



## PLANNING COMMISSION STAFF REPORT

Meeting Date: March 18, 2025

To: Town of Truckee Planning Commission

From: Chelsea Crager, Senior Planner

RE: Application 2024-00000130/DP-MUP-SP (Lamperti Mixed Use Project); Applicant/Owner:  
Joe Lamperti; 11093 Trails End Road; APN 019-920-002-000

Approved by: Denyelle Nishimori, Community Development Director

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### **Recommended Action:**

That the Planning Commission adopt Resolution 2025-03, approving the Development Permit, Minor Use Permit, and Sign Plan and determining the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines.

### **Project Summary:**

The applicant is requesting land use approvals to construct 8,123 square feet of industrial and office space within two buildings with two residential units on a parcel within the M (Manufacturing) zoning district located at 11093 Trails End Road (APN 019-920-002-000). Building A is proposed as a two-story building with four industrial spaces and one office space on the lower level and two residential units on the upper level. Building B is proposed as a single-story building with three industrial spaces. The gross floor area, inclusive of industrial, office, and residential floor areas is 9,703 square feet.

The following land use entitlements are required for the proposed project: 1) **Development Permit** for the development of a project with over 7,500 square feet of floor area. 2) **Minor Use Permit** to allow landscaping and snow storage area to be located within an existing easement. 3) **Sign Plan** to allow the construction/installation of one monument sign and up to seven tenant wall signs.

### **Planning Commission's Role:**

The Planning Commission's role is to review the site layout and design of the development to ensure the project is consistent with the General Plan and Development Code.

### **Location/Setting:**

The project site is located on the southern side of Trails End Road, north of Interstate 80, in the Pioneer Commerce Center Phase 3 subdivision at 11093 Trails End Road (APN 019-920-002-000). Adjacent uses 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 north across Trails End Road.



Figure 1: Vicinity Map

### **Project Site Information:**

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

### **Discussion/Analysis:**

#### ***Background***

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 property is Lot 4 of this subdivision. Lots 4-9, 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 that specific requirements for projects that are 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.

With a depth of approximately 190 feet on Lots 4-9, the 100-foot setback significantly constrained the properties. Therefore, as part of a 2005 Planning Commission review, a Planned Development was proposed and approved to allow for changes to the Scenic Corridor Standards. Resolution 2005-02 identifies the following requirements for Phase 3 of the Pioneer Commerce Center (See Attachment No. 3 for the February 9, 2005 staff report and resolution):

Section 18.46.080 (Scenic Corridor Standards of the Development Code is modified as follows:

Number 5

- *(c) Buildings and structures in Phase 3 that are set back a minimum distance of 100 feet from the Interstate 80 right-of-way may have a height greater than 25 feet.*
- *(d) Buildings, structures, and parking areas on Lots 4, 5, 6, 7, 8, and 9 in Phase 3, as shown on the approved tentative map for Phase 4, shall be set back a minimum of 50 feet from the Interstate 80 right-of-way*

Number 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.*

Number 8

- *Outdoor retail, storage, and activity areas shall be prohibited on Lots 4, 5, 6, 7, 8, and 9 in Phase 3.*

An Initial Study/Mitigated Negative Declaration was approved for this project that incorporated several mitigation measures related to tree removal, design standards, and PM<sub>10</sub> emissions.

On October 20, 2005, the Phase 3 map (PM 19-175, see Attachment No. 4) was recorded with a 50-foot building restriction line consistent with Number 5c, multiple easements, and a note that prohibits outdoor retail, storage, and activity areas on Lots 4-9, consistent with the above.

On May 12, 2010, the Planning Commission reviewed and approved a Certificate of Map Correction to remove the prohibition of the outdoor retail, storage, and activity areas on Lots 4-9, which was modified as follows (See Attachment No. 5):

*All outdoor activity, outdoor retail activity, equipment, materials, and vehicle storage, shall be prohibited on the rear portion of Lots 4-9. Outdoor storage and related outdoor uses may only be permitted in the front of the buildings, unless a Zoning Clearance is approved by the Planning Commission.*

### **Project Description**

The applicant is proposing two buildings with 5,946 square feet of industrial space, 1,907 square feet of office space, and two one-bedroom residential units. Building A is proposed with 4 industrial spaces (3,528 square feet) and 1 office space (1,907 square feet) on the lower level and two residential units (762 and 818 square feet) on the upper level. Building B is proposed as a single-story building with 3 industrial spaces (2,418 square feet), common restrooms, and mechanical space. 17 surface parking spaces are proposed. Proposed building materials are a combination of horizontal black walnut-stained cedar siding and vertical weathered copper-colored metal siding. Proposed roof fascia, columns, and beams are proposed to be matte black metal, and roofs will be black.

Additionally, the applicant is requesting approval of one ground-mounted monument sign and up to seven wall signs (one per tenant). The monument sign is five feet in height and has 9.25 square feet of sign area on each side. The sign materials include black metal and LED-backlit stainless steel letters. Tenant signs are proposed as LED-backlit stainless steel letters up to eight square feet in area (maximum letter height one foot and maximum length eight feet).

Figure 2 shows the site plan, Figure 3 shows the renderings, Figure 4 shows the monument sign, and Figure 5 shows the wall signs.



Figure 2: Site Plan





Figure 3: Renderings of Buildings A (two-story and B (one-story)

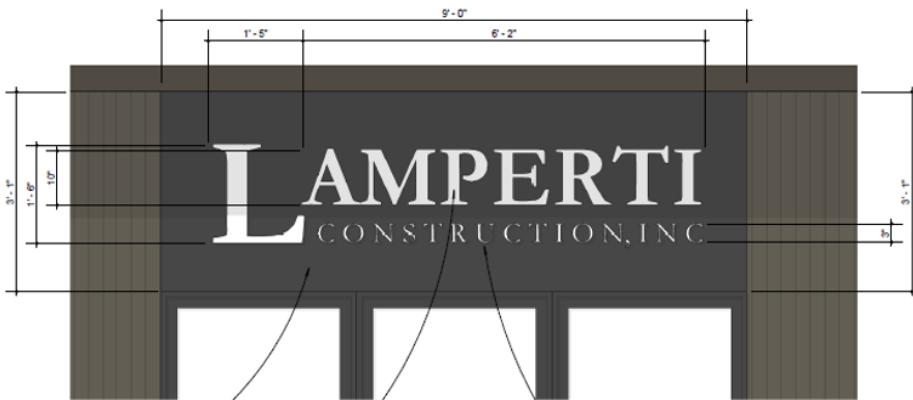


Figure 4: Proposed Ground-Mounted Sign

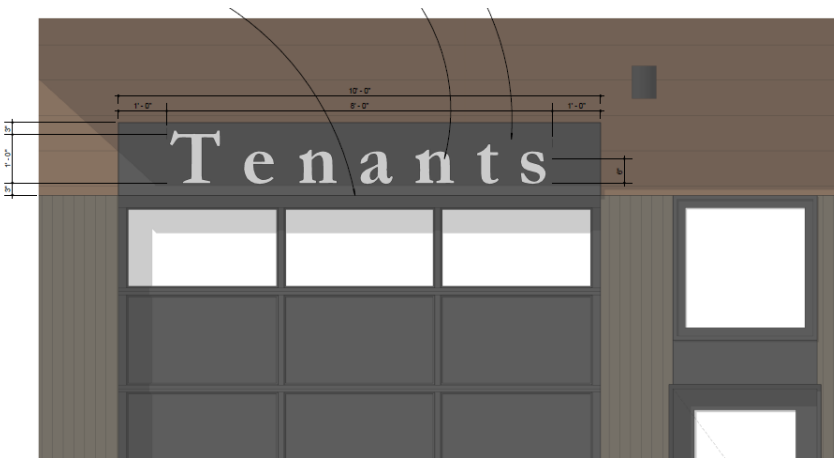


Figure 5: Proposed Wall Signs

## ***Land Use Approvals***

The Planning Commission may approve the requested land use permits, with or without conditions, only if all of the required findings can be made. Staff has recommended a set of findings to support the requested land use permit approvals. It is staff's position that with incorporation of the recommended conditions of approval, the findings required to approve the land use approvals can be made. These findings are listed in Exhibit "C" of the draft Planning Commission Resolution No. 2025-03 (Attachment No. 1). The requested land use permits are identified below:

### **Minor Use Permit**

The applicant is requesting a Minor Use Permit to allow landscaping and snow storage area to encroach into existing easements. The primary purpose of the minor use permit review is to examine the effects of the project on a site and surrounding context that cannot be determined until it is proposed for a particular location.

### **Development Permit**

The applicant is requesting a Development Permit for the construction of 5,946 square feet of industrial tenant space, 1,907 square feet of incidental office space, and two residential units. The residential units are 762 square feet and 818 square feet in size. The project's combined total gross floor area is 9,703 square feet. Projects with over 7,500 square feet of total gross floor area require review and approval of a Development Permit. The intent of the Development Permit review is to focus on issues related to site layout and design in order to arrive at the best utilization of the subject site and compatibility of design with surrounding properties.

### **Sign Plan**

Approval of a Sign Plan is required for all new projects to ensure compliance with Development Code Chapter 18.54 (Signs) and 18.56 (Sign Design Guidelines). For projects that require a discretionary land use approval, the Sign Plan application is required to be submitted and reviewed concurrent with the primary land use application.

## ***General Plan Consistency***

The project site is 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 continued buildout of more industrial floor area in Truckee achieves the Town's goals of providing adequate industrial spaces in an area designated for such uses, providing a wider range of options for industrial uses within the Town. The Town encourages mixed-use developments because these types of developments tend to efficiently address a variety of community needs. Further, mixed use residential and industrial developments typically result in reduced greenhouse gas emissions due to the opportunity for employees to live on site. Additionally, this project is located near neighborhood and community serving facilities and the downtown.

### **Land Use and Community Character Elements**

Several goals are identified within the 2040 General Plan Land Use and Community Character Elements that establish a framework for this site. Specifically:

Goal CC-1 (Natural Environment). *Design the built environment to complement, not dominate, the natural beauty of Truckee by preserving open space and scenic resources, enhancing views and vistas, and protecting the visual quality of hillside areas and scenic corridors.* The proposed project furthers this goal through setbacks and a landscape buffer from Interstate 80, a scenic corridor.

Goal CC-2 (Night Sky). *Protect views of the night sky as an important natural and scenic resource in Truckee and minimize the effects of light pollution.* The proposed project furthers this goal through lighting that is consistent with the Dark Sky Ordinance and a minimally lighted exterior signs.

Goal CC-3 (Town Design). *Maintain a high standard of design to preserve Truckee's community character.* The proposed project furthers this design with building materials and earth toned finishes that complement that landscape and environment. The project features an appropriate quantity of signs, sufficient landscaping, and surface parking that is set back and screened from view.

Goal LU-4 (Industrial Uses). *Support a strong, four-season economy by maintaining a robust industrial and maker base that provides jobs for residents and is compatible with surrounding uses.* The development of the proposed project supports this goal with new industrial floor area and potential industrial employment opportunities. The project is appropriately located and sited to minimize visual impacts to surrounding uses and to the Interstate 80 right-of-way.

#### Economic Development Element

The Economic Development Element of the 2040 General Plan includes a goal for economic diversification and year-round employment (Goal ED-1), which aims to provide employment opportunities in Truckee to diversify the economy, promote year-round employment, and provide jobs at wage levels that allow employees to live and work in Truckee. The development of industrial floor area furthers this goal by creating industrial job opportunities in the Pioneer Commerce Center area.

#### ***Development Code Consistency***

Standard	Development Code for M zoning district	Proposed	Notes
Setbacks	Front and sides: except as may be required through land use permit conditions of approval to address screening, landscaping, design guidelines, and other land use and visual compatibility issues	Front: approx. 20'  West side: approx. 12'  East side: approx. 70'	Consistent
	Rear (per Resolution 2005-02): 50' rear setback for structures and parking 100' rear setback for buildings taller than 25'	50' to structures under 25' in height  >100' to second story portion of Building A	Consistent
Floor Area Ratio (FAR) – Non-residential uses only	0.25 = 9,716 square feet maximum, utilizing Mixed Use Incentive	8,123 square feet (0.21 FAR)	Consistent
Density (Residential) for	Minimum 2 du/acre, maximum density 4 du/acre	2 dwelling units proposed on 0.89 acres = 2.25 du/acre	Consistent

Standard	Development Code for M zoning district	Proposed	Notes
Mixed Use Incentive	Residential area shall not exceed 50% of the floor area of the entire project	1,580 square feet/9,703 square feet = 16%	
Site Coverage	70% maximum	57%	Consistent
Open Space	20% minimum	31%	Consistent
Snow Storage	50% of paved area minimum	54%	Consistent
Parking	None required, pursuant to AB2097 and proximity to train depot	19 spaces	Consistent
Bike Parking	3 bicycle parking spaces minimum	3 bicycle parking spaces	Consistent
Height	50' outside the 100' setback area 25' between the 100-foot setback area and the 50-foot setback area (per Resolution 2005-02)	31' from the front property line to the 100' rear setback line  20' between the 50' and 100' rear setback lines	Consistent
Density	Four dwelling units per acre maximum  4 x 0.89 acres = 3.6 units allowed	2 units proposed	Consistent
Affordable Housing – Workforce Housing	8.12 full time equivalent employees x 3.5% = 0.28 units	No deed-restricted units; in-lieu fee proposed	Consistent
Affordable Housing – Inclusionary Housing	Projects with two attached units on one parcel on a multi-family lot in which the total number of dwelling units on the lot does not exceed two are exempt from inclusionary housing requirements	No deed-restricted units	Consistent
Solid Waste and Recyclables	State requirements	Trash enclosure to house dumpster; each unit to have own recycle bin stored in garage	Consistent with the Solid Waste and Recycling Division's requirements.
Landscaping	Adjacent to side or rear property lines: Parking areas shall provide a perimeter landscaped strip at least six feet wide; trees shall be provided at the rate of one for every 20 linear feet of landscaped area; shrubs shall be provided at the rate of one for every five linear feet of landscape area A minimum five-foot –wide landscape strip shall be provided along all street frontages. Trees: One for every 20 linear feet; Shrubs: one for every five linear feet	14 trees and 82 shrubs provided along side property line to prevent overcrowding and allow plants to thrive, taking into account drainage swale 1 tree and 25 shrubs provided adjacent to street to prevent overcrowding and allow plantings to thrive 6 trees and 128 shrubs provided in interior parking areas to prevent overcrowding and ensure plant health	Consistent - 18.40.040.A.4 allows for landscape alternatives that achieve the same effect as the landscape requirements.
Scenic Corridor Standards (modified by Resolution 2005-02) Landscape Standards	<ul style="list-style-type: none"> <li>• A three-tier landscape design</li> <li>• Dense landscaping to screen view of parking lots, fencing, outdoor storage, and work areas, and similar site features.</li> <li>• Variety of deciduous and evergreen trees, shrubs, perennial and groundcovers with</li> </ul>	Three-tier design utilizing over 50% native plantings. Variety of evergreen and deciduous trees. Preservation of existing landscaping, with a certified arborist or registered forester to	Consistent



Standard	Development Code for M zoning district	Proposed	Notes
	an emphasis on using native species. • Preservation of existing landscaping	determine which trees, if any, should be removed for the health of overall landscaping	
Outdoor Storage	<p>The perimeter of the storage area shall be enclosed and screened by a solid, sight-obscuring masonry wall or metal or wood fence with a minimum height of six feet and a maximum height of eight feet. The type/design is to be reviewed as part to the land use permit.</p> <p>All outdoor activity, outdoor retail activity, equipment, materials, and vehicle storage, shall be prohibited on the rear portion of Lots 4-9. Outdoor storage and related outdoor uses may only be permitted in the front of the buildings, unless a Zoning Clearance is approved by the Planning Commission.</p>	No outdoor storage proposed	Consistent
Monument Sign	<p>One per street frontage            30 square feet max on each side            Maximum height: 8 feet            Night sky compliant lighting allowed.            Landscaping equal to twice the area of one face of the sign is required.            Natural materials required with three-dimensional component</p>	<p>9.25 square feet            Height: 5 feet            LED-backlit stainless steel letters            Located in front landscaping</p>	Consistent
Wall Signs	<p>One per door with customer access            One square foot per lineal foot of business frontage with direct customer access            Below roof            Natural materials required with three-dimensional component</p>	<p>One sign per tenant            Eight square feet each            LED-backlit stainless steel letters            Located on tenant frontage below roof</p>	Consistent

As demonstrated in the above table, the project is consistent with the Development Code. Additionally, the project proposes natural colors and materials including black roofs, matte black metal roof fascia, columns, and beams, black walnut-stained cedar horizontal siding, and weathered copper-color vertical metal siding, that are consistent with the requirements of Development Code Section 18.25 (Design Guidelines). The colors and materials are consistent with the requirements for architectural style to include a combination of symmetry and asymmetry, include the use of texture, and utilize authentic materials.

The development proposes a landscape alternative that achieves the same effect as the landscape requirements, consistent with Development Code Section 18.40.040.A.4, which allows the review authority to modify the landscape requirements if the review authority finds that the landscape alternatives of the project will achieve the same effect as the landscape requirements. The applicant proposes sufficient landscaping including groundcover, shrubs, and trees along property lines, within setback areas, and within parking areas. The quantity and types of landscaping are appropriately grouped to prevent overcrowding and ensure plantings are healthy. The plantings are a variety of evergreen and deciduous, with the majority of plantings proposed as native species.

## Mixed Use Development

Development Code Section 18.58.140 (Mixed-Use Development) provides incentives to encourage development of mixed-use projects that incorporate a mixture of commercial and manufacturing/industrial uses with residential uses within the commercial and manufacturing zoning districts. The intent is to increase the area's population and pedestrian activity, and to reduce air pollution, energy consumption, and transportation costs. The provisions allow greater flexibility in site design and encourage innovative and creative site planning by providing incentives to combine commercial and residential land uses on the same site.

To qualify for a mixed-use development incentive, a project is required to meet the following minimum requirements:

1. The project shall provide a minimum density of two residential units per acre onsite. For example, a mixed-use development on a 0.5-acre site shall include at least one residential unit, and a development on a two-acre site shall include at least four residential units.
  - ✓ The applicant is proposing to construct two residential units on 0.89 acres = 2.2 dwelling units per acre.
2. The project may be developed as one or more multi-use or single purpose structures. If the project is developed in phases, a proportionate amount of residential units shall be constructed in each phase.
  - ✓ No phasing is proposed and the residential units are integrated into one of the two nonresidential buildings on the project.

The applicant is requesting one mixed-use incentive for the proposed project:

- **Floor Area**

- The maximum floor area ratio may be increased by 0.05, or 2,178 square feet per acre in accordance with Section 18.12.050 (Floor Area Ratio Criteria).
- Commercial and/or industrial uses shall be the primary components of a mixed-use project. Residential floor area shall not exceed 50 percent of the total floor area of the mixed-used project. For example, a project with 5,000 square feet of industrial warehouse space may have up to 5,000 square feet of residential floor area.
- Residential floor space shall not be counted towards the allowed floor area as determined by the floor area criteria development standard.

Based on an analysis of the requested incentives and the characteristics of the proposed project, it is staff's opinion that the above-requested incentive is consistent with the Development Code allowances for mixed-use projects.

## Easements

As shown in the submitted topographic survey (Attachment No. 2), there are several easements that encumber the property, including perimeter easements for drainage, pedestrian access, and utilities along the south property line adjacent to the Interstate 80 right-of-way. A Minor Use Permit is requested to allow for snow storage and landscaping within the easement along the south property line adjacent to

the Interstate 80 right-of-way. Development Code Section 18.30.056 (Easements) states that required landscaping and required site improvements shall be prohibited within easements unless:

- i. The easement is amended, with the consent of all entities with an interest in the easement, to clarify that the parking, landscaping, and/or other improvements can remain in place in perpetuity notwithstanding any other provision of the easement; or
- ii. All entities with an interest in the easement provide written consent for the parking, landscaping, and/or other improvements to remain in place in perpetuity, which such consent is absolute, irrevocable, permanent, supersedes the easement to the extent it is inconsistent with the easement, and is recorded in the official records of Nevada County.

The applicant is proposing ramped snow storage and landscaping but no permanent structures within the easement area. The landscaping serves the purpose of screening the development from the Interstate 80 right-of-way. The applicant proposes entering into an agreement with the Town and easement holders for authorization to install screening landscaping as a supplement to existing vegetation in this area. This has been included in the draft resolution as a condition of approval required prior to permit issuance.

### ***Special Districts and Utilities***

All applicable special districts, utility companies, and Town departments with an interest in this application have been notified. No objections were filed and all conditions of approval have been incorporated into the draft resolution. The project will be required to be in compliance with all utility and special district requirements.

### **Environmental Review:**

Staff is proposing to determine the project be exempt from additional environmental review pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning of the California Environmental Quality Act (CEQA) Guidelines. Section 15183 allows projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Town certified the 2040 General Plan Environmental Impact Report (State Clearinghouse No. 2022030190) in May 2023. As a part of this Environmental Impact Report (EIR), analysis was completed to identify impacts related to aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, tribal cultural resources, and wildfire. Staff has not identified any peculiarities of the project or project site that would require additional environmental review.

### **Public Communication:**

The public hearing notice was published in the *Sierra Sun* on March 7, 2025 and mailed on March 5, 2025 to all property owners within 500 feet of the project site, as shown on the latest current tax roll of Nevada County. The applicant posted an onsite sign on January 9, 2025. As of the publishing of this report, no public comments have been received by staff.

### **Staff Summary and Recommendation:**

The applicant is proposing two buildings with 8,123 square feet of nonresidential uses (industrial and incidental office) and two residential units, which is a permitted use, in the Manufacturing zoning district.

The project is consistent with the 2040 General Plan and the development standards associated with the parcel, including the requirements of the Pioneer Commerce Phase 3. The applicant has taken steps to ensure the project is compatible with the community through reducing the visual impacts of the building with appropriate architectural features and landscaping. With incorporation of the recommended conditions of approval, staff recommends that the Planning Commission adopt Resolution No. 2025-03 approving the Development Permit, Minor Use Permit, and Sign Plan for the Lamperti Mixed Use Project.

**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 Development Permit, Minor Use Permit, and Sign Plan subject to adding, modifying, or eliminating any provision or condition of approval of the project.
  - b. Deny the Development Permit, Minor Use Permit, and Sign Plan on the basis that one or more of the required findings cannot be made.

**Attachments:**

1. Draft Planning Commission Resolution No. 2025-03
2. Applicant Submittal
3. February 9, 2005 staff report and resolution links
4. Parcel Map 19-175 (Pioneer Commerce Center Phase 3)
5. Recorded Certificate of Correction