



Date: February 25, 2025

Honorable Mayor and Council Members:

Author and title: Yumie Dahn, Principal Planner

Title: **2024 Development Code Update; Adoption of Ordinance 2025-01 (By Right Housing)**

Jen Callaway, Town Manager

Recommended Action: That the Town Council take the following actions:

- 1) Adopt Ordinance 2025-01, amending the Truckee Municipal Code, Title 18 Development Code to add Chapter 18.217 (By Right Housing); and
- 2) Determine the amendments to be exempt from the California Environmental Quality Act (CEQA) because the adoption of this ordinance is not a “project” pursuant to Sections 15060(c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations, and because under Section 15061(b)(3) of the State CEQA Guidelines, the amendments are exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

Discussion: The Town Council considered the addition of a new By Right Housing Ordinance (Chapter 18.217) to the Development Code at its January 28, 2025 meeting. At the January 28th hearing, the Council introduced the ordinance for adoption and approved the amendments as proposed. Concurrently, the Council adopted Resolution 2025-11 (Eligible By Right Housing Site Map) to identify the locations of the eligible by right housing sites. The resolution will go into effect at the same time as Ordinance 2025-01.

Priority:

<input type="checkbox"/> Enhanced Communication	<input type="checkbox"/> Climate and Greenhouse Gas Reduction	<input type="checkbox"/> Housing
<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/> Core Service

Fiscal Impact: As proposed, there will be minimal fiscal impact to the Town in administering these amendments. The cost to apply the Ordinance and Resolution to individual projects would be paid for by each project proponent as part of the land use application

Public Communication: Public communication on this matter was addressed in the January 28, 2025 Council staff report. No public comment has been received on the By Right Housing Ordinance.

Attachments:

1. Ordinance 2025-01 – Development Code Updates