

**Town of Truckee
California**

**PLANNING COMMISSION RESOLUTION NO. 2025-03
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION NO. 2024-000000130
(LAMPERTI MIXED USE PROJECT)**

WHEREAS, the Town of Truckee has received an application requesting a Development Permit, Minor Use Permit and Sign Plan approval for the Lamperti Mixed Use Project to construct 5,946 square feet of industrial space, 1,907 square feet of incidental office space, and two residential units within two buildings. The project also includes 17 surface parking spaces, one ground-mounted monument sign, and up to seven tenant wall signs. The project requires a Development Permit for construction of over 7,500 square feet of floor area and a Minor Use Permit for landscaping and snow storage within an existing easement. The project is located within the Manufacturing (M) zoning district and within the Pioneer Commerce Center Phase III, at 11093 Trails End Road, APN: 019-920-005-000; and

WHEREAS, the Planning Commission is the designated review authority for Development Permits for construction over 7,500 square feet and the associated Minor Use Permit for landscaping and snow storage within an existing easement; and

WHEREAS, the Planning Commission reviewed application No. 00-111/AMD on February 9, 2005, approving the Tentative Map and Planned Development for Phase 3 of the Pioneer Commerce Center, which included a 13.5-acre parcel subdivided into one utility parcel and 17 industrial parcels sold and developed by individual owners, including the subject property which is Lot 4 of this subdivision and is within the Scenic Corridor along Interstate 80 and subject to specific Scenic Corridor requirements identified in Development Code Section 18.46.080. The Planning Commission Resolution No. 2005-02 modified the Scenic Corridor requirements for Lots 4-9 of the above-referenced subdivision; and

WHEREAS, on October 20, 2005, the Phase 3 map PM 19-175 was recorded with a 50-foot building restriction line, multiple easements, and a note that prohibits outdoor retail, storage, and activity areas on Lots 4-9 of the above-referenced subdivision; and

WHEREAS, 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, allowing for those uses in front of buildings unless otherwise approved by the Planning Commission; and

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

WHEREAS, public notice was published in the *Sierra Sun* on March 7, 2025 and mailed on March 5, 2025 to property owners within 500 feet of the project site informing the public of the date, time, and location of the public hearing for consideration of the approval or denial of the Development Permit, Minor Use Permit and Sign Plan; and

WHEREAS, the Planning Commission held a public hearing on the matter at their regularly scheduled Planning Commission meeting beginning and ending on March 18, 2025, and considered all information and public comment related thereto;

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application No. 2024-00000130/DP-MUP-SP (Lamperti Mixed Use Project):

1. Determines the project exempt from further environmental review in accordance with Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approves a Development Permit, Minor Use Permit, and Sign Plan as set forth in Exhibit A (Plans) subject to the conditions set forth in Exhibit B (Conditions of Approval) attached hereto and incorporated herein.

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

The foregoing Resolution was introduced by _____ and seconded by _____ at a Regular Meeting of the Truckee Planning Commission held on the 18th day of March, 2025 and adopted by the following vote:

AYES:

NOES:

ABSENT:

, Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Administrative Technician

Attachments:

Exhibit A – Plans
Exhibit B – Conditions of Approval
Exhibit C – Findings