

**Town of Truckee
California**

**PLANNING COMMISSION RESOLUTION NO. 2025-10
A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
DENYING APPLICATION NO. 2024-00000088
(VANGORDER RESIDENCE HISTORIC DESIGN REVIEW)**

WHEREAS, the Town of Truckee has received an application requesting Zoning Clearance, Historic Design Review, and a Certificate of Appropriateness approval for the Vangorder Residence in the Downtown Single Family Residential (DRS-10) Zoning District, located at 10098 South East River Street (APN 019-152-041-000); and

WHEREAS, the Town of Truckee Community Development Director, as the authorized review body for Certificates of Appropriateness and Zoning Clearances elevated the project to the Planning Commission; and

WHEREAS, public notice was published in the *Sierra Sun* on November 7, 2025 and mailed on November 6, 2025 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 approval or denial of the Zoning Clearance and Historic Design Review; and

WHEREAS, the Planning Commission held a public hearing on the matter at their regularly scheduled Planning Commission meeting beginning and ending on May 20, 2025, and continued the application due to a written request from the Applicant; and

WHEREAS, the Planning Commission held a public hearing on the matter at their regularly scheduled Planning Commission meeting beginning and ending on July 15, 2025, and considered all information and public comment related thereto, and continued the application to allow the applicant to revise the project; and

WHEREAS, the Planning Commission held a public hearing on the matter at their regularly scheduled Planning Commission meeting beginning and ending on November 18, 2025, and considered all information and public comment related thereto; and

WHEREAS, the Planning Commission reviewed the project at its hearing on November 18, 2025, and was unable to make all the required Zoning Clearance and Certificate of Appropriateness findings to approve the project; and

THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application 2024-00000088/HDR (Vangorder Residence):

1. Determines the project exempt from further environmental review in accordance with Section 15270 (Projects Which Are Disapproved) of the California Environmental Quality Act (CEQA) Guidelines.
2. Denies a Zoning Clearance and Certificate of Appropriateness for the Vangorder Residence Historic Design Review.

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit "A" (Findings), in support of these actions.

The foregoing Resolution was introduced by _____ and seconded by _____ at a Regular Meeting of the Truckee Planning Commission held on the 18th day of November 2025 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Sami Taylor, Vice-Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

Exhibit A – Findings

**RESOLUTION NO. 2025-10
EXHIBIT "A"**

**APPLICATION NO. 2024-000000088
VANGORDER RESIDENCE HISTORIC DESIGN REVIEW**

FINDINGS

- 1. The project, including its character, scale and quality of design, are consistent with all applicable development standards and historic design guidelines.**

The Planning Commission cannot make this finding. The proposed project is not consistent with the Downtown Specific Plan Historic Design Guidelines and River Character Area. The Historic Design Guidelines specifically note that the mass and scale of buildings are among the elements that have the greatest influence on compatible construction in the area. The proposed residence, with a gross floor area of 4,795 square feet, would be the largest residence on the street and would be substantially larger than typical historic structures in the River Character Area. Further, the proposed residence is three stories in height, where typical historic residences in the River Character were one to one and a half stories in height. The Historic Design Guidelines include language requiring new homes to be of a similar scale to historic structures within the Character Area. Additionally, the extensive use of glazing, both size and quantity of glass windows and glass doors, on the front and rear elevations is a dominating architectural feature more typical of a modern design that is inconsistent with the character and typical development of the historic neighborhood. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the November 18, 2025 Planning Commission staff report.

- 2. The proposed work will neither adversely affect the significant architectural features of the designated historic resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.**

The property itself is not developed and is not a designated historic resource.

- 3. With regard to any property located within the District, the proposed work conforms to the historic design guidelines for the district and does not adversely affect the character of the district.**

The Planning Commission cannot make this finding. The size of the proposed residence is over two times the average size of historic structures within the River Character Area. Typical historic structures within the River Character Area are under 2,500 square feet. and the average for historic homes within the River Character Area is 1,888 square feet, where the proposed residence is 4,795 square feet. Additionally, the proposed residence is three stories in height, where typical historic residences in the River Character were one to one and a half stories in height. The proposed structure is out of scale among the more modest structures within the River Character Area and would therefore adversely affect the character of the River Character area, Further, the excessive size and quantity of windows and glass doors and glazing creates a modern design that is out of place in the River Character Area. This finding is supported by the discussion contained in the "Discussion/Analysis" section of the November 18, 2025 Planning Commission staff report.

- 4. In the case of construction of a new improvement, addition, building, or structure upon a designated historic resource site, the exterior of such improvements will not**

adversely affect and will be compatible with the use and exterior of existing designated historic resources, improvements, buildings, natural features and structures on said site.

The property itself is not developed and is not a designated historic resource.

5. The proposed project is consistent with the General Plan, the Downtown Specific Plan and any applicable master plan.

The Planning Commission cannot make this finding. There are no Master Plans applicable to the site. The project is inconsistent with the following Historic Design Guidelines as supported in Findings #1 and #3 above and as analyzed in the November 18, 2025 staff report:

- *Downtown Specific Plan River Character Area Design Guidelines Guideline 2B: Building Forms that respect existing views are encouraged.*
- *Downtown Specific Plan River Character Area Design Guidelines Guideline 6A: New construction should appear similar in mass and scale to historic structures found in the River Character Area.*
- *Downtown Specific Plan River Character Area Design Guidelines Guideline 7.A: New construction should appear similar in mass and scale to historic structures found in the River Character Area. Break up massing of larger buildings into components that reflect traditional size.*
- *Downtown Specific Plan River Character Area Design Guidelines Guideline 7B: The simple forms of gable, hip, and shed roofs are appropriate.*
- *Downtown Specific Plan River Character Area Design Guidelines Guideline 7C: Roofs should be similar in size to those used historically on comparable buildings.*
- *Downtown Specific Plan River Character Area Design Guidelines Guideline 7D: Buildings adjacent to the Truckee River should step down in height toward the river edge of the property.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 3A: New construction should appear similar in size to historic structures found in the Character Area.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 3B: A façade should appear similar in dimension to those seen historically in the town.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 4A: In a new building, use forms that are similar to those found traditionally in the Character Area.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 4B: Use traditional roof forms.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 4C: The number and size of formers should be limited on a roof, such that the primary roof form remains prominent.*

- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 4D: Roofs should be similar in size to those used historically on comparable buildings.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 7A: Respect the sense of time and place in all projects.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 7B: Avoid stylistic ornamentation that confuses the history of Truckee.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 7C: New interpretations of traditional building styles are encouraged.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 8A: When designing a building foundation wall, design it to be compatible with similar historic buildings in the character area.*
- *Downtown Specific Plan Guidelines for New Buildings Design Guideline 8B: On any sloped site, the building foundation and form should step with the natural topography of the site.*
- *Basic Principles for New Construction 1: Respect the design character of the nearby historic properties. Don't try to make a building look older than it is. The copying or exact duplication of architectural styles or specific historic buildings is also inappropriate. Often, a contemporary interpretation of those architectural styles seen historically will work best.*
- *Basic Principles for New Construction 3: Relate to the scale of nearby historic buildings. A new building should relate to the general size, shape and proportion of those buildings seen historically. It is equally important for a new building to use similar primary building materials, at least in appearance.*
- *Basic Principles for New Construction 4: In residential areas, relate to the size of lot patterns. A new building should be in proportion with the overall size of its lot. Generally, smaller homes are built on smaller lots and larger homes are reserved for larger lots. Although many of the lots and the traditional scale of single-family houses in the Character Areas are smaller than current tastes support, a new building should, to the greatest extent possible, maintain the established scale.*