

NOTICE OF PUBLIC HEARING

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

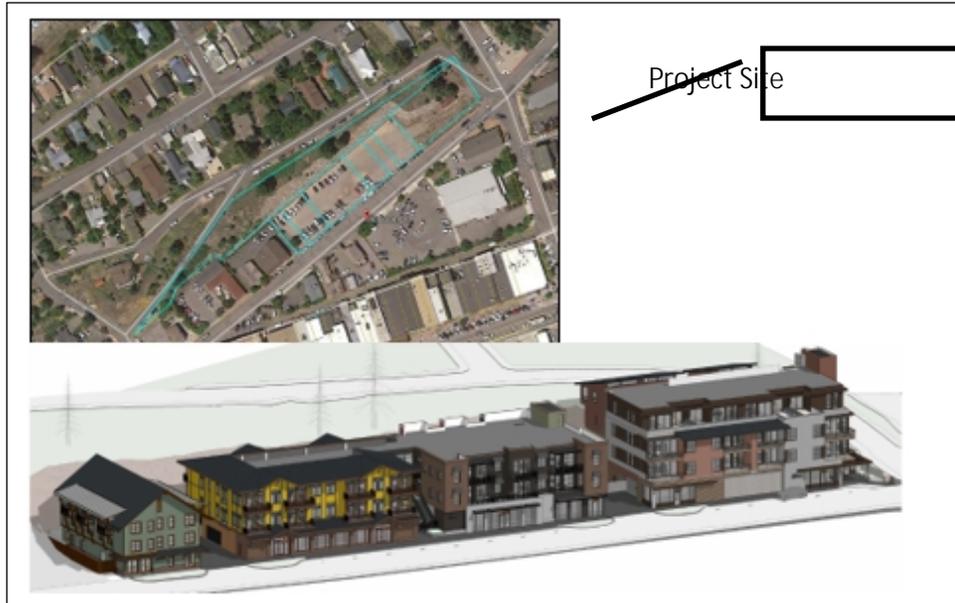
Meeting Date/Time	Wednesday – March 11, 2026 (8:00 am)
Meeting Location	Truckee Town Hall, Council Chambers, 10183 Truckee Airport Road, Truckee, California
Owner/Applicant	Sean Whelan and Jibboom Street LLC
Agent:	Sean Whelan and Jibboom Street LLC
Application #	2025-00000147
Project Name	Residences at Jibboom Project Amendment
Project Location	10102, 10090, 10060, 10012 Jibboom Street
Zoning district	Downtown Mixed Use
General Plan Land Use Designation	Plan Area – Mixed Use

Project Description: The applicant requests a Project Amendment to amend the previously approved Residences at Jibboom Project (Planning Application No. 2024-00000014). The project is a 95,398 square foot structure, comprised of 62 units, 10 of which are low-income units, and 3,604 sf. of ground floor commercial space.



The Residences at Jibboom Project Amendment requires approval of the following entitlements to permit the 62 units, 10 of which are affordable at the low-income level, and 3,604 sf. of ground floor commercial space:

Development Permit for projects with 11 or more multi-family residential units, 5,000 square feet or more of floor area; **Tentative Map and Condo Map** to reconfigure the existing parcel boundaries; **Historic Design Review** to grant a Certificate of Appropriateness for new construction within the Historic Preservation (-HP) Overlay District; **Use Permit** for disturbance of slopes of 20 percent or greater; **Minor Use Permit** to permit on-street parking spaces; **Zoning Clearance** to permit expansion of “Retail, general merchandise” commercial spaces; **Sign Permit** for changes to approved signage.



Environmental Status: Staff is proposing to determine the project to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects)..

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, **Adam Petersen, Senior Planner, at 530-582-7907 or apetersen@townoftruckee.gov**. 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.gov, 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>.