



TRUCKEE TAHOE AIRPORT LAND USE COMMISSION

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VACANT – General Public

DANIEL B. LANDON, Executive Director
MICHAEL WOODMAN, Deputy Executive Director

Files: 40.2.1

MEMORANDUM

TO: Truckee Tahoe Airport Land Use Commission

FROM: Daniel B. Landon, Executive Director

SUBJECT: Executive Director's Report

DATE: June 14, 2019

Staff has reviewed the following projects that have occurred since the previous Executive Director's Report presented at the October 27, 2016 Truckee Tahoe Airport Land Use Commission (TTALUC) meeting:

TRUCKEE SELF STORAGE (PLACER COUNTY)

This project proposed to construct a multi-story self-storage facility with 100,000 square feet gross area and 700 units, at 9770 North Shore Drive (Highway 267). The project, reviewed during June 2017, was determined to not have any characteristics that are likely to result in inconsistencies with the compatibility criteria in the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP), and was approved by the TTALUC Executive Director.

TRUCKEE TAHOE AIRPORT DISTRICT PARCEL REZONE

This project proposed a Zoning Map Amendment to change the zoning of a parcel from Planned Community (PC) to Public Facility (PF). The zoning amendment change was a condition of a 2003 agreement between the Town of Truckee and the Truckee Tahoe Airport District allowing the district to purchase property previously included within the PC-3 (Joerger Ranch) project area. The acquisition of land and proposed use of airport hangers was previously reviewed within the 2001 Airport Master Plan. The project, reviewed during September 2017, did not have any characteristics that are likely to result in inconsistencies with the compatibility criteria in the TTALUCP and was approved by the Executive Director.

NUGGET MARKET

This Project is located in the Truckee Railyard Master Plan area and proposed to construct a grocery store with on-site parking. The project is located within Compatibility Zone D. Analysis of the project indicated that it is consistent with both the average acre and single acre intensity limits set by the Truckee Tahoe Airport Land Use Compatibility Plan and there were no concerns with regard to other compatibility factors. The project was approved by the TTALUC Executive Director on October 9, 2017.

TRUCKEE LUMBER CO. RELOCATION

The applicant, Truckee Tahoe Lumber Company, proposed to move to 11001 Soaring Way and construct three new buildings for their operation. The proposal included a 4100 square-foot retail/showroom, and 11,000 square-foot storage structure, and a 29,000 square-foot covered, unenclosed, storage structure. The project is located in Compatibility Zone D. The project did not contain characteristics likely to result in inconsistencies with compatibility criteria set forth in the TTALUCP and was approved by the Executive Director on November 28, 2017.

GRAY'S CROSSING COTTAGES REZONE

This project is located in the vicinity of 11163 China Camp Road and includes 14.76 acres in Compatibility Zone D. With 89 units on 14.76 acres, the project meets the criteria of having at least five units per acre per TTALUCP policy 3.1.3 (b). The project did not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the TTALUCP and was approved by the Executive Director on December 14, 2017.

SOUTH BALLOON TRACK COMMERCIAL BUILDINGS, RAILYARD MASTER PLAN AREA

This project is located within Compatibility Zone D. The applicants proposed a 54,297 square-foot multi-story mixed-use structure and two 320 square-foot ground mounted "shipping container" structures converted to retail fast food services. The project is the second project proposed within the Railyard Master Plan Balloon Track Area. The project was reviewed and was determined that it did not contain characteristics likely to result in inconsistencies with the compatibility criteria set forth in the TTALUCP and was approved on March 13, 2018.

TRUCKEE ART HAUS-RAILYARD THEATER

This project proposed to construct an 11,200 square-foot three-screen cinema and performing arts theater within the Truckee Railyard Master Plan Area. The project was reviewed and was determined that it did not contain any characteristics that are likely to result in inconsistencies with the compatibility criteria of the TTALUCP. It was approved by the Executive Director on November 20, 2018.

HOTEL AVERY II

The Hotel Avery project is located in the Truckee Downtown Specific Plan Area and was originally found consistent with the TTALUCP on April 6, 2012. In October 2018 the applicant updated the project application as follows:

- Reduction of hotel rooms from 55 to 30 (reduced maximum capacity by 50 people).
- Increase of restaurant seating from 74 to 124 (increases maximum capacity by 50 persons, with potential for an additional 45 outside seats).

The project was reviewed and it was determined that the changes did not include any characteristics likely to result in inconsistencies with the compatibility criteria set forth in the TTALUCP and the project was approved.