



## Planning Commission Meeting Minutes

April 16, 2024, 5:00 PM

Town Hall – Administrative Center | 10183 Truckee Airport Road, Truckee, CA

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**1. Call to Order** 5:01 PM

**2. Roll Call**- Chair Clarin, Vice Chair Gove, Commissioner Fraiman, Commissioner Taylor.  
Commissioner Cavanagh was noted absent.

**Staff Present:** Denyelle Nishimori, Community Development Director; Scott Mathot, Senior Civil Engineer; Chantal Birnberg, Associate Planner; Kayley Metroka, Administrative Technician.

**3. Pledge of Allegiance**

**4. Public Comment:**

None.

**5. Code of Conduct**

**5.1 Committee Attendance and Code of Ethics and Conduct for Elected and Appointed Officials. Committee Members to read and sign Member Statement acknowledging they have read and understood the Code of Ethics.**

**6. Approval of Minutes**

**6.1 March 19, 2024 Minutes - Regular Meeting**

**Edits:**

None.

**Commissioner Taylor made a motion that was seconded by Commissioner Fraiman to approve the March 19, 2024 Minutes as submitted. The motion passed and carried the following vote:**

**Ayes:** Chair Clarin, Commissioner Fraiman, Commissioner Taylor

**Noes:** None

**Abstain:** Vice Chair Gove

**Absent:** Commissioner Cavanagh

**7. Public Hearings (Minor Review)**

**8. Public Hearings (Major Review)**

**8.1 Application 2021-00000026/DP-PD-UP-TM (Trailside Townhomes); 12800 Zurich Place (APN 045-079-010-000); Applicant/Owner: Dan Mellon; Agent: David Spear, Mountain Concepts**

**Recommended Action:** That the Planning Commission adopt Resolution No. 2024-06, approving the following actions based on the recommended findings and subject to the recommended conditions of approval:

Determine the project to be exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a General Plan, Community Plan or Zoning) of the California Environmental Quality Act (CEQA);

Approve the Development Permit;

Approve the Use Permit;

Approve the Tentative Map; and

Approve the Planned Development.

**Chair Clarin disclosed he is a Tahoe Donner Architectural Standards Committee member and has not reviewed this project.**

**Clarifying Questions for Staff:**

**The Applicant was not present.**

- Concerns about the 30% more efficient than Title 24- unless they can demonstrate they can do that, feels it will be extremely difficult to achieve. I was hoping they would be here to discuss potential alternatives.
  - Without the applicant present, we do not know if they did any modeling on the above question. There is a pathway- they could come in for a project amendment before the Planning Commission.
- They didn't do modeling before?
  - No. They have to do modeling before they get the building permit issued and have to show compliance once it's built.
- There's no permit without a modeling first?
  - Correct. There is no permit issued without them showing an energy consultant showing modeling that it is possible. That is one of the conditions of approval.
- Who reviews that on the town's side?
  - Our plan checkers will look at that. Right now, we have Kim Dalbol as our resident expert.
- You would need triple-pane windows, the highest R value insulation on all walls, passive solar- which the site is not oriented for. It would require solar because they are low-rise multifamily.
- I don't know if that site would be appropriate for solar with the tree shading being north aspect, downslope.
- If they can't do that, they have to come back here and build a piece of art.
  - There are other options, they could deed restrict for affordability as one of their four options.
- I thought they were already deed restricting this?
  - They are deed restricting to locals only but not deed restricting to affordability. There is no affordability aspect.
- So, it's not income restricted?
  - Correct, they will be paying the in-lieu fee.
- What happens when they realize this may be challenging and they want to change that?
  - They would submit a project amendment and it would come back to the Planning Commission.
- What is the lawn on the project?

- They were attempting to have some residential open space. The open space requirement is 30% of the site and the multifamily standards have an open space requirement per unit. I think they were hoping to use that area. It might need to be natural and not a lawn to qualify.
- There is a condition of approval for a final landscaping plan where they would have to meet all of the low-water and drought so it is considered draft until they come in for a building permit and then they would have to meet our final landscaping plan requirements.
- It looks like they are clearcutting the entire lot, is that correct?
  - (staff pulled up the site plan for review)
- Has this been approved by Tahoe Donner?
  - The last emails I saw from Tahoe Donner stated they were going to be in approval if the town approves the additional site coverage. I am not sure where they are in that process.
- Do you know if they are going to get HOA amenities?
  - I believe they were planning on that.
- Regarding Condition #13 - Nevada County Environmental Health; there is no septic, so why are they on that list?
  - This is a standard condition of approval that goes on every project. When they come in for a building permit it will get routed and Nevada County will comment “no comment”. It is part of our building permit process.
- Regarding Condition of Approval #40- it says “applicant shall pay affordable housing and in-lieu fee and hourly staff free”
  - We will change that error.
- Condition of Approval #43- “not short-term rentals” should be changed to “no”.
- Condition of Approval #44 – “temporary certificates of occupancy” the building official said there would be no more of those.
  - We will take that out of our conditions of approval.

**Public Comment:**

None.

**Deliberation:**

None.

**A motion was made by Vice Chair Gove and seconded by Commissioner Fraiman to adopt Resolution 2024-06, approving the following actions based on the recommended findings and subject to the recommended conditions of approval: Determine the project to be exempt from further environmental review pursuant to Section 15183 (Projects consistent with the General Plan, Community Plan or Zoning) of the California Environmental Quality Act (CEQA): Approve the Development Permit; Approve the Use Permit; Approve the Tentative Map; Approve the Planned Development; and to include Chair Clarin’s minor modifications to the resolution. The motion passed and carried the following vote:**

**Ayes:** Chair Clarin, Vice Chair Gove, Commissioner Fraiman, Commissioner Taylor

**Noes:** None

**Abstain:** None

**Absent:** Commissioner Cavanagh

**9. Staff Reports**

None.

**10. Information Items**

Possible projects for the May Planning Commission meeting:

- Silver Creek housing project
- SB9 appeal
- Building K-4 in Pioneer Center
- Presentation with Development Code Amendments with General Plan consistency

**11. Commission Member Reports**

None.

**12. Adjournment** 5:52 PM To the next meeting of the Planning Commission, May 21, 2024, 5:00 PM at 10183 Truckee Airport Road, Truckee, CA 96161.

Kayley Metroka