

**Town of Truckee
California**

PLANNING COMMISSION RESOLUTION 2026-04

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2025-00000143/EXT
(ESTATES MEADOWS HOUSING PROJECT TIME EXTENSION)**

WHEREAS, on May 17, 2022, the Planning Commission approved the Estates Meadows Housing Project (Planning Application #2020-00000135), a 30-unit affordable senior housing project (55 years and older and 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 applicants recorded the associated Parcel Map (Planning Application #2022-00000108 that subdivided the project into two parcels – the northern 7.6-acre parcel where the Truckee Senior Apartments are located (10020 Estates Drive; APN 019-450-075), the southern 2.1-acre parcel (10085 Estates Drive; APN 019-450-074) where the development is proposed, and dedicated Estates Drive right-of-way); and

WHEREAS, the Estates Meadows Housing Project approval was anticipated to expire on May 30, 2024; and

WHEREAS, the State adopted Assembly Bill 2729 (2023) (AB 2729) extending the land use entitlements for housing development and maps for 18 months; and

WHEREAS, AB 2729 applies to the Estates Meadows Housing Project and extended the land use entitlements to November 30, 2025; and

WHEREAS, this automatic statutory extension was determined to be separate from the Time Extension requests allowed under Development Code Section 18.84.050; and

WHEREAS, on November 25, 2025, the Town of Truckee received Application #2025-00000143/EXT requesting approval of a two-year Time Extension for the Estates Meadows Housing Project Time Extension; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Time Extensions for projects previously reviewed and approved by the Commission; 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, 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 public

hearing for the consideration of the approval or denial of the Time Extension; and

WHEREAS, the Planning Commission cancelled the February 17, 2026 regular Planning Commission meeting; and

WHEREAS, a second 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 the consideration of the approval or denial of the Time Extension; and

WHEREAS, the Planning Commission held a public hearing on the matter at a regular Planning Commission meeting beginning and ending on March 17, 2026, and considered all public comment, testimony, evidence, and information related thereto.

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application No. 2025-00000143/EXT (Estates Meadows Housing Project Time Extension):

1. Determines the two-year Time Extension approval to be exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3); and
2. Approves a Time Extension for a period of two additional years from the effective date of approval, subject to the conditions of approval set forth in Exhibit "A" (Conditions of Approval), attached hereto and incorporated herein; and

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit "B" (Findings), in support of approval of the Time Extension.

The foregoing Resolution was introduced by Commission Member _____ and seconded by Commission Member _____ at a Regular Meeting of the Truckee Planning Commission held on the 17th day of March 2026 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Coral Cavanagh – Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

Exhibit A: Conditions of Approval
Exhibit B: Findings

PLANNING COMMISSION RESOLUTION 2026-04

EXHIBIT A

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2025-00000143/EXT (ESTATES MEADOWS HOUSING PROJECT TIME EXTENSION)

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Time Extension for a period of two additional years is approved for the Estates Meadows Housing Project for the construction of a 30-unit affordable senior housing project (55 years and older and 50-60% area median income) within two residential buildings, located at 10020 Estates Drive (APN 019-450-075) and 10085 Estates Drive (APN 019-450-074) (previously, 10020 Estates Drive; APN 019-450-047), as described in the May 17, 2022 staff report and as shown on the site plans and civil drawings approved by the Planning Commission on May 17, 2022 and on file in the Community Development Department except as modified by these conditions of approval. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. ***(Planning Division Recommendation)***
2. The effective date of approval of the Time Extension shall be March 30, 2026, unless the approval is appealed to the Town Council by 5:00 p.m. on March 27, 2026.
3. All applicable conditions of approval in Planning Commission Resolution 2021-10, adopted on May 17, 2022, shall be incorporated into this Time Extension approval, with the following modification:
 - A. Condition of Approval No. 3 shall be replaced to read: "The effective date of approval of the Development Permit, Minor Use Permit, Planned Development, Project Amendment, and Tentative Map shall be May 30, 2022 unless the approval is appealed to the Town Council by 5:00 PM on Friday, May 27, 2022. Assembly Bill 2729 (2023) extended the approval of the land use entitlements 18 months, to November 30, 2025. In accordance with Section 18.84.055 of the Development Code (Time Extension), the Development Permit, Minor Use Permit and Project Amendment shall be exercised within two (2) years of November 30, 2025 (November 30, 2027), and the project shall be completed within four (4) years after November 30, 2025 (November 30, 2029). Otherwise the approval shall become null and void. No additional time extensions may be granted to this project. The Tentative Map has been exercised through recordation of the Parcel Map (Nevada County Book, Page 25; Planning Application 2022-00000108)." ***(Planning Division Recommendation)***
 - B. Condition of Approval No. 7 shall be replaced to read: "Except as modified by these conditions of approval, the project shall comply with all applicable provisions and standards of the Development Code (effective date June 12, 2025) including, but not limited to the following:

- a. General Development Standards as contained in Table 2-9 including site coverage, setbacks, and height limits;
 - b. Air Emissions in accordance with Section 18.30.030;
 - c. Drainage and stormwater runoff in accordance with Section 18.30.050;
 - d. Bicycle Parking in accordance with Section 18.48.090;
 - e. Building Height in accordance with Section 18.30.090;
 - f. Snow Storage in accordance with Section 18.30.130;
 - g. Exterior Parking in accordance with Chapters 18.48 and 18.50;
 - h. Exterior lighting in accordance with Section 18.30.060;
 - i. Solid Waste/Recyclable Materials in accordance with Section 18.30.150;
 - j. Open Space in accordance with Section 18.46.060;
 - k. Off-Street Loading Space Requirements in accordance with Section 18.84.100;
 - l. Property Maintenance in accordance with Section 18.30.100;
 - m. Parking in accordance with Chapters 18.48 and 18.50;
 - n. Landscaping in accordance with Chapters 18.40 and 18.42.” (**Planning Division**)
- C. Condition of Approval No. 43 shall be replaced to read: “Site disturbance shall be set back at least 10 feet from the perimeter of the delineated wetland. The wetland shall be delineated by a wetland expert and staked on site prior to ground-disturbing activity and shall be maintained throughout construction.

A four-foot split rail fence shall be installed around the perimeter of the wetland. Fencing on the eastern portion of the wetland shall be rectilinearly designed along the eastern lobe of the wetland and along parking areas. The location of the proposed wetland fencing shall be reviewed and approved by a wetland expert and Community Development Director and shall be verified in the field. Signage in earthtone colors with nonreflective backgrounds shall be placed on the proposed wetland fencing identifying the existence of the environmentally sensitive area and prohibiting entrance into the wetland. The locations, quantity, text, and design of the signage shall be reviewed and approved by the Community Development Director, with recommendations from a wetland scientist, prior to building permit issuance. Prior to building permit final, the signage shall be installed.” (**Planning Division Recommendation**)

- D. Condition of Approval No. 53 shall be replaced to read: “The number of bike parking spaces shall comply with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities). For residential projects, one long-term parking space is required for each unit that does not have a fully enclosed garage, and additional short-term bicycle parking provided for guests at a rate of one space per ten residential units (a minimum of two guest spaces shall be provided in all cases). At least 30 long-term and three short-term bicycle parking spaces are required. Long-term bicycle parking shall be located at ground level and covered from the elements and may be located in a locked enclosure or secure area internal to a building. The Community Development Director may modify the required number of bicycle parking spaces where it can be demonstrated that a lesser number of bicycle spaces can adequately serve the intended use. Prior to building permit issuance, the Planning Division shall verify that the project provides the required number of secure bicycle parking spaces or storage

prior to building permit issuance. The dimensions, location, and design of the bicycle parking shall be in compliance with Development Code Section 18.48.090 (Bicycle Parking and Support Facilities).

Prior to final certificate of occupancy, the bicycle parking spaces shall be installed. Each bicycle parking space shall include a stationary parking device, mounted to the ground to adequately support the bicycle. Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance; shall be conveniently located and generally within proximity to the main entrance of a structure; and be separated from motor vehicle parking spaces or aisles by a fence, wall or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.” **(Development Code Section 18.48.090)**

3. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of issuance of a final invoice. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. **(Planning Division)**
4. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. **(Planning Division, Town Attorney)**

PLANNING COMMISSION RESOLUTION 2026-04

EXHIBIT B

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
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(ESTATES MEADOWS HOUSING PROJECT TIME EXTENSION)**

FINDINGS

TIME EXTENSION

- 1. The permittee has made a good faith effort to exercise the permit and has exercised due diligence in seeking to establish the permit.**

This finding is supported by the discussion section contained in the “Discussion/Analysis” section of the Planning Commission staff report dated March 17, 2026.

- 2. The land use permit(s) and approved use are in compliance with this Development Code, the General Plan and any applicable Specific Plan and/or master plan.**

This finding is supported by the discussion section contained in the “Discussion/Analysis” section of the Planning Commission staff report dated March 17, 2026. With incorporation of the revised conditions of approval, the project is consistent with the 2040 General Plan and June 12, 2025 Development Code.