Planning Commission Meeting Agenda

November 17, 2026, 5:00 PM

Town Hall | Council Chambers | 10183 Truckee Airport Road, Truckee, CA

Public comment will be accepted through the Planning Commission public comment form. To ensure submitted public comment can be reviewed by the Planning Commission and the applicants before the meeting, please submit all public comment by 2:00 p.m. the day of the meeting. Comments received after 2:00 p.m. the day of the meeting will be added to the public record, but the Commission may not be able to review them before or during the meeting.

1. **Call to Order**

2. **Roll Call-** Vice Chair Taylor, Commissioner Clarin, Commissioner Cavanagh, Commissioner Kaufman, Commissioner Grossberg

3. **Pledge of Allegiance**

4. **Public Comment:** This is an opportunity for members of the public to address the Commission on items which are not on this agenda. Please state your name for the record. Comments are limited to three minutes. Under state law, the Commission cannot take action on an item not on the agenda. The Commission may choose to acknowledge the comment or, where appropriate, briefly answer a question, refer the matter to staff, or set the item for discussion at a future meeting.

5. **Approval of Minutes**

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

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

7.1 Application 2025-00000110/GPA-ZMA-LLA (Schlosser General Plan, Zoning Map Amendment and Lot Line Adjustment); Applicant/Owner: Mark Schlosser and Coyote Moon LLC; 11632 White Fir Trail and 10685 Northwoods Boulevard; (APNs 018-670-008 and 018-010-051)

Recommended Action: That the Planning Commission adopt Resolution 2026-11, recommending to the Town Council approval of the General Plan Amendment and Zoning Map Amendment to change the General Plan Land Use Designation of a portion of 10685 Northwoods Boulevard (018-010-051) from Rural Residential 1-2 acres per dwelling unit to Very Low Density Residential and to rezone that same portion of 10685 Northwoods Boulevard from RL 0.5 (Low Density Residential, 1 dwelling unit per 2 acres) to RL-X (Low Density Residential, No Further Subdivision)**.**

8. **Staff Reports**

9. **Information Items**

10. **Commission Member Reports**

11. **Adjournment**. To the next meeting of the Planning Commission, December 15, 2026, 5:00 PM at 10183 Truckee Airport Road, Truckee, CA 96161.

Posting: I declare a copy of this agenda was posted at Town Hall, 10183 Truckee Airport Road, Truckee, CA, on November 12, 2026 by 5:00 p.m. Agenda packets are available for public review online at www.townoftruckee.gov.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the lobby of Truckee Town Hall located at 10183 Truckee Airport Road, Truckee, CA, during normal business hours.

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For any item on this agenda, the Planning Commission may take the following actions: approve the item as recommended by staff, approve the item with modified conditions of approval and/or a different California Environmental Quality Act (CEQA) determination, continue the item until a future meeting, or deny approval of the item.

Notice of Accessibility: Public participation is encouraged. In compliance with Section 202 of the Americans with Disabilities Act of 1990 ("ADA") (42 U.S.C. Sec. 12132) and the Ralph M. Brown Act, the Town of Truckee is committed to ensuring that meetings are accessible to all members of the public. If you plan to attend the meeting and require accommodation due to a disability, including sensory or mobility impairments, or if you need an interpreter or other translation assistance, please contact Kelly Carpenter, Town Clerk, at (530) 582-2924, at least 48 hours before the meeting to allow the Town time to arrange for those accommodations. For information on recent updates to the Ralph M. Brown Act regarding ADA compliance, please refer to Government Codes 54953.2, 54954.1, 54954.2, and 54957.5.