

**NOTICE OF APPLICATION SUBMITTAL**

NOTICE IS HEREBY GIVEN that the Town of Truckee Planning Division received a project application as described below.

<b>Application Submittal Date:</b>	June 20, 2024
<b>Owner</b>	Truckee Development Associates, LLC
<b>Applicant</b>	Presidio Companies
<b>Agent</b>	Ben Straus, RPM Group
<b>Application #</b>	2024-00000086
<b>Project Name</b>	Truckee Railyard Hotel
<b>Project Location</b>	10242 Church Street and 10322 Trout Creek Road; APN 019-030-008 and 019-030-051
<b>Zoning District</b>	Downtown Master Plan (DMP), Downtown Extension District of the Railyard Master Plan Downtown Mixed Use (DMU)
<b>General Plan Land Use Designation</b>	Downtown Truckee Plan
<b>Purpose of this Notice</b>	A public hearing has not been scheduled for this project at this time; however, notice of the eventual Planning Commission hearing will be provided at least 10 days prior to the scheduled hearing date. The purpose of this notice is to inform all property owners within 500 feet of the project of the application submittal.

If you have any questions regarding this notice, please contact Yumie Dahn, Principal Planner, at 530-582-2918 or [ydahn@townoftruckee.com](mailto:ydahn@townoftruckee.com).



**Project Description:** The Planning Division has received an application requesting to construct the following at 10108 Truckee Way (APN 019-421-001), in the Railyard Master Plan Area:

- 60 hotel units
- 30 multi-family residential units, with anticipated short-term rentals
- 3,561 s.f. of restaurant space, including 2,407 s.f. of ground floor restaurant and 1,154 s.f. rooftop bar
- 1,007 s.f. of ground floor retail
- 524 s.f. of meeting space and private dining room
- 1,250 s.f. fitness center and wellness room
- 3,641 s.f. pool and terrace
- 14-space covered ground floor parking
- Outdoor gathering space

The applicant is requesting the following land use entitlements:

- 1) **Development Permit** for 15,000 s.f. or more of gross floor area and twenty or more residential units in the Railyard Master Plan Area.
- 2) **Sign Plan** for the hotel and restaurant spaces.
- 3) **Zoning Clearances** to establish the hotel and residential uses. Future land use entitlements will be required for the retail and restaurant uses when more details are available.



**Environmental Status:** Staff is currently determining the appropriate environmental review for the project.

**On file:** Project information is available for review at the Community Development Department, 10183 Truckee Airport Road, Truckee, California, 96161, M-Th 8:00 a.m. to noon or electronically by contacting the project planner, **Yumie Dahn, Principal Planner, at 530-582-2918 or [ydahn@townoftruckee.com](mailto:ydahn@townoftruckee.com)**. The staff report for the project will be available a minimum of 72 hours prior to the referenced hearing date. If you have any questions regarding this notice or any element of the project proposal, please contact the project planner.

Any concerns or issues relating to the application must be raised during the public review period or at the public hearing. Public comments can be submitted via mail or hand delivery to the Planning Division (10183 Truckee Airport Road, Truckee, CA 96161), by email to [PlanningDivision@townoftruckee.com](mailto:PlanningDivision@townoftruckee.com), or through the Public Comment Form on the Town's website. Please include your name and physical address. Comments must be received by the Town prior to the public hearing. For guidelines on submitting public comments, including a link to the public comment form, please visit <https://www.townoftruckee.gov/592/Planning-FAQs>.