

**Town of Truckee  
California**

**PLANNING COMMISSION RESOLUTION 2021-10**

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

**WHEREAS**, in 1980, Nevada County approved a 60-unit Senior Center Congregate Care project on the area on APN 019-450-047; and

**WHEREAS**, the Town received an initial project application requesting approval of Project Amendment to the existing Truckee Senior Apartments Development Permit (which is located north of Estates Drive) to construct a 30-unit non-age restricted affordable housing project (50-60% area median income) within three residential buildings with one community building and disturbance of over 26,000 s.f. for the buildings, walkways, parking, landscaping, and play area/turf area/"art grove"; a Minor Use Permit to allow disturbance within 200 feet of a wetland area; a Planned Development to allow a reduction in parking requirements, an increase to building height, a reduction in setbacks, an increase to site coverage and modifications to landscaping and private exterior space requirements; and a Tentative Map to subdivide the project into two parcels of 8.3 acres and 2.1 acres and dedication of a 60-foot road easement for Estates Drive, located at 10020 Estates Drive (APN 019-450-047); and

**WHEREAS**, the Planning Commission is responsible for the review and consideration of Development Permits, Planned Developments, amendments to approvals that were previously reviewed by the Planning Commission, and any associated land use permits; and

**WHEREAS**, an Initial Study was prepared for the project, the Initial Study concludes the project will not have a significant effect on the environment upon incorporation of mitigation measures into the project, and a Mitigated Negative Declaration is proposed for the project; and

**WHEREAS**, a 30-day public review period was provided on the Mitigated Negative Declaration to allow Federal, State, and local agencies, interested persons and organizations, and other members of the public to review and comment on the adoption of a Mitigated Negative Declaration; and

**WHEREAS**, a Notice of Intent to Adopt a Mitigated Negative Declaration was published in the *Sierra Sun* and mailed to property owners directly adjacent to the project site informing the public of the availability of the Mitigated Negative Declaration; and

**WHEREAS**, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project sites informing the public of the date, time, and location of the public hearing for the consideration of the approval or denial of the Project Amendment to the Development Permit, Tentative Map, Minor Use Permit, and Planned Development; and

**WHEREAS**, the Planning Commission held a public hearing on the matter at its regularly scheduled Planning Commission meeting beginning and ending on October 19, 2021, considered all information and public comment, provided feedback to the applicants related to building height, site design, and wetland impact, and continued the hearing; and

**WHEREAS**, the applicant redesigned the project to provide affordable senior housing in two two-story residential projects and to address the Planning Commission’s concerns related to building height, site design, and wetland impact; and

**WHEREAS**, the revised design requires approval of Project Amendment to the existing Truckee Senior Apartments Development Permit to construct a 30-unit affordable senior housing project (50-60% area median income) within two residential buildings and disturbance of over 26,000 s.f. for the buildings, walkways, parking, and landscaping; a Minor Use Permit to allow disturbance within 200 feet of a wetland area; a Planned Development to allow flexibility in development standards for the front and rear setbacks, parking landscaping, private exterior space, and site coverage; and a Tentative Map to subdivide the project into two parcels of 8.3 acres and 2.1 acres and dedication of a 60-foot road easement for Estates Drive, located at 10020 Estates Drive (APN 019-450-047); and

**WHEREAS**, the revised project description was reviewed and the changes were not considered “substantial revisions” that require recirculation of the Initial Study/Mitigated Negative, per Section 15.73.5 of the CEQA guidelines (Recirculation of a Negative Declaration Prior to Adoption); and

**WHEREAS**, a public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project sites informing the public of the date, time, and location of the public hearing for the consideration of the approval or denial of the Project Amendment to the Development Permit, Tentative Map, Minor Use Permit, and Planned Development for the revised project; and

**WHEREAS**, the Planning Commission held a public hearing on the matter at its regularly scheduled Planning Commission meeting beginning and ending on May 17, 2022 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 No. 2020-00000135/DP-MUP-PD-TM-AMD (Estates Meadows Project):

1. Adopts an Initial Study/Mitigated Negative Declaration for the project; and
2. Approves a Development Permit, Minor Use Permit, Planned Development, and Project Amendment subject to 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 E (Findings), in support of approval of the Development Permit, Minor Use Permit, Planned Development, and Project Amendment.

The foregoing Resolution was introduced by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a Regular Meeting of the Truckee Planning Commission held on the 17<sup>th</sup> day of May and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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Dave Gove, Chair  
Town of Truckee Planning Commission

ATTEST:

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Kayley Metroka, Administrative Technician

Attachments:

- Exhibit A: Plans, including Tentative Map
- Exhibit B: Planned Development
- Exhibit C: Draft Conditions of Approval
- Exhibit D: Initial Study/Mitigated Negative Declaration with Mitigation Monitoring Reporting Program and memo related to Project Description modifications
- Exhibit E: Draft Findings