the trees' maturation and shows how visible our home was at that time, demonstrating how we could also see the bridge as well at that time. Some of them have grown to be more on our side of the property as shown on our land survey of 2012. Two are depicted on plans as 8" and a 6" Aspens while their diameter is now larger than that. They robbed us of our view of the summit from the lower level of our home and the intended house will take it from all levels.

A mature Blue Spruce tree shown as 12" BS on their plans is now 16+" in diameter with boughs extending 9'. It has been leaning toward the empty lot with an Aspen leaning against it for years, unmaintained.

Proposed eaves on home's east side show "Limits of Roof Eave—less than 36" setback encroachment on all sides" makes these boughs extremely close to their home, if not right up against it. Is this tree to be cut down? A note on plans indicates "existing trees and landscape to be protected and maintained during construction." No maintenance has been done on these trees for years except there was an irrigation pipe installed, sections of which were placed on our property. The existing Spruce is flammable because of its needles and branches, and flammable sap. The plans do not indicate what type of material will be used on the eaves of the overhang or the siding on this side of the house. Do we know what is proposed? Also, the upper boughs of the leaning Aspen have now grown too close to our home but that is a separate issue for which we have spoken to the Truckee Fire District. Attachments 10 (6). It may be that removing all the property line trees would be the best and safest solution for the view issues and fire safety.

The proposed basement/storage plans indicate sliding glass doors for access to an outdoor "basement" terraced area. In addition, there is a door and window from the larger storage space into another room that is directly behind a full bathroom. Why does a basement/storage area need glass doors, a full bathroom, or a separate room with a window? Is this to be converted to an additional bedroom or an ADU? Please explain this condition. Attachment 11

Please inform us as to whether any changes have been made to the plans thus far and forward this letter to anyone necessary as well as the applicants, if appropriate.

Thank you very much for your listening ears.

Sincerely,

Tony and Valerie Lofrano

Chelsea Crager

From: Valerie Lofrano <valerie@lofrano.com>
Sent: Wednesday, January 8, 2025 3:41 PM
To: Valerie Lofrano
Subject: RL's new neighbor



2



Figure 4. Photos of Existing Chinatown Homes

Project Description:

The applicant is requesting Historic Design Review to construct a new single-family residence on Lot 52 within the Chinatown subdivision on South East River Street. The property is identified by a red outline in Figure 2. The proposed residence is five bedrooms and 2,629 square feet.

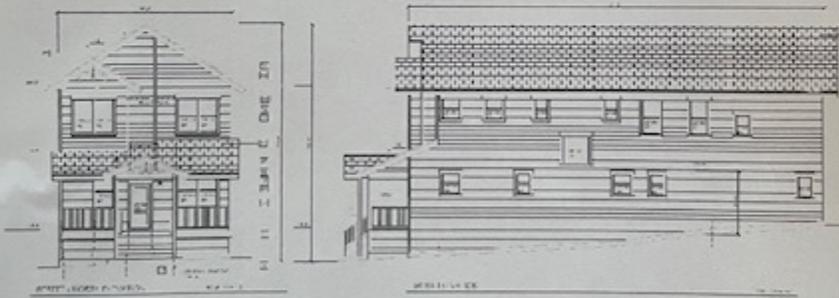


Figure 5. North and west elevations of proposed Ware Residence



13



Graphite grey - 100% - newest not in

Chinatown
subdivision

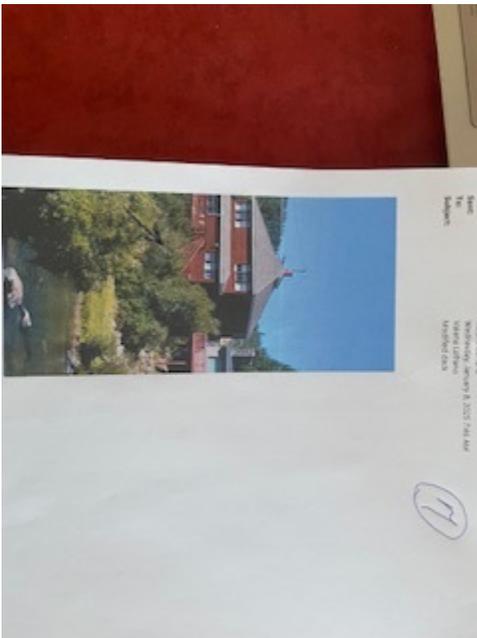
(4)

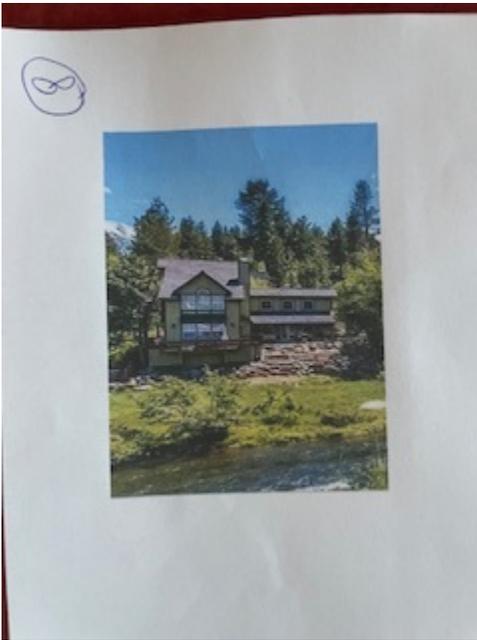


Sent from my iPhone

Chelsea Crager

From: Valerie Lofrano <valerie@lofrano.com>
Sent: Wednesday, January 8, 2025 3:42 PM
To: Valerie Lofrano
Subject: RL's new neighbor











Sent from my iPhone

From: [Joe McGinity](#)
To: [Valerie Lofrano](#); tony@lofrano.com
Cc: [Chelsea Crager](#); [Ben Garberson](#); [Jen VanGorder](#); "[John Ryan Van Gorder \(onyourleft001@gmail.com\)](mailto:John.Ryan.VanGorder@gmail.com)"; "[Shelley Aileen McGinity](#)"
Subject: clarification
Date: Friday, January 17, 2025 12:48:17 PM
Attachments: [letter to lofrano.docx](#)

Val & Tony,

Attached is a Word Document explaining our views on your e mail comments to the Town. Opinions are like belly buttons, we all have one, just a little different at times. Just reach out to Jen & Ryan with any issues you may have. They strive to be good neighbors. Look forward to seeing you, Shelley & joe

Hi Val & Tony,

The Town Forwarded to me, your e mail of 1/13/25 concerning 10098 SE River Street. Shelley and I were mentioned in this e mail so we thought we should chime in. Our response below is somewhat in the order of your comments

The mass of the proposed house, visible from the street, is 3,696 sq.ft. and your attachment #6 shows the roof lines lower than the adjacent properties on SE River Street. The drawings show a total square footage of 4,351 not 4,860, so there is a discrepancy in one of these calculations. In addition, they are proposing a 655 sq.ft. basement. In comparison, our old house was 3,722 sq. ft. visible with a 1,344 sq. ft. basement. That's a difference of 715 sq. ft. For all the houses built on SE River after the 1980's, the option of a basement was available but I'm assuming that the cost of doing this voided proceeding with a basement during the design stages.

Upriver view versus rear yard setback criteria has been changed since we built. The Town has adopted new Development Codes for River Development. This Section, 18.38.040 was given to this project at the start of the Design process and as a result, that is why the house is the place where it is proposed.

As far as the trees planted between 10098 and your property are concerned, the intention was never to encroach onto your property! I think we planted 2 Apples, 3 Aspen, 3 Pines and the Blue Spruce (ex-Christmas tree). The Aspens tend to run to the water, so everything north of the back of your garage line was not planned. If any of these encroach on your property, I'm sure the Van Gorder's would support cutting them back or down. Talk to them about your concerns over these trees, they are not unreasonable and would be open to your input.

They are very outdoor type people and plan to store their equipment in the basement. Kayaks, skis, surfboards, etc. that will require a large door. The types of doors or where they put them seems very subjective and I'm sure when you guys built you might push back on types of doors you wanted to use and where to use them.

I think you have met Jennifer and realize that she is a straight foreword person that will be a responsible neighbor. Our son Ryan grew up on that lot, winter and summer's past and they both, with their two girls, are very excited to live on that property. Just talk to them about any issues you may have, and I can supply their contact information if you need it.

Take care, Shelley & joe.

From: [Valerie Lofrano](#)
To: [Joe McGinity](#)
Cc: [Chelsea Crager](#); [Ben Garberson](#); [Jen VanGorder](#); ["John Ryan Van Gorder"](#); ["Shelley Aileen McGinity"](#)
Subject: RE: clarification
Date: Thursday, January 23, 2025 8:26:23 AM
Attachments: [Riverlady neighbor"s proposed plans letter from Joe.pdf](#)

Hi Joe—

Getting back to you in response to your letter.

Val & Tony

From: Joe McGinity <jlm@kiskidci.com>
Sent: Friday, January 17, 2025 12:48 PM
To: Valerie Lofrano <valerie@lofrano.com>; Tony Lofrano <tony@lofrano.com>
Cc: Chelsea Crager <ccrager@townoftruckee.gov>; Ben Garberson <ben@ryangroup.net>; Jen VanGorder <jenprobala@hotmail.com>; 'John Ryan Van Gorder (onyourleft001@gmail.com)' <onyourleft001@gmail.com>; 'Shelley Aileen McGinity' <shelley@kiskidesign.com>
Subject: clarification

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ANTHONY & VALERIE LOFRANO

10110 S.E. River Street

Truckee, CA 96161

January 23, 2025

Hi Joe:

Thanks for your note. I'm glad you were able to read our letter sent to the Town and hope you noticed too our complement paid to Shelley for her designs in keeping with the River Character. Regarding the mass of the Van Gorder's proposed house, I'll refer to the only memorandum I have which mentions any calculations at all. It is the Historic Preservation Advisory Committee Memorandum Meeting Date December 11, 2024. Please see under Mass and Scale and I'll quote:

The applicant team calculated the size of the proposed building as 3,525 square feet; however, the Town's calculation for gross floor area includes all floor area within the building, including the garage and basement level. Therefore, the size of the proposed residence per the Town's calculations is 4,860 square feet of gross floor area.

Based on the proposed building size, the project results in a structure that is out of scale for the River Character Area and surrounding neighborhood.

I'm honestly, not sure of your numbers in your letter to us: "The drawings show a total square footage of 4,351 not 4,860, so there is a discrepancy in one of these calculations."

Regarding the roofline, I did my best to cut and paste the image, as I printed it, of the proposed house in between ours & Mark's and had no intention of drawing it in as a perfect-to-scale example.

While we are aware there are new Development Codes for River Development, all we really care about is that our current upriver view is not taken from us.

You said that of the trees you planted, everything north of the back of our garage line was not planned. Okay, but they were surely protected by someone who surrounded their trunks with cyclone fence wire. Even though you state you never intended to encroach on our property with the trees you planted, Joe, you did plant some of them on the property line. It's hard to believe you could never have imagined they would grow on our side as well as yours. Did you think they would never grow so tall or wide as to block our view of the Summit, town, and bridge? If the house is built as proposed, the trees will be dangerously close to their house as they have already concerned us with their proximity to ours, particularly the "Christmas" tree (Blue Spruce).

Neither of us ever actually met Jennifer. My only encounter with her was one sunny afternoon when I was standing on our back deck looking out and I saw a woman walking down to the river. As I have always done, I asked if I could help her. She wanted to know if the items on your old beach were mine to which I replied no. She then said, with a broad sweep of her arm, "this property is all mine" to which I offered no response. I did hear that she approached Mark about it. I don't know her but my opinion was that she seemed very upset.

It is absolutely their right to build, to raise a beautiful family on the river. We have nothing to say about that, Joe. We've enjoyed it here too and just want to continue to do so. Yes, we would like Ryan and Jennifer's contact info and please feel free to share ours with them. Our hopes are for a harmonious relationship with all our neighbors.

Say hi to Shelley please.
Val & Tony

From: [Joe McGinity](#)
To: [Valerie Lofrano](#); [Chelsea Crager](#)
Cc: [Ben Garberson](#); [Jen VanGorder](#); ["John Ryan Van Gorder"](#); ["Shelley Aileen McGinity"](#)
Subject: RE: clarification
Date: Thursday, January 23, 2025 12:53:07 PM
Attachments: [Neighborhood Elevation Context.pdf](#)
[Jennifer Probala Van Gorder.msg](#)

Chelsea, please add this to your HPAC submittal only if you are also adding Valiere's second note that you were copied on 1/23/25 as a clarification.

Hi Val,

The square footage I was referring to was what the Architect listed on his submitted drawings. As far as being out of scale for the 'River Character Area' and surrounding area, the house at 10084 SE River, built in 1886, garage/ADU added in the early 1990's is estimated at 5,066 sq.ft.. This is the oldest building on the street.

The Architects elevations submitted to HPAC (see attached) clearly shows the comparison elevations of three adjacent buildings.

Val I'm sure that there isn't any intention to block any one's view.

The trees between our properties were planted with the intention of giving both of us privacy. I agree that some of the trees need to be cleared out, especially the 'Christmas Tree' but this isn't my property and I'm sure Jen & Ryan will agree. The time to do it would be prior to building to keep them away from your property. All trees were wrapped because I HATE BEAVERS with tails, the devastation they were doing to the trees on the property and I didn't want to encourage them continuing to feast on trees like they had been doing. Val, talk to Jen cutting the trees down if they bother you or they are on your property.

Any issues with Mark were based on an aggressive approach he had with Jen and the fact that his dog or dogs were using the parcel as a litter box. He followed his Jen encounter with an apology note. She then came to our house and was very shaken .

I have attached Jen's contact info since she is the driving force behind the parcel development. As previously stated, Jen & Ryan are excited to live in Truckee and want to be good neighbors, talk to them with any issues you may have.

This isn't my project although Shelley and I are helping them along with the process so I think both of us have made our points and that you need to work with Jen on any outstanding issues you may have. I hope you Tony and the kids are all fine and healthy, joe.

From: Valerie Lofrano <valerie@lofrano.com>
Sent: Thursday, January 23, 2025 8:26 AM
To: Joe McGinity <jlm@kiskidci.com>

Cc: Chelsea Crager <ccrager@townoftruckee.gov>; Ben Garberson <ben@ryangroup.net>; Jen VanGorder <jenprobala@hotmail.com>; 'John Ryan Van Gorder <onyourleft001@gmail.com>; 'Shelley Aileen McGinity' <shelley@kiskidesign.com>

Subject: RE: clarification

Hi Joe—

Getting back to you in response to your letter.

Val & Tony

From: Joe McGinity <jlm@kiskidci.com>

Sent: Friday, January 17, 2025 12:48 PM

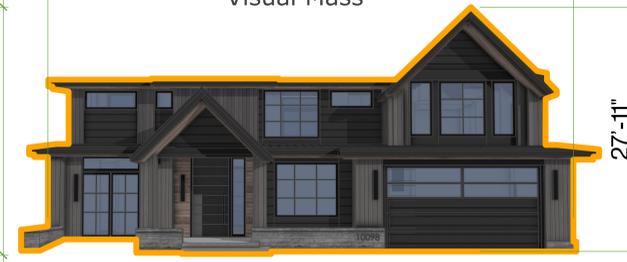
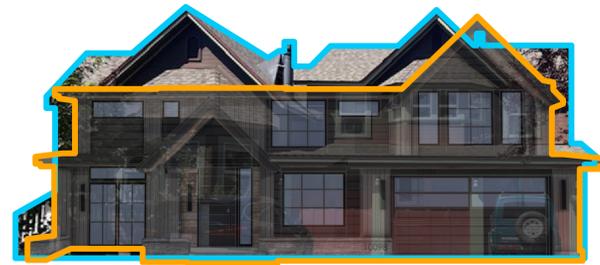
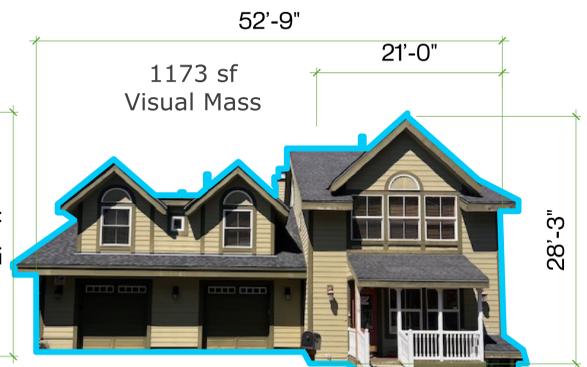
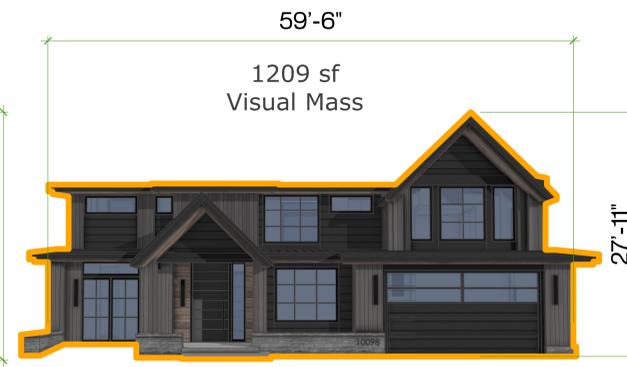
To: Valerie Lofrano <valerie@lofrano.com>; Tony Lofrano <tony@lofrano.com>

Cc: Chelsea Crager <ccrager@townoftruckee.gov>; Ben Garberson <ben@ryangroup.net>; Jen VanGorder <jenprobala@hotmail.com>; 'John Ryan Van Gorder (<onyourleft001@gmail.com>)' <onyourleft001@gmail.com>; 'Shelley Aileen McGinity' <shelley@kiskidesign.com>

Subject: clarification

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10064

10084

10098

10110



NOT FOR CONSTRUCTION
07 | 31 | 24

THIS INSTRUMENT OF SERVICE IS
PROTECTED BY COPYRIGHT.

PROJECT

DRAWN

REVIEWED

DATE
07 | 31 | 24

NEIGHBORING
STREET FRONT
CONTEXT
MASSING
STUDY

A-1.3

From: [Valerie Lofrano](#)
To: [Chelsea Crager](#)
Subject: RE: 10098 S.E. River Street Revised Plans
Date: Friday, February 28, 2025 10:07:25 AM
Attachments: [image001.png](#)

Hi Chelsea—

I'm still confused. Both of these solar studies are not the same while as noted on both images they were done at exactly the same time and date. How is it that the revision shows the image of our house quite different than we first saw on the original, i.e. back line of our house first showed "bumpout" and now shows solid back line/wall, no longer just a bumpout. The ratio size of both our home and that of the Zimring's (neighbor to 10098's west) is significantly different between studies. I can see how the proposal is sited on its parcel but we feel that our home on our site is just wrong.

While these studies may not be a requirement of HPAC's review, but, if they are included in the application for the purpose of showing the siting of their home on their lot, shouldn't the siting of our home on our lot be considered as well?

I feel these studies are extremely important in showing the commission how we may likely lose our view, especially as the revised study is wrong.

Please include this and all other emails from us in the records.

Thank you and please know we really are appreciative of you.
Valerie

From: Chelsea Crager <ccrager@townoftruckee.gov>
Sent: Friday, February 28, 2025 8:01 AM
To: Valerie Lofrano <valerie@lofrano.com>
Subject: RE: 10098 S.E. River Street Revised Plans

Hi Valerie,

I don't think the red line you drew in saved/came through, but I do see the two attachments. Both are from the solar study, which is not a required plan for historic design review. The most important plan for understanding how the proposed home is sited on the property is the site plan, which will show exactly where the proposed development is in relation to property lines. The site plan for this submittal is Sheet A-1.1. Between the two submittals, the site plans show that the proposed home has not been changed in how the home is sited on the site. The primary change shown on the site plan is that the newer submittal includes a more substantial front porch (facing the street).

Sorry I do not have an answer for why the solar study sheet looks slightly different. The

site plan is the definitive plan for where the house is located on the site.

If you have additional questions please let me know.

Best,



Chelsea Crager
Senior Planner
ccrager@townoftruckee.gov
Phone: 530-582-2910

From: Valerie Lofrano <valerie@lofrano.com>
Sent: Friday, February 28, 2025 6:32 AM
To: Chelsea Crager <ccrager@townoftruckee.gov>
Subject: 10098 S.E. River Street Revised Plans

Hi Chelsea—

I wonder if you can help us understand why the images of the houses changed in the revised plans versus the originals with respect to their positions on the river (back) sides.

In the originals, our house to the right of the proposed house is set way back toward the street whereas ours now shows almost completely level with 10098. Please see the red line I have drawn to help me describe my question.

Which one of these images is actual? The revised one might indicate that far less of our view would be obstructed as well as the neighbors to the west of the proposal. Our porch where we spend a great deal of time looking out onto beautiful Truckee River is on the backside of our home.

Thank you,
Valerie Lofrano
415 740-6479
415 740-7677

From: [mark zimring](#)
To: [Chelsea Crager](#)
Subject: Re: Application 2024-00000088/HDR
Date: Friday, March 7, 2025 9:21:27 AM
Attachments: [image001.png](#)
[image002.png](#)

Thanks Chelsea, please do let me know when additional materials have been posted. In the meantime, here are my initial reactions:

Comments on Updated HPAC Submission

The updated renderings don't appear to be fully accurate

Without drawing conclusions on the applicant's intent, the renderings appear to include/exclude existing built environment and include foliage that doesn't (and, in many cases, can't) exist on adjacent properties. The net impact of these omissions and inclusions is to soften the appearance of the full scale/building mass & sense of how it fits into the neighborhood. Examples include:

- East v West View: East rendering includes neighboring home, West doesn't
- North View: A number of plantings on our property (immediately West) don't and won't exist
- Southwest View: Plantings seem to be placed in our driveway and appear designed to soften the scale/size of the property

Back of the home continues to problematic & inconsistent with river corridor

The applicants' revision does not appear to be a good faith effort—the general aesthetic/mass hasn't materially changed. Rather than taking the HPAC/public comments into serious consideration, the applicants appear have--by their own tacit admission--come back with a justification for the excessive windows grounded in sustainability & other gobbledygook:

- The irony of making an argument that applicants are leading with green building & sustainability when building a 4,000+ sq foot single family house isn't lost on us.
- The applicant makes the case that allowing them to build more windows will better connect them to nature AND, IN TURN, inspire them to adopt more sustainable practices. This can't be serious?
- If the applicants want to special dispensation on grounds that it is a super low-energy green design, perhaps they should produce the calculations that demonstrate this home design has been grounded in achieving a demonstrably lower energy footprint/overall green building contribution than the norm that would warrant consideration. There are sophisticated techniques for designing homes for maximum energy efficiency (e.g., passivehaus). The applicants' statements do not provide any evidence that of commitment to green design, and instead appear to be general tropes. One might reasonably ask if ChatGPT would make these same assertions were it prompted to make the case for lots of windows in a house on sustainability grounds. There's, of course, a balance to be struck (windows have poor insulative qualities v solid walls) and this revision is neither on the right side of that balance nor obviously a genuine effort to address legitimate concerns beyond doing an internet search to make the case for what applicants already wanted to do.

While we look forward to having new neighbors, we do hope that the home built is ultimately more appropriate to the area.

Best, Mark Zimring

On Mon, Mar 3, 2025 at 9:16 AM Chelsea Crager <ccrager@townoftruckee.gov> wrote:

Hi Mark,

I am linking the resubmitted materials below. The item is scheduled for HPAC on Wednesday, March 12. The staff report is not yet finalized and posted.

Link to resubmitted materials: [Vangorder Residence](#)

If you have any questions please let me know.

Best,



Chelsea Crager

Senior Planner

ccrager@townoftruckee.gov

Phone: 530-582-2910

From: mark zimring <mark.zimring@gmail.com>

Sent: Saturday, March 1, 2025 11:20 PM

To: Chelsea Crager <ccrager@townoftruckee.gov>

Subject: Re: Application 2024-00000088/HDR

Hi Chelsea,

Can you share the resubmitted HPAC packet for this project?

Thanks!

Mark

On Mon, Jan 6, 2025, 8:52 AM mark zimring <mark.zimring@gmail.com> wrote:

Thanks Chelsea!

On Mon, Jan 6, 2025 at 8:51 AM Chelsea Crager <ccrager@townoftruckee.gov> wrote:

Hi Mark,

Happy New Year and thanks for checking in. There hasn't been an HPAC meeting since December 11, so the minutes from the meeting have not yet been finalized. The project has not yet been resubmitted, so it is not agendized yet for a new HPAC meeting.

Best,



Chelsea Crager

Senior Planner

ccrager@townoftruckee.gov

Phone: 530-582-2910

From: mark zimring <mark.zimring@gmail.com>

Sent: Friday, January 3, 2025 5:25 PM

To: Chelsea Crager <ccrager@townoftruckee.gov>

Subject: Re: Application 2024-00000088/HDR

Hey Chelsea,

Are the minutes from the last HPAC meeting available and can you advise on whether there is a planning committee meeting for which the SE River St property is on the agenda?

Tx, Mark

On Tue, Dec 10, 2024, 2:27 PM Chelsea Crager <ccrager@townoftruckee.gov> wrote:

Received, thank you. Your comment will be included with the record and circulated for the HPAC's review and consideration.

Chelsea Crager

Senior Planner

ccrager@townoftruckee.com

Phone: 530-582-2910

From: mark zimring <mark.zimring@gmail.com>

Sent: Tuesday, December 10, 2024 2:10 PM

To: Chelsea Crager <ccrager@townoftruckee.gov>

Subject: Re: Application 2024-00000088/HDR

You don't often get email from mark.zimring@gmail.com. [Learn why this is important](#)
Thanks so much Chelsea!

Three comments from us:

- 1) The the flat roof aspects of the designs seem far more mountain modern than consistent w/ historic preservation guidance/neighborhood character;
- 2) The river-facing aspects of the home appear very inconsistent with river corridor character. It'd be useful to see renderings in the proposal of the view from the bridge of the proposed building as it's my sense from available materials in the application (and appears consistent with town staff comments) that the building envelope juts out dramatically into the river viewshed and the modern design in back would materially change historic river character.
- 3) We live in a high fire risk zone--it continues to seem crazy to build homes with wood exteriors (v hardee board, for example)--it increases risk both to their home and ours.

Side note: It seems a different kind of crazy to be building 4,000 sq ft+ single family homes in downtown Truckee when we have a housing crisis.

Thanks,

Mark and Teal Zimring

[10084 SE River Street](#)

From: Chelsea Crager <ccrager@townoftruckee.gov>

Sent: Friday, December 6, 2024 1:48:58 PM

To: mark zimring <mark.zimring@gmail.com>

Subject: RE: Application 2024-00000088/HDR

Hi Mark,

Thanks for reaching out. The agenda and staff report, including attachments, are online at the following link: <https://www.townoftruckee.gov/304/Meeting-Agendas-Packets-Minutes>

Please let me know if you have any questions or if you have trouble accessing the files.

Best,

Chelsea Crager

Senior Planner

ccrager@townoftruckee.com

Phone: 530-582-2910

From: mark zimring <mark.zimring@gmail.com>

Sent: Friday, December 6, 2024 1:33 PM

To: Chelsea Crager <ccrager@townoftruckee.gov>

Subject: Application 2024-00000088/HDR

You don't often get email from mark.zimring@gmail.com. [Learn why this is important](#)

Hi Chelsea,

Are you able to email project information on the application # in title (10098 SE River). We received notice of submittal and historic design review today and, as this property is next door to our home, we would like to review the information on depth before next Wednesdays hearing. Unfortunately, my wife and I both have full time jobs and aren't able to come to town offices to review materials in person.

Thank you!

Mark Zimring

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Mark Zimring

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Mark Zimring

From: [Terry Lofrano](#)
To: [Chelsea Crager](#)
Cc: [Tony Lofrano](#); [Valerie Lofrano](#)
Subject: Suggested comments Regarding the construction of 10098 South East River St.
Date: Tuesday, March 11, 2025 4:46:39 PM
Attachments: [EPSON298.PDF](#)
[EPSON036.PDF](#)

You don't often get email from terry@lofrano-asd.com. [Learn why this is important](#)

I am hoping that my interest and opinion regarding this project is acceptable to the Planning Dept and The applicant because I was the architect of the house immediately adjacent to the east. From the design standpoint, I was originally directed to provide a design consistent with all the guidelines at that point in time. They suggested architecture that was consistent with “unique small community feeling... not disruptive of the community view.... low sloping of the time and space... compatible with the historic neighbors. “ I believe in the second rendition of the new building plan you've started to approach responding to the guidelines.. But I feel that the flat roofs along the front of the building elevation does not provide an answer. Please see the attached rough overlay sketches of what I believe could be a solution.

The other issue that is most important to the owners of the adjacent home is that the size and mass of the proposed building will illuminate their view of the bridge area that they now have. The viewing porch and side were meant to provide their only view to the west. I would appreciate the proponent to consider pulling back the kitchen wall as noted in my plan below, The kitchen area still remains a very large room.

Thanks for your review and presentation of my thoughts.

Be well,



Terry Lofrano Architect
Principal

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