

**Town of Truckee  
California**

**PLANNING COMMISSION RESOLUTION 2024-54**

**A RESOLUTION OF THE TOWN OF TRUCKEE TOWN COUNCIL  
UPHOLDING PLANNING COMMISSION DECISION AND DENYING APPEAL ON  
10198 THOMAS DRIVE SENATE BILL 9 TWO-UNIT DEVELOPMENT APPEAL**

**WHEREAS**, the Town of Truckee has received a timely appeal of a Planning Commission decision on the denial of an Senate Bill 9 (SB9) Two-Unit Development located at 10198 Thomas Drive; and

**WHEREAS**, the Town Council is responsible for the review and consideration of appeals of Planning Commission decisions; and

**WHEREAS**, the Planning Commission decision was made following the appeal of the Community Development Director's denial of an SB9 Two-Unit Development on May 21, 2024; and

**WHEREAS**, in 2021, the California Legislature approved, and the Governor signed into law SB9, which among other things, adds Government Code sections 658852.21 and 66411.7 to impose new limits on local authority to regulate urban lot splits and two-unit developments; and

**WHEREAS**, the adoption of SB9 is intended to help alleviate the housing crisis by providing additional housing by creating a ministerial process for the subdivision of residentially zoned parcels; and

**WHEREAS**, in February 2024, the Community Development Director denied the project for not meeting objective development standards; and

**NOW THEREFORE BE IT RESOLVED**, the Town Council hereby takes the following actions on Application 2024-00000073 (10198 Thomas Drive SB9 Appeal):

1. Uphold the determination of the Community Development Director and Planning Commission by denying the proposed SB9 Two-Unit Development based on not meeting the minimum development standards and as described in the February 20, 2024 Denial Letter.
2. Deny the appeal.
3. Determine the Community Development Director determination to be exempt pursuant to CEQA Guidelines Section 15300.1, which states that CEQA does not apply to ministerial projects.

**BE IT FURTHER RESOLVED**, the Town Council adopts the findings set forth in Exhibit A (Findings), in support of the Council's decision to uphold the Planning Commission's decision and to deny the appeal.

**PASSED AND ADOPTED** by the Town of Truckee Town Council on this 13th day of August, 2024 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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David Polivy – Mayor

ATTEST:

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Kelly Carpenter, Town Clerk

Attachments:

Exhibit A— Findings

**RESOLUTION 2024-54**

**EXHIBIT A**

**APPLICATION NO. 2024-00000073  
10198 THOMAS DRIVE SB9 TWO-UNIT DEVELOPMENT APPEAL  
PLANNING COMMISSION DETERMINATION APPEAL**

**FINDINGS**

1. The Town Council finds that the project was properly reviewed in accordance with Chapter 18.95 (Urban Lot Split and Two-Unit Projects), and the proposal does not adequately meet the design requirements for approval. The Town Council finds that the project is not in compliance with Chapter 18.95 and concurs with the Community Development Director's denial of the SB9 application (2023-00000154). The Town Council now acts as the review authority due to the appeal of the Community Development Director's decision being denied by the Planning Commission on May 21, 2024.