

Project Amendment
11211 Trails End Rd, Truckee CA 96161
APN 019-920-010-000

Marion Avenue Properties, LLC
John Black
PO Box 3435
Olympic Valley, CA 96146

March 9, 2025

Marion Avenue Properties, LLC is applying for a Project Amendment. The amendment will remove the requirement of the Condition of Approval number 7 found in resolution 2005-2, 2019-10, and 2023-21, for Lot 9. It is unclear, to the applicant, which resolution the amendment should be applied to so it is being requested for all three resolutions that have the Condition of Approval number 7.

1. Requested Change

Applicant is requesting Amendment to Resolution 2023-21, 2019-10, 2005-2 to Remove Lot 9 from condition number 7. See strike through below.

“7. The Planning Commission shall be the review authority for all land use applications, including zoning clearances and minor use permits, for development and uses on Lots 4, 5, 6, 7, 8 and 9 in Phase 3, as shown on the approved tentative map for Phase 3, Exhibit A of Commission Resolution 2005-05.”

All other Planned Development requirements and Conditions of Approval of Resolution 2005-02, Resolution 2019-10, and most current amendment 2023-21, remain in effect.

2. Findings

All findings from Resolution 2020-10 are consistent with this application and are applied to this Project Amendment, see Resolution 2020-10 exhibit D attached to this letter.

3. Justification

Condition of approval 26 for Resolution 2020-10 is vague as to what part of the Planning Division would be reviewing Zoning Clearances applications (Staff Level, Director, Planning Commission), see condition below.

Other Conditions of Approval

26. Uses within the individual manufacturing spaces are not established as part of this approval. Each tenant of a manufacturing space is required to submit a Zoning Clearance application to the Planning Division for review and approval to establish the use of the tenant space. Future changes of use of a tenant space shall also require approval of a

Zoning Clearance or Use Permit. Allowed uses are the general manufacturing uses identified as permitted uses under Development Code Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts). An accessory office use may also be approved through a Zoning Clearance (25 percent or less of the floor area of the manufacturing space). Approval of a building permit for tenant improvements may also be required by the Town of Truckee Building Division. (Planning Division)

It is believed that staff may revert back to the original conditions of approval number 7 for Resolution 2005-2 that required Planning Commission approval for Zoning Clearances. This is the reason for the Project Amendment.

The original condition was in place to create an extra review to protect the scenic corridor standards. The requirement is unnecessary for Lot 9 as the commercial portions of the building are not visible from I-80. This requirement is placing unnecessary, pressure, and time on small businesses that would like to lease at this location on Lot 9. The requirement has already been removed from Lot 5 through another Project Amendment (Resolution 2023-21). The staff report, 2023-12-19 item 6.1 for Resolution 2023-21, suggests that removing the requirement of Condition 7 would,

“Allowing future Zoning Clearances on the site to be reviewed at the staff level, consistent with the Town’s standard practices for Zoning Clearances, would provide a more streamlined process that could help incentivize future development of a building on the site.”

While the staff report is concerned with streamlining the development of a building on Lot 5, Lot 9 is already built out and is only concerned with streamlining Zoning Clearances for future permitted uses. See below, approve Project Amendment Resolution 2023-21.

25. A Project Amendment is approved to remove the restriction on outdoor uses on Lot 5 in the Pioneer Commerce Center Planned Development amended on May 21, 2019 (Application #2019-0000050, Commission Resolution 2019-10). The conditions of approval are amended as follows:

A. Condition No. 7 shall be replaced to read: “The Planning Commission shall be the review authority for all land use applications, including zoning clearances and minor use permits, for development and uses on Lots 4, 6, 7, 8 and 9 in Phase 3, as shown on the approved tentative map for Phase 3, Exhibit A of Commission Resolution 2005-05.”

This amendment would improve the efficiency of Zoning Clearances, remove unnecessary work for the Planning Commission, and incentivize small businesses to move to this location from other locations that are not consistent with the Town General Plan.

Thank you for your consideration,

John Black
530-412-0649

Town of Truckee
Community Development Department, Planning Division
c/o Chantal Birnberg, Associate Planner
10183 Truckee Airport Road
Truckee, California 96161

March 25, 2025

RE: Lamperti Mixed-Use Industrial Project, Amendment of Planning Commission Resolution 2005-02 – 11093 Trails End Road (APN 19-920-05)

Hello Chantal,

Please accept this written correspondence and attached Planning Application executed by the Pioneer Commerce Center Phase III (known as the Pioneer Industrial Park) Lot 4 owner, Mr. Joe Lamperti, to formally add his parcel to the amendment application made by the Lot 9 owner, Mr. John Black, on March 9, 2025. Mr. Black is in agreement with the concurrent processing of this identical request.

The amendment pursuit for both of these two parcels is identical in seeking to eliminate Condition #7 of adopted Planning Commission Resolution 2005-02 as referenced below:

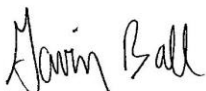
7. The Planning Commission shall be the review authority for all land use applications, including zoning clearances and minor use permits, for development and uses on Lots 4, 5, 6, 7, 8, and 9 in Phase 3, as shown on the approved tentative map for Phase 3, Exhibit A of Commission Resolution No. 2005-05.

Elimination of this condition will allow for a staff-level review, by way of the applicable application process, for the full-range of allowed uses within the applicable M, Manufacturing / Industrial, zoning district for each of these two parcels and their respective approved entitlements. In this way, elimination of the above-referenced condition will also similarly affect Condition #29 of Planning Commission Resolution 2025-03 approving Mr. Lamperti's mixed-use industrial project.

Contact, Questions & Additional Information

I will serve as the contact and primary agent for owner/applicant Mr. Joe Lamperti. Please let me know if you need any additional information or clarification on any component of the project proposal and I will communicate and coordinate with our project team and provide you with a timely response.

Sincerely,



Gavin Ball, Consulting Land Use Planner / Lamperti Agent
Attachments:

- Lamperti Planning Application