

**PLANNING COMMISSION RESOLUTION 2021-10**

**EXHIBIT E**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION  
APPROVING APPLICATION 2020-00000135/DP-MUP-PD-TM-AMD  
(ESTATES MEADOWS PROJECT)**

**FINDINGS**

**DEVELOPMENT PERMIT, MINOR USE PERMIT, TENTATIVE MAP, AND PROJECT AMENDMENTS FINDING**

1. The proposed development is allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of the applicable land use permit and complies with all applicable provisions of this Development Code, the Municipal Code and the Public Improvement and Engineering Standards.

*The project includes multi-family residential in the Multi-Family Residential zoning district. The applicant is requesting Development Code modifications in order to protect the wetlands while achieving the density contemplated for the project site. Overall, with incorporation of the conditions of approval, including mitigation measures and the Planned Development modifications, the project is in compliance with the zoning district standards, Development Code, Municipal Code, and PIES. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 17, 2022.*

2. The proposed development is consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan and the Particulate Matter Air Quality Management Plan.

*The project is located with the High-Density Residential land use designation of the General Plan, which allows for multi-family residential projects. Additionally, the 2019-2027 Housing Element supports the creation of a variety of housing types, including affordable housing units and senior housing. The project is not located within a Specific Plan or Master Plan Area and is consistent with the Truckee Tahoe Airport Land Use Compatibility Plan Zone D. No trails are required at this location by the Trails and Bikeways Master Plan; the Brockway Trail, along Brockway Road, has been completed by the Town. Conditions of approval have also been incorporated related to air quality and dust emissions and mitigation measures have been adopted to ensure protection of the wetlands.*

3. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines and would not impair the design and architectural integrity and character of the surrounding neighborhood.

*The project includes two, two-story gable residential buildings. Overall, the architecture is appropriate for a modular affordable housing design. The buildings are oriented to the pedestrian frontage along Estates Drive and the gable forms are generally consistent with Truckee architecture. The proposed materials include lap and vertical fiber cement siding, painted corrugated siding, composition shingle roofing, wood doors, vinyl*

*windows in a bronze color, concrete, and railings made of galvanized steel mesh panels and wood top/bottom rail and posts. Overall, the fibercement siding and vinyl windows with accents of natural material and metal are consistent with other approved affordable housing projects in Truckee. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 17, 2022.*

4. The proposed development would not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

*With incorporation of the conditions of approval and Planned Development modifications, the site would not be detrimental to the public health, safety, or welfare of the Town or injurious to the property or improvements nearby. The project is constrained by the wetlands and requested modifications to the Planned Development make it possible construct an affordable senior housing project at the density identified by the General Plan and zoning. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 17, 2022.*

5. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the Town, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

*The project is a residential project in a residential zoning district, adjacent to a park, trail, other residential uses, and in close proximity to the Downtown. The applicant is requesting Development Code modifications in order to protect the wetlands while achieving the density contemplated for the project site. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 17, 2022.*

6. The land use permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

*An Initial Study/Mitigated Negative Declaration has been prepared for the project. The Mitigated Negative Declaration was routed to state agencies through the State of California's Office of Planning and Research State Clearinghouse and to interested agencies and parties. The Mitigated Negative Declaration identified potential environmental impacts associated with the project. Mitigation measures have been developed for inclusion within the project as conditions of approval to mitigate all potentially significant impacts to less than significant levels. The mitigation measures developed for the project are adequate in meeting the requirements of the California Environmental Quality Act (CEQA) as well as the goals and policies of the General Plan. Since circulation of the IS/MND the project description has been modified but the changes are not considered "substantial revisions" which require recirculation per Section 15073.5 of the CEQA guidelines (Recirculation of a Negative Declaration Prior to Adoption).*

7. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land and all development fees have been paid prior to occupancy of buildings and the land.

*There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services. The parcel is served by public water and sewer. The project is located adjacent to developed parcels with access from Estates Drive. All utility agencies have reviewed the project and no objections were filed.*

8. The subject site is physically suitable for the type and density/intensity of development being proposed, adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by this Development Code, and served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

*With incorporation of the conditions of approval and Planned Development modifications, the site is physically suitable for the type and density that is being proposed, including parking and landscaping. The project is constrained by the wetlands and requested modifications to the Planned Development make it possible construct an affordable senior housing project at the density identified by the General Plan and zoning. The Planned Development modifications are reductions to the Development Code standards and are not requested waivers of the standards. All roadways to serve the project site are in compliance with Town roadway requirements. This finding is further supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 17, 2022.*

9. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision unless alternate easements for access or use will be provided and the alternate easements will be substantially equivalent to ones previously acquired by the public.

*As part of the Tentative Map, the applicants are required to dedicate a 60-foot public road easement to the Town of Truckee, which was previously a 50-foot road and public utility easement to continue access on and through Estates Drive. No other easements are located on the property or are being impacted by the proposed subdivision.*

10. The discharge of sewage from the proposed subdivision into the community sewer system will comply with the requirements prescribed by the Lahontan Regional Water Quality Control Board.

*The project will use public sewer. Onsite septic is not proposed as part of this project. The project was routed to Lahontan Regional Water Quality Control Board and no comments were filed regarding the community sewer system.*

11. The proposed development is consistent with all applicable regulations of the Nevada County Environmental Health Department and the Truckee Fire Protection District for the transport, use and disposal of hazardous materials.

*The project does not propose to transport, use or dispose of hazardous materials.*

### **PLANNED DEVELOPMENT FINDINGS**

12. The proposed development is allowed within the subject zoning district and generally complies with all of the applicable provisions of this Development Code and Public Improvement and Engineering Standards relating to both on- and off-site improvements that are necessary to accommodate maximum flexibility in site planning and property development and to carry out the purpose, intent and requirements of the respective zoning district, including prescribed development standards and applicable design guidelines.

*The project includes multi-family residential in the Multi-Family Residential zoning district. The applicant is requesting Development Code modifications in order to protect the wetlands while achieving the density contemplated for the project site. Overall, with incorporation of the conditions of approval, including mitigation measures and the Planned Development, the project is in compliance with the zoning district standards, Development Code, Municipal Code, and PIES. The Planned Development modifications are requested reductions to the Development Code standards and are not waivers of the standards. This finding is supported by the discussion contained in the "Discussion and Analysis" section of the Planning Commission staff report dated May 17, 2022.*

13. The proposed project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of land uses and structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than which might otherwise occur from the strict application of the provisions and standards identified in this Development Code.

*The project incorporates two, two-story residential buildings. The site design avoids impacts to the wetlands, the project is oriented to the pedestrian frontage on Estates Drive, and the parking is screened from Estates Drive by the buildings and landscaping. The applicant is requesting Development Code modifications in order to protect the wetlands while achieving the density contemplated for the project site. Overall, the modifications proposed allow an affordable senior housing project with one-bedroom units, to be constructed on a constrained parcel. Additionally, the Planned Development modifications are requested reductions to the Development Code standards and are not waivers of the standards.*

14. For applicants seeking relief from Section 18.78.040 (Mandatory Project Features), the following additional findings shall be made: 1. The cumulative parcel development consists of less than 5 residential units, less than 7,500 sq. ft. of commercial or industrial gross floor area and less than 26,000 sq. ft. of site disturbance; and 2. The requested Development Code deviation(s) is the minimum necessary to create a project of superior quality; and 3. The project achieves other General Plan housing, sustainability, or community enhancement goals than those listed in Section 18.78.040.

*The applicants are not seeking relief from the Mandatory Project Features. The project is an 100% affordable senior housing project.*