

**Town of Truckee  
California**

**PLANNING COMMISSION RESOLUTION 2025-08**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION  
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ZONING MAP FOR  
APPLICATION 2024-00000155/ZMA-LLA  
(MARKS ZONING MAP AMENDMENT AND LOT LINE ADJUSTMENT)**

**WHEREAS**, the Glenshire No. 2 subdivision created Lot A for use by the Glenshire Mutual Water Company to provide water to the subdivision; and

**WHEREAS**, Lot A was zoned PF (Public Facilities); and

**WHEREAS**, the Glenshire Mutual Water Company was acquired by the Truckee Donner Public Utility District and the well on Lot A was decommissioned; and

**WHEREAS**, Lot A was sold to an adjacent property owner; and

**WHEREAS**, the current owners of Lot A (APN 040-120-028-000) also own the adjacent lot (APN 040-120-027-000); and

**WHEREAS**, APN 040-120-027-000 is zoned RL-X (Low Density Residential, No Further Subdivision) and is developed with a single-family residence; and

**WHEREAS**, the owners of APN 040-120-027-000 and APN 040-120-028-000 have requested approval of a Lot Line Adjustment to merge the two lots; and

**WHEREAS**, Lot Line Adjustments cannot create split-zoned parcels; and

**WHEREAS**, the Town has received an application requesting approval of Zoning Map Amendment to rezone APN 040-120-028-000 from PF to RL-X and a Lot Line Adjustment to merge APN 040-120-027-000 and APN 040-120-028-000; and

**WHEREAS**, the Planning Commission is an advisory body to the Town Council on matters concerning land use regulation and the Development Code; and

**WHEREAS**, the Planning Commission held a public hearing on June 17, 2025 on the requested Zoning Map Amendment, and considered all public comment, testimony and evidence; and

**WHEREAS**, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and

**WHEREAS**, 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 public hearing for consideration of the Zoning Map Amendment; and

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission hereby recommends that the Town Council take the following actions on Application 2024-000000155/ZMA-LLA

(Marks Zoning Map Amendment and Lot Line Adjustment):

1. Determines the project exempt from further environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines; and
2. Approves a Zoning Map Amendment modifying the zoning of APN 040-120-028-000 from PF to RL-X attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED**, the Planning Commission hereby recommends that the Town Council adopt findings set forth in Exhibit A (Findings), in support of approval of these actions.

The foregoing Resolution was introduced by Commissioner Clarin and seconded by Vice-Chair Taylor at a Regular Meeting of the Truckee Planning Commission held on the 17<sup>th</sup> day of June 2025 and adopted by the following vote:

**AYES:** Chair Cavanagh, Vice-Chair Taylor, Commissioners Clarin and Kaufman

**NOES:** None

**ABSENT:** Commissioner Toups (Recused)

Signed by:

*Coral Cavanagh*

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Coral Cavanagh, Chair  
Town of Truckee Planning Commission

ATTEST:

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*Kayley Metroka*

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Kayley Metroka, Administrative Technician

Attachments:  
Exhibit A – Findings

## PLANNING COMMISSION RESOLUTION 2025-08

### EXHIBIT A

#### **A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ZONING MAP FOR APPLICATION 2024-00000155/ZMA-LLA (MARKS ZONING MAP AMENDMENT AND LOT LINE ADJUSTMENT)**

#### **ZONING MAP AMENDMENT FINDINGS**

- 1. The proposed amendment ensures and maintains internal consistency with all of the goals, policies, and actions of all elements of the General Plan and any applicable specific plan.**

The Planning Commission finds that the Zoning Map Amendment creates consistency with the General Plan by changing the zoning to a district that is consistent with the underlying General Plan Land Use Designation. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the June 17, 2025 Planning Commission staff report.

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.**

The Planning Commission finds that the Zoning Map Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the Town. The rezoning aligns the parcel with adjacent residential properties and does not alter the site's development potential. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the June 17, 2025 Planning Commission staff report.

- 3. With the proposed amendment, adequate and available sites remain to mitigate the loss of any residential density to accommodate the Town of Truckee's fair share regional housing need in compliance with State law (Government Code Section 65863[b]).**

The Planning Commission finds that the Zoning Map Amendment does not reduce residential density. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the June 17, 2025 Planning Commission staff report.

- 4. There is adequate capacity available in the community sewer and water systems to serve the potential development, and the site is physically suitable for the requested zoning designation(s) and anticipated land use development(s). Factors considered to evaluate suitability shall include access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints.**

The Planning Commission finds that the Zoning Map Amendment will not impact the capacity of existing sewer and water systems, and that the site is appropriate for the proposed zoning designation. The parcel is located within a residential neighborhood and is surrounded by RL-X zoning. Both parcels are currently served by electricity, water, gas, and sewer services, which will remain unaffected by the proposed amendment. This finding is supported by the discussion contained in the "Discussion/Analysis" section of

the June 17, 2025 Planning Commission staff report.