

**Town of Truckee  
California**

**PLANNING COMMISSION RESOLUTION 2024-12**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING  
APPLICATION 2024-00000014/DP-UP-MUP-ZC-TM-HDR-SP (RESIDENCES AT JIBBOOM)**

**WHEREAS**, on February 2, 2024, the Town of Truckee received an application from Sean Whelan and Jibboom Street LLC (hereinafter referred to as “applicant”) for a Development Permit, Use Permit, Minor Use Permit, Zoning Clearance, Tentative Map, Historic Design Review and Sign Plan at 10012 Jibboom Street, 10090 Jibboom Street and an Unknown Address on Jibboom Street (APNs 019-102-011, -012, -013, 014, -015, -016, -017, and -018) in the DMU (Downtown Mixed Use) zoning district; and

**WHEREAS**, the applicant requests approval of entitlements to construct an 89,312 square foot mixed-use development comprised of 62 multi-family residential units (10 affordable for-rent units in the low-income category and 52 market rate for-sale units) and 3,339 square feet of ground floor commercial space; and

**WHEREAS**, Development Permit approval is required for permitted uses with more than 5,000 square feet of floor area and for multi-family projects with more than 11 units; and

**WHEREAS**, Use Permit approval is required for disturbance of slopes of 20 percent or greater; and

**WHEREAS**, Zoning Clearance approval is required to permit “Retail, general merchandise” commercial space; and

**WHEREAS**, Tentative Parcel Map approval is required to reconfigure parcel boundaries; and

**WHEREAS**, Historic Design Review approval is required to grant a Certificate of Appropriateness for new construction within the Historic Preservation Overlay District; and

**WHEREAS**, Sign Plan approval is required to grant the proposed signage; and

**WHEREAS**, Minor Use Permit approval is required to grant on-street parking provided in the public right-of-way; and

**WHEREAS**, pursuant to Assembly Bill 2097, a Minor Use Permit is not required of the project, nor is the project required to provide parking; and

**WHEREAS**, the Historic Preservation Advisory Commission conducted a public hearing on July 10, 2024 to make a recommendation on the Historic Design Review and the reclassification of the existing site from a Category B (Contributing) resource to a Category D (Nonessential) resource on the Town of Truckee’s Historic Resources Inventory; and

**WHEREAS**, the Historic Preservation Advisory recommended on July 10, 2024 to deny the Historic Design Review and approve the historic resources inventory reclassification; and

**WHEREAS**, at the August 13, 2024 Town Council meeting, the Town Council adopted

Resolution No. 2024-053 to reclassify the project site as a Category D (Nonessential) on the Town of Truckee's Historic Resources Inventory; and

**WHEREAS**, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time, and location of the September 17, 2024 public hearing for the consideration of the approval or denial of the Development Permit, Use Permit, Minor Use Permit, Zoning Clearance, Tentative Map, Historic Design Review and Sign Plan; and

**WHEREAS**, the Planning Commission held a public hearing on the matter at its regularly scheduled Planning Commission meeting beginning and ending on September 17, 2024 and considered all information, and public comment related thereto; and

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission hereby takes the following actions on Application 2024-00000014/DP-UP-MUP-ZC-TM-HDR-SP (Residences at Jibboom):

1. Determines the project to be exempt from the provisions of CEQA per the Class 32 exemption for In-Fill Development Projects (Section 15332 of the CEQA Guidelines); and
2. Approves a Development Permit, Use Permit, Minor Use Permit, Zoning Clearance, Tentative Map, Historic Design Review and Sign Plan and the conditions of approval set forth in Exhibit C (Conditions of Approval) attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED**, the Planning Commission adopts the findings set forth in Exhibit D (Findings), in support of approval of the Development Permit, Use Permit, Minor Use Permit, Zoning Clearance, Tentative Parcel Map, Historic Design Review, and Sign Plan.

The foregoing Resolution was introduced by Commissioner Fraiman and seconded by Commissioner \_\_\_\_\_ at a Regular Meeting of the Truckee Planning Commission held on the 17th day of September 2024 and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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Dave Gove, Vice-Chair  
Town of Truckee Planning Commission

ATTEST:

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Kayley Metroka, Administrative Technician

Attachments:

- Exhibit A: Project Plans
- Exhibit B: Density Bonus Incentive/Concession, Waivers/Reductions and Parking
- Exhibit C: Conditions of Approval
- Exhibit D: Findings