

**Town of Truckee
California**

**PLANNING COMMISSION RESOLUTION 2024-11
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2024-00000087/AMD
(INDUSTRIAL WAY MIXED-USE PROJECT AMENDMENT)**

WHEREAS, on May 19, 2020, the Town of Truckee Planning Commission adopted Resolution 2020-05, approving the Industrial Way Mixed-Use Project (Application 2019-00000175) by taking the following actions: 1) Approved a Development Permit, Zoning Clearance and Sign Plan to construct two industrial shell buildings with 28,336 square feet of general manufacturing space and a nine-unit multifamily residential building at 10969 Industrial Way (APN 019-700-006-000); and 2) Determined the project exempt from further environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines; and

WHEREAS, on April 19, 2022, the Town of Truckee Planning Commission adopted Resolution 2022-07, approving a one-year Time Extension to the previously approved Industrial Way Mixed-Use Project (Application 2022-00000032); and

WHEREAS, on June 20, 2024, the Town of Truckee received Application 2024-00000087, requesting amendments to the previously approved Industrial Way Mixed-Use Project to grant a floor area ratio (FAR) increase of 0.05, allowing construction of up to 5,837 square feet of additional mezzanine floor area within the two industrial buildings and the construction of five additional parking spaces; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Project Amendments for projects previously reviewed and approved by the Commission; and

WHEREAS, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and

WHEREAS, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site, informing the public about the project and the date, time, and location of the public hearing for consideration of the approval or denial of the Industrial Way Mixed-Use Project Amendment; and

WHEREAS, the Planning Commission held a public hearing on the matter at their regularly scheduled Planning Commission meeting beginning and ending on August 20, 2024, and considered all public comment, testimony, evidence, and information related thereto.

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2024-00000087/AMD (Industrial Way Mixed-Use Project Amendment):

1. Determines the Project Amendment approval to be exempt from the California Environmental Quality Act pursuant to Section 15301; and
2. Approves amendments to the previously approved Industrial Way Mixed-Use Project to grant a floor area ratio (FAR) increase of 0.05, allowing construction of up to 5,837 square

feet of additional mezzanine floor area within the two industrial buildings and the construction of five additional parking spaces, and subject to the conditions of approval set forth in Exhibit A (Conditions of Approval) and as shown on the approved plans in Exhibit B (Plan Set), attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit C (Findings) in support of the approval of Project Amendment.

The foregoing Resolution was introduced by _____ and seconded by Commission Member _____ at a regular meeting of the Truckee Planning Commission held on the 20th day of August 2024 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Mitch Clarin, Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

Exhibit A – Conditions of Approval
Exhibit B – Plan Set
Exhibit C – Findings

**RESOLUTION 2024-11
EXHIBIT A**

**APPLICATION 2024-00000087/AMD
INDUSTRIAL WAY MIXED-USE PROJECT AMENDMENT**

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Project Amendment is approved to modify the previously approved Industrial Way Mixed-Use Project at 10969 Industrial Way (APN 019-700-006-000), granting a floor area ratio (FAR) increase of 0.05 and allowing construction of up to 5,837 square feet of additional mezzanine floor area within the two existing industrial buildings and the construction of five additional parking spaces, as described in the Planning Commission staff report dated August 20, 2024, on file in the Community Development Department, and as shown on the plan set approved by the Planning Commission on August 20, 2024, except as modified by these conditions of approval. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with each condition. ***(Planning Division Recommendation)***
2. All applicable conditions of approval in Planning Commission Resolution 2020-05 adopted on May 19, 2024 and Planning Commission Resolution 2022-07 adopted on April 19, 2024, shall be incorporated into this Project Amendment approval, with the following modifications:
 - A. Condition No. 2 shall be replaced to read: “The effective date of shall be September 2, 2024, unless the approval is appealed to the Town Council by 5:00 p.m. on August 30, 2024.” ***(Planning Division Recommendation)***
 - B. Condition No. 3 shall be replaced to read: “In accordance with Development Code Section 18.84.050, the land use permits shall be exercised within two (2) years of the effective date of approval of the Project Amendment (by September 2, 2026), and the project shall be completed within four (4) years after the effective date of approval (by September 2, 2028). At the end of that time, if such rights have not been exercised, the approval shall expire and become null and void.” ***(Planning Division Recommendation)***
 - C. Condition No. 5 shall be modified to require compliance with the Development Code standards and provisions in effect on May 9, 2024, the Development Code in effect at the time the Industrial Way Mixed-Use Project Amendment application was determined to be complete for processing. ***(Planning Division Recommendation)***
 - D. Condition No. 29 shall be replaced to read:

“Mixed-use standards and incentives are approved for the project, as detailed in the May 19, 2020 Planning Commission staff report. These include a floor area ratio (FAR) increase of 0.04 (for a total FAR of 0.24) and a parking reduction for the residential units to one space per unit, as allowed under Development Code Section 18.58.140 (Mixed-Use Development). Additionally, a FAR increase of 0.05 is granted in compliance with Development Code Section 18.12.050 (Floor Area Criteria), as allowed for development projects providing a public art feature, as discussed in the

August 20, 2024 Planning Commission staff report. The applicant shall pay a public art fee of \$59,238.13 to the Town of Truckee to be used for the future installation of public art within Truckee. The fee is required to be paid prior to building permit issuance. ***(Planning Division Recommendation)***

E. Condition No. 30 shall be replaced to read:

Parking requirements for the project were calculated per Development Code Chapter 18.48 (Parking and Loading Standards), except as modified below:

- **Manufacturing Uses:** 2 spaces per each 1,000 square feet for the first 25,000 square feet and 1 space per 1,000 square feet thereafter (59 parking spaces).
 - 54 parking spaces are approved for the manufacturing uses, including two ADA-accessible spaces, and 5 parking spaces are approved for the mezzanine floor area, for a total of 59 parking spaces.
 - Construction of the five parking spaces generated by the mezzanine additions is required to be completed prior to issuance of the first mezzanine building permit.
 - For any mezzanines which are proposed to be permitted as ancillary office space, the square footage of the mezzanine area shall not exceed 20 percent of the floor area of the tenant space.
- **Residential Uses:** 1.5 spaces per one-bedroom unit, plus 25 percent guest parking (17 parking spaces), with one space in a fully enclosed garage for each market rate unit.
 - Nine parking spaces are approved for the residential uses, with a reduction in parking demand to one space per unit through the mixed-use incentive approved by the Planning Commission. Six enclosed garage spaces for the market rate units and three uncovered spaces for the affordable units are approved. One of the uncovered residential parking spaces shall be an ADA-accessible parking space. ***(Planning Division)***

F. Condition No. 31 shall be replaced to read:

“A minimum of 11 short-term bicycle parking spaces and three long-term bicycle parking spaces are required for the project in accordance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). Short-term bicycle parking spaces shall be provided in racks or devices that allow secure locking and are located in a visible location near building entrances. Long-term bicycle parking is required to be either located within a locked enclosure that is covered from the elements or within a secure area internal to a building and located at the ground level. The bicycle parking and support facilities shall comply with all requirements of Development Code Section 18.48.090. Revised plans identifying the bicycle parking shall be submitted for review by the Planning Division. Approval of the bicycle parking is required prior to issuance of temporary or final certificate of occupancy. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 18.84.070.B.1 of the Development Code only if the Community Development Director finds such changes and alterations to be in substantial compliance with the approved project. Major changes and alterations to

the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 18.84.070.B.2 of the Development Code.” ***(Planning Division Recommendation)***

3. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of issuance of a final invoice. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. ***(Planning Division Recommendation)***
4. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. ***(Planning Division Recommendation, Town Attorney)***

**RESOLUTION 2024-11
EXHIBIT B**

**APPLICATION 2024-00000087/AMD
INDUSTRIAL WAY MIXED-USE PROJECT AMENDMENT**

APPROVED PLAN SET

(See attachment)

**RESOLUTION 2024-11
EXHIBIT C**

**APPLICATION 2024-0000087/AMD
INDUSTRIAL WAY MIXED-USE PROJECT AMENDMENT**

FINDINGS

PROJECT AMENDMENT (DEVELOPMENT PERMIT/ZONING CLEARANCE):

- 1. The proposed development is allowed within the subject zoning district and generally complies with all applicable provisions of the Development Code, Town Municipal Code, and Public Improvement and Engineering Standards.**

The proposed development is consistent with the Development Code, Town Municipal Code, and the Public Improvements and Engineering Standards, with incorporation of the recommended conditions of approval. General manufacturing uses are permitted uses in the M (Manufacturing) zoning district. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the May 19, 2020, April 19, 2022 and August 20, 2024 Planning Commission staff reports.

- 2. The proposed development is consistent with the General Plan, any applicable Specific Plan, the Trails Master Plan, and the Particulate Matter Air Quality Management Plan.**

The proposed development is consistent with IND (Industrial) land use designation of the 2040 General Plan. The continued buildout of industrial square footage in Truckee achieves the Town goals for providing adequate industrial floor area in an area designated for manufacturing uses. The project site is not located in any sensitive environmental areas or within a scenic corridor, including prominent slopes, ridgelines, bluff lines or hillsides. The Trails and Bikeways Master Plan will be unaffected by the proposed development and the site is located in Zone D of the Truckee Tahoe Airport Land Use Compatibility Plan. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the August 20, 2024 Planning Commission staff report.

- 3. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood.**

The proposed project is located within an industrial subdivision on a site which has been built out in compliance with the previous project approvals. The proposed changes to the project are limited to the addition of mezzanine spaces within the existing industrial buildings and the construction of five additional parking spaces on the site. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the August 20, 2024 Planning Commission staff report in conjunction with the recommended conditions of approval.

- 4. The project approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be**

properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

The development is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines, which applies to projects with negligible or no expansion of the former use. This exemption applies to interior alterations and additions to existing structures provided that the increase does not exceed 10,000 square feet for projects located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive, as discussed in the August 20, 2024 Planning Commission staff report.

- 5. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed project would not be detrimental to public health and safety.**

The project was routed to all local agencies and public utility districts for review, including the Truckee Donner Public Utility District, Truckee Sanitary District and Truckee Fire Protection District, and no objections were filed.

- 6. The subject site is physically suitable for the type and density/intensity of development being proposed, and adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by this Development Code, and served by streets adequate in width and pavement to carry the quantity and type of traffic generated by the proposed project.**

The project is physically suitable for the proposed project. All required development standards for the project have been met. The roadway infrastructure to serve the site was previously approved and constructed to access the Industrial Way subdivision. All roadways to serve the project site are in compliance with Town roadway requirements. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the August 20, 2024 Planning Commission staff report.

- 7. The proposed development is consistent with all applicable regulations of the Nevada County Department of Environmental Health (NCDEH) and the Truckee Fire Protection District for the transport, use, and disposal of hazardous materials.**

The Nevada County Environmental Health Department and Truckee Donner Fire Protection District have reviewed the proposed project and no objections were filed. No proposed transport, use and or/disposal of hazardous materials is proposed.