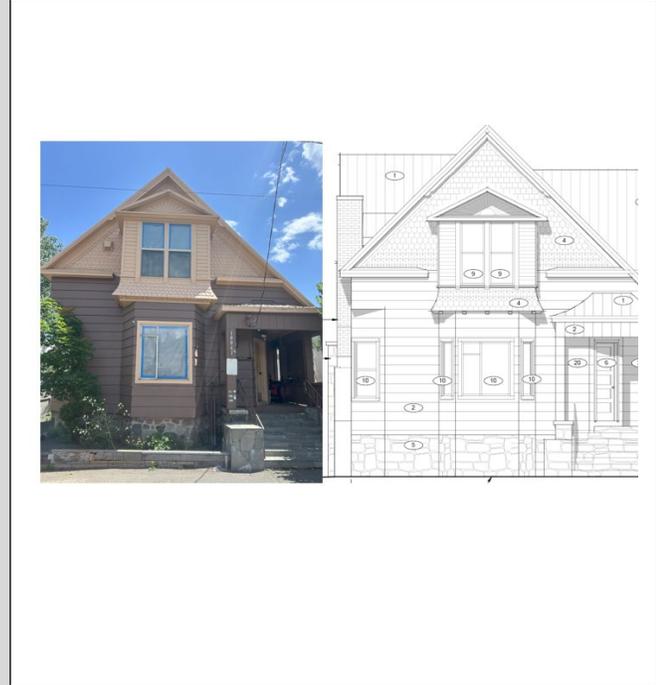


## NOTICE OF SUBMITTAL AND HISTORIC DESIGN REVIEW

NOTICE IS HEREBY GIVEN that the Town of Truckee Planning Division received a project application as described below. The Historic Preservation Advisory Commission will review the project on the date and time indicated below, and will receive and consider the statements of all persons who wish to be heard relative to this application.

<b>Meeting Date/Time</b>	<b>Wednesday – August 27, 2025 (8:00 a.m.)</b>
<b>Meeting Location</b>	Truckee Town Hall, Council Chambers, 10183 Truckee Airport Road, Truckee, California
<b>Owner</b>	Kurt and Tamara Margraf
<b>Agent/Applicant</b>	Sage Land Surveying, Inc
<b>Application Number</b>	2025-00000066/HDR-ZC
<b>Project Name</b>	10061 Church St HDR
<b>Project Location</b>	10061 Church Street (APN 019-111-005-000)
<b>Zoning District</b>	DMU (Downtown Mixed Use)
<b>General Plan Land Use Designation</b>	Mixed Use
<b>Purpose of this Notice</b>	Any comments must be submitted to the Community Development Department in writing no later than <b>August 26, 2025 at 5:00 p.m.</b> The Director will not take any action on the Zoning Clearance until the required comment period is complete. The purpose of this notice is to inform all property owners within 500 feet of the project of the application submittal.



**Project Description:** The applicant is requesting Zoning Clearance approval and Historic Design Review to convert an existing residential building to a mixed use structure with a commercial office on the lower level and one residential unit on the upper level. According to permit history, the structure has been historically permitted as a single residential unit.

The project includes exterior modifications to the structure including new windows, new deck, paving, and landscaping.

The project includes a historic design review for modifications to an existing Category A (Essential) historic resource within the Downtown Historic Preservation Overlay.

**Environmental Status:** Staff has determined the project to be exempt from further environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act.

**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 12:00 p.m. If you have any questions regarding this notice or any element of the project proposal, please contact **Chelsea Crager, Senior Planner, at 530-582-2910 or [ccrager@townoftruckee.gov](mailto:ccrager@townoftruckee.gov).**

Any concerns or issues relating to the application must be raised during the public review period or at the Historic Preservation Advisory Commission meeting. Public comments can be submitted via mail or hand delivery to the Planning Division (10183 Truckee Airport Road, Truckee, CA 96161) or email to [ccrager@townoftruckee.gov](mailto:ccrager@townoftruckee.gov). Please include your name and physical address. Comments must be received prior to **August 27, 2025**. For guidelines on submitting public comments, please visit <http://www.townoftruckee.com/government/community-development/planning-division/faq-s>.

This notice serves to satisfy both Development Code Section 18.180.020 (Notice of Application) and Section 18.180.030 (Notice of Hearing).

If you have any questions regarding this notice, please contact Chelsea Crager, Senior Planner, at 530-582-2910 or [ccrager@townoftruckee.gov](mailto:ccrager@townoftruckee.gov).