

**TOWN OF TRUCKEE  
California**

**PLANNING COMMISSION RESOLUTION 2023-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE  
RECOMMENDING APPROVAL OF AMENDMENTS TO THE DEVELOPMENT CODE FOR  
OBJECTIVE DESIGN STANDARDS**

**WHEREAS**, in response to California’s housing crisis, several State laws have been enacted with the intent to stimulate housing production by streamlining permit processes; and

**WHEREAS**, many of the State laws encumber local jurisdictions’ ability to deny or reduce the density of housing projects based on discretionary or subjective guidelines; and

**WHEREAS**, the Town’s current design guidelines support high quality architectural design but rely on subjective criteria and cannot be objectively applied; and

**WHEREAS**, the Town supports streamlining the creation of high-quality housing projects for the community while at the same time maintaining Truckee’s community character; and

**WHEREAS**, the Town’s 2019-2027 Housing Element includes Program H-1.9, which directs the Town to “develop objective design standards for multi-family residential projects and continue public outreach on creation and implementation of these standards”; and

**WHEREAS**, the Town’s 2040 General Plan includes Action LU-9.B (Objective Design Standards) which requires development of objective design standards for residential and nonresidential uses; and

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

**WHEREAS**, on April 28, 2020, the Town Council authorized an application to the State of California Department of Housing and Community Development (HCD) for the Local Early Action Planning Grants Program (LEAP) to assist in the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance to implement the sixth cycle of the regional housing needs assessment; and

**WHEREAS**, in July 2020, staff received a \$65,000 notice of award for this LEAP grant to be used toward the development of objective design standards in the Development Code; and

**WHEREAS**, the Town facilitated a community survey, focus group discussions, and held a workshop on the objective design standards; and

**WHEREAS**, the Commission held a public meeting on Development Code Amendments contained in this resolution on July 18, 2023, for the following items related to objective design standards:

Article II – Zoning Districts and Allowable Land Uses

- Chapter 18.06 – Establishment of Zoning Districts, Adoption of Zoning Map

- Chapter 18.08 – Residential Zoning Districts
- Chapter 18.12 – Commercial and Manufacturing Zoning Districts
- Chapter 18.16 – Special Purpose Zoning Districts
- Chapter 18.24 – Design Guidelines
- Chapter 18.25 – Objective Design Standards (New section)

Article III – Site Planning and General Development Standards

- Section 18.30.050 – Drainage and Storm Water Runoff
- Section 18.30.070 – Fences, Walls, and Hedges
- Section 18.30.080 – Grading and Vegetation Removal
- Section 18.30.090 – Height Measurement and Height Limit Exceptions
- Section 18.30.120 – Setback Requirements and Exceptions
- Chapter 18.36 – Hillside Development Standards
- Section 18.38.050 – Donner Lake Development Standards
- Chapter 18.40 – Landscape Standards
- Chapter 18.46 – Open Space/Cluster Requirements
- Section 18.58.025 – Accessory Dwelling Units
- Section 18.58.140 – Mixed-Use Development
- Section 18.58.180 – Multi-Family Residential Projects (proposed deletion)

Article IV – Land Use and Development Permit Procedures

- Chapter 18.72 – Zoning Clearance
- Chapter 18.74 – Development Permit
- Chapter 18.79 – Streamlined Residential Review (New section, same as above)

Article VII – Housing

- Chapter 18.214 – Inclusionary Housing
- Chapter 18.216 – Workforce Housing

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- Chapter 18.216 – Workforce Housing

Article VIII – Development Code Definitions

- Definition – Development Envelope
- Definition – Site Disturbance
- Definition – Story

**WHEREAS**, the Community Development Department duly noticed the Planning Commission public hearing; and

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE**, the Commission hereby recommends to the Town Council that the Council take the following actions:

1. Approve the Objective Design Standards amendments to the Development Code as set forth in Exhibit A, attached hereto and incorporated herein; and
2. Determine that the Development Code amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the Town. The amendments are not subject to 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. Moreover, 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.

**BE IT FURTHER RESOLVED**, the Commission hereby recommends to the Town Council that the Council adopt the following findings in support of approval of the amendments:

1. The proposed amendments directly implement and are internally consistent with the goals, policies, and actions of all elements of the 2040 General Plan.
2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
3. The proposed amendments ensure and maintain internal consistency with other applicable provisions of the Development Code, California state law, and federal law.

**PASSED AND ADOPTED** by the Town of Truckee Planning Commission on this 18<sup>th</sup> day of July 2023 by the following vote:

AYES:

NOES:

ABSENT:

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Mitch Clarin, Chair

ATTEST:

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Kayley Metroka, Secretary

**Attachments**

Exhibit A – Development Code Amendments

**PLANNING COMMISSION RESOLUTION 2023-12  
EXHIBIT "A"**

**DEVELOPMENT CODE AMENDMENTS**

The Planning Commission hereby recommends the following amendments to the Title 18, Development Code, of the Municipal Code. (Deletions are shown by ~~strikerough~~ type and additions are shown by underlined type.)