



To: Town of Truckee Planning Commission

From: Chantal Birnberg, Associate Planner

RE: Application 2025-00000026/AMD (Pioneer Industrial Park Project Amendment); Applicant/Owner: John Black, Marion Avenue Properties, LLC; 11211 Trails End Road; APN 019-920-010-000; Applicant/Owner: Joe Lamperti; 11093 Trails End Road; APN 019-920-002-000

Approved by: Denyelle Nishimori, Community Development Director

**Recommended Action:** That the Planning Commission adopt Resolution 2025-05, approving the following actions based on the recommended findings and subject to the recommended conditions of approval:

1. Determine the project to exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and
2. Approve the Project Amendment

**Project Summary:** The applicants are requesting a Project Amendment to remove the requirement for Planning Commission review of all future development projects on Lots 4 (11211 Trails End) and 9 (11093 Trails End) of the Pioneer Commerce Center Phase 3 subdivision. If approved, land use entitlements to establish uses on the subject properties would be determined by Development Code Section 18.70.020 (Authority for Land Use and Zoning Decisions).

**Planning Commission's Role:** Under Development Code Section 18.84.070 (Changes to an Approved Project), major changes to an approved project shall only be authorized by the original review authority for the project. The Planning Commission was the original review authority for the Pioneer Commerce Phase 3 Subdivision; therefore, the Commission is the review authority for the requested project amendment.

**Location/Setting:** The subject parcels are located on the southern side of Trails End Road, north of Interstate 80, in the Pioneer Commerce Center Phase 3 subdivision at 11211 Trails End Road (APN 019-920-010-000 ) and 11093 Trails End Road (APN 019-920-002-000). Adjacent uses to 11093 Trails End Road include an undeveloped lot to the north, the Interstate 80 right-of-way to the south, a contractor's yard to the southwest, and a multi-tenant industrial building to the

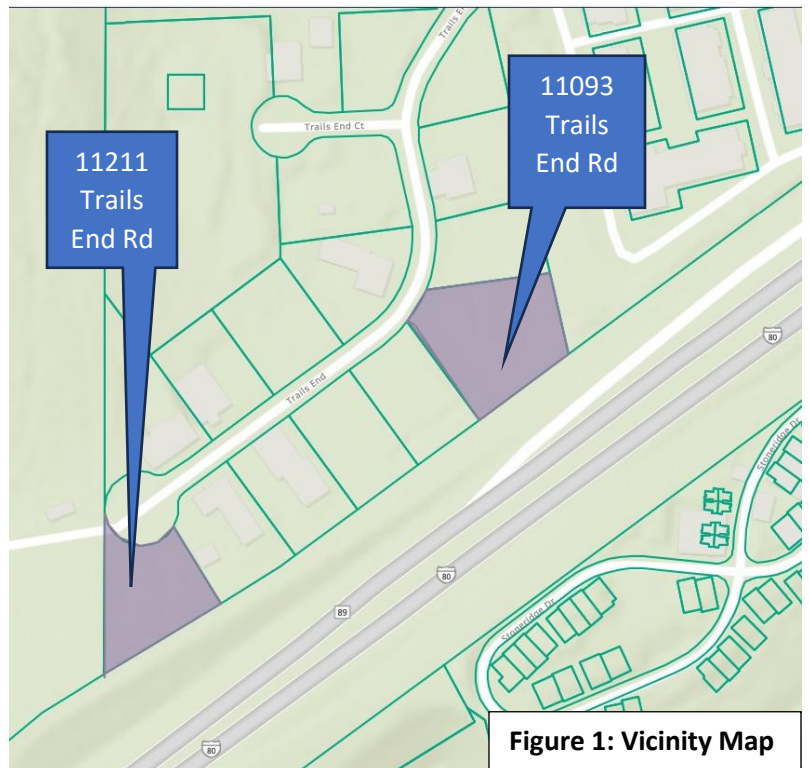


Figure 1: Vicinity Map

north across Trails End Road. Adjacent uses to 11211 Trails End Road include an auto repair company to the east, Gallagher Construction to the north, the Interstate 80 right-of-way to the south, and a Truckee Donner Public Utility District property to the west.

### **Project Site Information:**

#### **11093 Trails End**

General Plan Designation: Industrial  
Zoning District: M (Manufacturing)  
Project Area: 0.89 acres (38,768 square feet)  
Utilities: Public sewer and water

#### **11211 Trails End**

General Plan Designation: Industrial  
Zoning District: M (Manufacturing)  
Project Area: 0.63 acres (27,404 square feet)  
Utilities: Public sewer and water

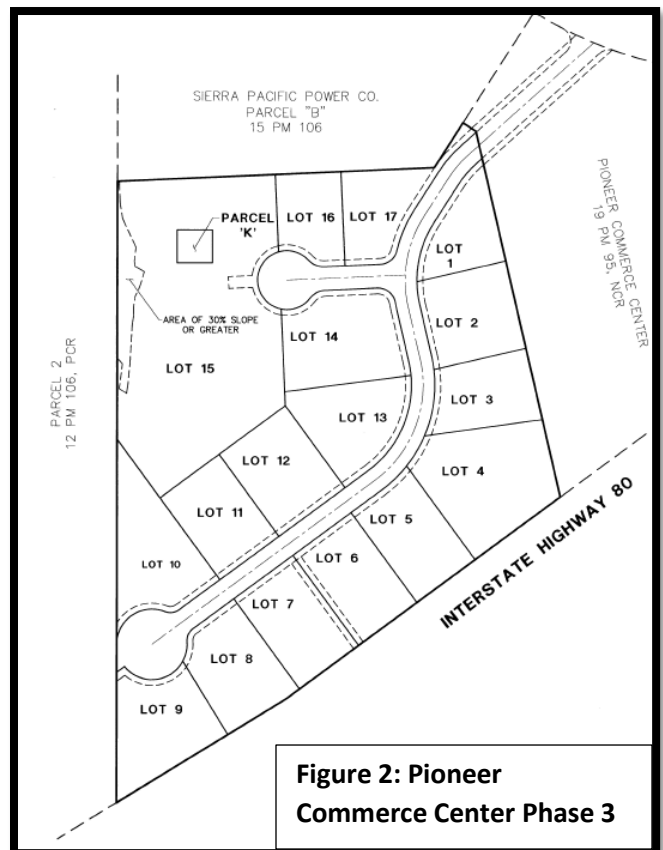
### **Discussion/Analysis:**

#### ***Background***

#### ***Pioneer Commerce Center Phase 3***

On February 9, 2005, the Planning Commission reviewed Application No. 00-111/AMD, approving the Tentative Map and Planned Development for Phase 3 of the Pioneer Commerce Center. Phase 3 consists of a 13.5-acre parcel subdivided into one utility parcel and 17 industrial parcels sold and developed by individual owners. The subject properties are Lot 4 and 9 of this subdivision. Lots 4, 5, 6, 7, 8, and 9, on the south edge of the subdivision, along Interstate 80, are within the Scenic Corridor which is designated along a specific stretch of Interstate 80. Development Code Section 18.46.080 (Scenic Corridor Standards) identifies specific requirements for projects within 300 feet on each side of the Interstate 80 right-of-way, except within the Downtown Study Area. Key Scenic Corridor requirements include the following:

- Proposed structures and parking areas shall not be located within the scenic corridor area along Highway 89 North and shall be set back a minimum of 100 feet from the Interstate 80 right-of-way.
- No structure shall exceed a maximum height of 25 feet.
- Street lighting shall be low-level and of pedestrian scale.
- Enhanced landscaped setbacks shall be provided along adjoining highways.



**Figure 2: Pioneer Commerce Center Phase 3**

With a depth of approximately 190 feet on Lots 4-9, the 100-foot setback significantly constrained the properties leading the applicant to request a Planned Development to allow for changes to the Scenic Corridor Standards. As part of the approved Planned Development (Attachment 2 – Resolution 2005-02), Condition of Approval (COA) #7 requires Planning Commission review for all land use applications, including zoning clearances and minor use permits on these lots. The intent of this condition was to provide additional review opportunities to prevent degradation of the scenic corridor.

Pioneer Industrial Park – Application 2019-00000143 – Lot 9 (Attachment 4)

At the June 16, 2020 Planning Commission meeting, the Commission approved the Pioneer Industrial Park project on Lot 9 of the Phase 3 Pioneer Commerce Center subdivision. The project includes 4,101 sf of industrial space within two buildings, one two-story building with two industrial tenants and two two-bedroom residential units on the second floor and one one-story industrial building. The project is not visible from Interstate 80. The project received a Certificate of Occupancy in March 2025 and is currently leasing tenant spaces.



**Figure 3: Pioneer Industrial Park Visual Simulation**

11118 Trails End Recorded Map Modification, Project Amendment and Zoning Clearance – Application 2023-000000015 – Lot 5

The Planning Commission approved this project on December 19, 2023. The project involves the approval to establish a permanent outdoor construction contractor’s yard on the property. The Commission approved a request to remove Lot 5 from COA #7, thus not requiring Planning Commission review of all future development projects on the site. This property is not a part of the current Project Amendment request as this change was already approved.

Lamperti Mixed Use Project – Application 2024-00000130 – Lot 4 (Attachment 5)

The Planning Commission approved the Lamperti Mixed Use Project on March 18, 2025. The project includes two buildings with two residential units and industrial and office floor area. Landscaping and fencing were proposed to meet scenic corridor standards. Building permits have not yet been requested for this project.



**Figure 4: Lamperti Mixed-Use Project Visual Simulation**

Development Code Section 18.70.020 - Authority for Land Use and Zoning Decisions

Table 4-1 (Review Authority) identifies the Town official or body responsible for reviewing and making decisions on each type of application, land use permit and other entitlements required by this Development Code. Simple entitlements with minor impacts to the community are processed at the staff level under the guidance of the Community Development Director. As complexity and potential impacts increase, the entitlements are reviewed during a public hearing, by either the Zoning Administrator, Planning Commission or Town Council (or a combination of hearing bodies). A Zoning Clearance is an example of a staff level review entitlement and would be required to establish a new use, permitted outright by the Development Code in the subject zoning district, in a new tenant space. This process can take 4-6 weeks and includes review by pertinent Town departments and outside agencies. A Zoning Clearance permit requires a deposit of \$1,200 and does not require a public hearing. A typical land use entitlement requiring Planning Commission review requires a deposit of \$9,750-\$11,250 and can take from six months to a year to process (or longer depending on the quality of the application submittal and whether it complies with all Town Codes).

**Figure 5: Table 4-1 – Review Authority**

Type of Decision	Role of Review Authority (1)			
	Director (2)	Zoning Administrator (2)	Planning Commission	Town Council
<b>Development Code Administration</b>				
Development Agreement			Recommend	Decision
Development Code amendment			Recommend	Decision
General Plan amendment			Recommend	Decision
Interpretations	Decision		Appeal	Appeal
Master Plan			Recommend	Decision
Specific Plan			Recommend	Decision
Zoning Map amendment			Recommend	Decision
<b>Land Use and Development Permits</b>				
Certificate of Appropriateness	Decision		Appeal	Appeal
Certificate of Economic Hardship			Decision	Appeal
Demolition Review (3)			Decision	Appeal
Development Permit			Decision	Appeal
Historic Variance		Decision		Appeal
Minor Use Permit		Decision		Appeal
Planned Development			Decision	Appeal
Reasonable Accommodation (4)	Decision		Appeal	Appeal
Sign Permit	Decision		Appeal	Appeal
Streamlined Residential Review	Decision		Appeal	Appeal
Temporary Use Permit	Decision		Appeal	Appeal
Use Permit			Decision	Appeal
Vacation (5)				Decision
Variance		Decision		Appeal
Wireless Communications Facility, Minor	Decision		Appeal	Appeal
Wireless Communications Facility, Major		Decision		Appeal
Zoning Clearance	Decision		Appeal	Appeal

Type of Decision	Role of Review Authority (1)			
	Director (2)	Zoning Administrator (2)	Planning Commission	Town Council
<b>Subdivision Applications</b>				
Certificate of Compliance		Decision		Appeal
Final Map	Decision (6)			
Lot Line Adjustment (2-4 parcels)	Decision		Appeal	Appeal
Parcel Map	Decision (6)			Appeal
Reversions, 2-4 parcels		Decision		Appeal
Reversions, 5+ parcels			Decision	Appeal
Tentative Map, 2-4 parcels		Decision		Appeal
Tentative Map, 5+ parcels			Decision	Appeal
Urban Lot Split/Two-Unit Project	Decision		Appeal	Appeal
Voluntary Parcel Merger	Decision		Appeal	Appeal

**Notes:**

- (1) "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals of an earlier decision, in compliance with Chapter 18.140 (Appeals).
- (2) The Director and the Zoning Administrator may refer any matter subject to their decisions, without making a decision, to the Commission so that the Commission may instead make the decision.
- (3) The Director may authorize the removal or demolition of a historic resource that poses an immediate danger in accordance with Section 18.83.020.C.
- (4) The procedures for the review and approval or denial of a reasonable accommodation are set forth in chapter 18.218 (Reasonable Accommodation).
- (5) The review authority for the release of covenant of easement shall be the review body that imposed the requirement of the covenant. The review authority for vacations considered through a tentative map application shall be the review authority of the subdivision application.
- (6) The review authority for parcel map and final map is the Town Engineer.

**Project Description**

The applicants propose to amend COA #7 in Resolution 2005-02, removing Lots 4 and 9 from the condition. They request that the review authority for land use applications be determined by Table 4-1 (Section 18.70.020). The applicants do not believe that leasing tenant spaces in the previously approved buildings could contribute to degradation of the scenic corridor. The current requirement hinders the ability of tenants to occupy the industrial spaces in a timely manner, requires unnecessary public hearings and places a hefty financial burden on potential tenants (Applicant Letter – Attachment 3). The applicants also maintain that the burden placed on potential leasees is contrary to the Town’s goals of supporting new industrial businesses and providing opportunities for industrial uses to relocate from West River Street.

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, 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.

**Land Use Approvals**

Development Code Section 18.84.070 (Changes to an Approved Project) allows for the approval of minor or major changes to a previously approved project. The Director may authorize minor changes to a project. A minor change cannot “involve a feature of the project that was a basis for conditions of approval for the project that imposed limitations, restrictions, or requirements upon the feature above and beyond the requirements of this Development Code or that was a specific consideration by the review authority

in taking action in the approval permit.” As the requested amendment was a requirement above and beyond the requirements of the Development Code, the amendment is considered a major change. Major changes to a project shall be reviewed and approved by the original review authority, which in this case is the Planning Commission.

### Project Amendment

The applicants are requesting to amend the Planned Development for Phase 3 (Attachment 2) by removing Lots 4 and 9 from COA #7. COA #29 in Resolution 2025-03 approving the Lamperti Mixed Use project reflects the Planning Commission review requirement for Pioneer Commerce Center Phase 3 and will also require an amendment (Attachment 1 - COA #9), if the initial amendment is approved. The Planning Commission was the original review authority for both Pioneer Commerce Center Phase 3 and the Lamperti Mixed Use project.

### **General Plan Consistency**

The project sites are located within the Industrial General Plan land use designation. This land use designation allows a broad range of industrial uses as well as supporting commercial uses, work/live opportunities, and workforce housing. The designation applies to areas determined appropriate for new industrial development based on their proximity to existing industrial development and major transportation facilities, as well as their distance from potential land use conflicts.

The 2040 General Plan encourages a robust industrial base and strives to facilitate the relocation of existing industrial uses off West River. Staff believes that approving the Project Amendment and removing the additional review requirements will support the creation/relocation of industrial uses within the Town.

The General Plan also considers preservation and improvements of the Town’s designated scenic corridors. The initial concern regarding the Scenic Corridor has been addressed with the approval of the building architecture and screening for both projects and the tenants of the building would not impact these components.

Staff finds the removal of Lots 4 and 9 from COA #7 would not cause either project to become inconsistent with the General Plan and would instead facilitate the addition of industrial tenants in available industrial zoned land. Staff notes that the Planning Commission previously approved the removal of Lot 5 from COA #7 in Application 2023-000000015.

### **Development Code Consistency**

The applicants are requesting to comply with Development Code Section 18.70.020 (Authority for Land Use and Zoning Decisions) for future land use entitlement requests. Approval of the Project Amendment would not cause either project to become inconsistent with the Development Code.

**Environmental Review:** Staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA). This exemption applies to projects that could not have a significant effect on the environment.

**Public Communication:** As of the date of publication of this staff report, no public comments have been received regarding the proposed project.

**Staff Summary and Recommendation:** Staff recommends that the Planning Commission approve the Project Amendment with incorporation of the recommended conditions of approval. As previously discussed, the Planning Commission review and approval of both development projects confirmed the projects would not degrade the scenic corridor. The leasing of tenant spaces would not have the

possibility to affect the scenic corridor. However, the additional requirements placed on prospective tenants would likely affect the ability to lease the industrial spaces, contrary to the Industrial land use designation General Plan goals and policies. Removing Lots 4 and 9 from COA #7 would remove barriers for leasing to new industrial tenants and revert to the Development Code requirements when determining the level of review necessary for future projects.

**Alternative Actions:** Other 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. 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.)
2. Find that an exemption to CEQA is not suitable and require the preparation of an Initial Study in accordance with CEQA.
3. Land Use Permits
  - a. Approve the Project Amendments, subject to adding, modifying, or eliminating any provision or condition of approval of the project.
  - b. Deny the Project Amendments on the basis that one or more of the required findings cannot be made.

**Attachments:**

Attachment 1: Draft Resolution 2025-05

Exhibit A: Draft Conditions of Approval

Exhibit B: Findings

Attachment 2: Planning Commission Resolution 2005-02

Attachment 3: Applicant Submittal

Attachment 4: [Pioneer Industrial Park Staff Report](#)

Attachment 5: [Lamperti Mixed Use Project Staff Report](#)