

TOWN OF TRUCKEE
California

PLANNING COMMISSION RESOLUTION No. 2023-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
RECOMMENDING ADOPTION OF AMENDMENTS TO THE TOWN OF TRUCKEE
DEVELOPMENT CODE AND ZONING MAP**

WHEREAS, the Town Council initiated an update to the 2025 General Plan in February 2018 that included an update to the Truckee Downtown Specific Plan and preparation of a Draft Environmental Impact Report (Draft EIR); and

WHEREAS, in September 2019 the Town was awarded a 2019 Planning Grants Program award (also known as SB2) through the State's Department of Housing and Community Development to help accelerate the development of housing in Truckee, including rezoning select sites for higher residential densities; and

WHEREAS, the Council discussed possible rezoning for increased housing densities on select SB2 sites on May 25, 2021 and June 22, 2021 and directed staff to incorporate rezoning for the following three sites into the General Plan Update process:

- (1) APN 018-580-052 (High Altitude Fitness)
 - a. Modify the zoning district from Multi-Family Residential, 24 dwelling units per acre (RM-15) to Multi-Family Residential, 24 dwelling units per acre (RM-24); and
- (2) APN 019-030-051 (Truckee Tahoe Lumber)
 - a. Modify the zoning district from Public Facility (PF) to Downtown Mixed Use (DMU); and
- (3) APN 019-102-016 (Jibboom)
 - a. Modify the zoning district from Downtown Commercial (DC) to Downtown Mixed Use (DMU)

WHEREAS, in addition to changes to the zoning, the General Plan land use designations for SB2 sites would also change with the 2040 General Plan adoption:

- (1) APN 018-580-052 (High Altitude)
 - a. Modify the General Plan Land Use Designation from RES 1-2 du/ac to High Density Residential
- (2) APN 019-030-051 (Truckee Tahoe Lumber)
 - a. Modify the General Plan Land Use Designation from Downtown Study Area to Plan Area.
- (3) APN 019-102-016 (Jibboom)
 - a. Modify the General Plan Land Use Designation from Downtown Study Area to Plan Area; and

WHEREAS, the public hearing draft of the 2040 General Plan and Downtown Truckee Plan were released June 3, 2022 by the Community Development Department to the public and local and State agencies for review; and

WHEREAS, the Community Development Department prepared a Draft Environmental Impact Report (Draft EIR) "Town of Truckee 2040 General Plan Update and Downtown Truckee Plan Project," for the Town of Truckee 2040 General Plan Update and Downtown Truckee Plan Project (SCH# 2022030190), that included consideration of SB2 sites; and

WHEREAS, on August 9, 2022 the Draft EIR was released for a 45-day review period for commenting on the Draft EIR and said public review period ended on September 23, 2022; and

WHEREAS, a Final Environmental Report (Final EIR) was released on March 7, 2023 that considers and responds to written public comment on the Draft EIR;

WHEREAS, on March 7, 2023 a final public review draft of the 2040 General Plan and Downtown Truckee Plan were released by the Community Development Department to the public and local and State agencies for review; and

WHEREAS, the adoption of the 2040 General Plan, Downtown Truckee Plan and pursuit of SB2 rezones requires amendments to the Development Code and Zoning Map to ensure consistency with the 2040 General Plan; and

WHEREAS, a public notice was published in the Sierra Sun on March 10, 2023 and March 17, 2023 and mailed to all persons requesting notice of the availability of the Final EIR, Public Review Draft of the 2040 General Plan, Public Review Draft of the Downtown Truckee Plan and associated Development Code and Zoning Map amendments, including SB2 sites on March 7, 2023; and

WHEREAS, a public notice was published in the Sierra Sun and mailed to all persons requesting notice of the date, time, and location of the Planning Commission public hearing to comment on the Planning Commission's recommendation to Town Council on the adoption of the 2040 General Plan, Development Code Amendments and Zoning Map Amendments, including SB2 sites, the Downtown Truckee Plan and the 2040 General Plan Final EIR; and

WHEREAS, the Planning Commission held a public hearing on the matter on March 21 and March 22, 2023 and considered all information and public comment related thereto; and

WHEREAS, the Planning Commission is responsible for reviewing the 2040 General Plan, associated Development Code text amendments and Zoning Map amendments and the Downtown Truckee Plan and forwarding a recommendation to the Town Council on the adoption or adoption with modifications; and

WHEREAS, the Planning Commission also wishes to forward a recommendation to the Town Council on the certification of the Final EIR; and

WHEREAS, the Planning Commission finds the Final EIR has been prepared and completed in compliance with the California Environmental Quality Act Statutes and Guidelines; and

WHEREAS, the Planning Commission finds the Final EIR reflects the independent judgment and analysis of the Town of Truckee; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Final EIR prior to forwarding its recommendation on the 2040 General Plan, associated Development Code text amendments and Zoning Map amendments and the Downtown Truckee Plan to the Town Council; and

WHEREAS, the Planning Commission finds the Final EIR provides specific economic, legal, social, technological, and other considerations with necessary supporting documentation as to why identified mitigation measures and alternatives are not feasible to reduce the significant and unavoidable impacts to a less than significant level; and

WHEREAS, the Planning Commission finds that the recommended revisions to the 2040 Development Code are minor, will not create new environmental impacts, and will not result in more intensive impacts on environmental topics analyzed in the Draft EIR.

THEREFORE BE IT RESOLVED, the Planning Commission hereby recommends the Town Council adopt Development Code and Zoning Map Amendments, including those to address SB2 sites, identified in Exhibits B and C with revisions identified in Exhibit A attached hereto and incorporated herein.

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

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 22nd day of March 2023 and adopted by the following vote:

Dave Gove, Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

- Exhibit A – Planning Commission Recommended Revisions to the Development Code and Zoning Map
- Exhibit B – Planning Commission Recommended Development Code Text Amendments
- Exhibit C – Planning Commission Recommended Zoning Map Amendments
- Exhibit D – Findings

PLANNING COMMISSION RESOLUTION No. 2023-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
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DEVELOPMENT CODE AND ZONING MAP**

EXHIBIT A

**PLANNING COMMISSION RECOMMENDED REVISIONS TO
DEVELOPMENT CODE AND ZONING MAP**

PLANNING COMMISSION RESOLUTION No. 2023-05

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EXHIBIT B

**RECOMMENDED DEVELOPMENT CODE
AMENDMENTS**

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

1. Prohibit new service stations:

- a. Amend Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Districts), changing “Service Stations” to “Not allowed” under the Neighborhood Commercial (CN), General Commercial (CG), Highway Commercial (CH), Service Commercial (CS) and Manufacturing (M) zoning districts.

**TABLE 2-7 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	CN (2)	CG	CH	CS	M	
Service Station	P	P	UP	P		

- b. Amend Table 2-8 (Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Districts), changing “Service Stations” to “Use Not Allowed” under the Downtown Commercial (DC) and Downtown Manufacturing (DM) zoning districts.

**TABLE 2-8 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	DMU	DC	DM	DVL	
Service Station		UP	UP		

2. Prohibit new storage, personal storage facilities (mini storage):

- a. Amend Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Districts), changing “Storage, Personal Storage Facilities (Mini-Storage)” to “Use Not Allowed” under the General Commercial (CG), Service Commercial (CS), and Manufacturing (M) zoning districts.

**TABLE 2-7 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	CN (2)	CG	CH	CS	M	
Service Station		P		P	P	

- b. Amend Table 2-8 (Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Districts), changing “Storage, Personal Storage Facilities (Mini-Storage)” to “Use Not Allowed” under the Downtown Manufacturing (DM) zoning district.

**TABLE 2-8 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT				See standards in Section:
	DMU	DC	DM	DVL	
Service Station			P		

- 3. Limit the size for a single retailer use to a maximum of 20,000 sq ft:

a. **18.12.090 - Retail Trade Uses**

A single retail trade use or business as listed in Tables 2-6 and 2-7 shall not exceed ~~40,000~~ 20,000 square feet of gross floor space. *For the purpose of calculating the maximum square footage, the gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management; (2) share checkstands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or co-operative business enterprises.* This restriction on the maximum gross floor space of a retail trade use or business shall not be adjusted or modified by the approval of a planned development, specific plan or master plan.

- 4. UP for schools in CH

- a. Amend Table 2-7 (Allowed Uses and Permit Requirements for Commercial and Manufacturing Districts), changing “Schools, Public and Private” to “Conditional Use, Use Permit Approval Required” under the Highway Commercial (CH) zoning district.

**TABLE 2-7 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN COMMERCIAL AND MANUFACTURING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See standards in Section:
	CN (2)	CG	CH	CS	M	
Schools – Public and private	UP	P	<u>UP</u>			

- 5. Modify Section 18.08.020. C: **RM (Residential Multi-Family) District.** The RM zoning district is applied to parcels appropriate for multi-family residential uses. Appropriate densities range from four to ~~18~~ 24 housing units per acre. The RM zoning district is consistent with the Residential (RES), High Density Residential (RH) and Tahoe Donner PC land use classifications of the General Plan.

The designation of an area in the RM zoning district may include establishing separate RM zoning districts with specific density requirements. These requirements shall be indicated on the Zoning Map by a suffix to the RM Zoning Map symbol which denotes the maximum allowable number of dwelling units per acre. For example, RM-8 means eight dwelling units per acre and RM-14 means 14 units per acre. RM-18 means 18 dwelling units per acre. RM-24 means 24 dwelling units per acre.

6. Amend Table 2-3 (Allowed Uses and Permit Requirements for Downtown Residential Zoning Districts), allowing single-family dwellings in the DRM zoning district.

**TABLE 2-3 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR DOWNTOWN RESIDENTIAL ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT			See standards in Section:
	DRS	DRM	DRH	
Single-family dwellings (4)	P(2)	<u>P(2)</u>		

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EXHIBIT C

**PLANNING COMMISSION RECOMMENDED REVISIONS TO
ZONING MAP**

The Planning Commission hereby recommends that the Town Council adopt the following amendments to the Zoning Map (Sheets #21, #22, and #23):

- Rezone the northern portion of the Downtown Truckee Tahoe Lumber Company site and surrounding parcels from Public Facility to Downtown Mixed Use (APNs 019-030-051, 019-030-053, and 019-030-049)
- Rezone Truckee Springs as Open Space (APN 019-300-012).
- Expand the Hilltop Master Plan Area to encompass the whole of the area (APN 019-300-084).
- Rezone the West River Street County Corp Yard site from Downtown Commercial to Downtown Mixed Use (APN 019-130-000).
- Rezone a small portion of land across the street from the West River Street County Corp Yard site to Downtown Mixed Use (APNs 019-120-011 and 019-130-003) and Public Facilities (portions of 019-090-046 and 019-120-009).
- Changed the Caltrans Corporation Yard site from Public Facility to Downtown High Density Residential, 24 dwelling units per acre (APNs 019-030-015, 019-030-016, 019-020-003, and 019-020-004).
- Rezone the property south of the Veteran's Hall from High Density Residential to Public Park (APN 019-090-005).
- Rezone parcels on Jibboom Street from Downtown Commercial to Downtown Mixed Use (APNs 019-102-011, 019-102-017, 019-102-012, 019-102-013, 019-102-014, 019-102-015, 019-101-00, 019-101-002, 019-101-003, 019-101-004, 019-101-011, 019-101-006, 019-101-010, and 019-101-008).
- Rezone a parcel on the north side of East River Street from Downtown Mixed Use to Downtown Commercial (a portion of APN 019-420-087).
- Expanded the Public Facilities designation at the depot to encompass the parking area to the east (a portion of APN 019-090-046).
- Rezone a small Nevada County parcel on the north side of Keiser from DRM-14 to Downtown Commercial (APN 019-106-001).

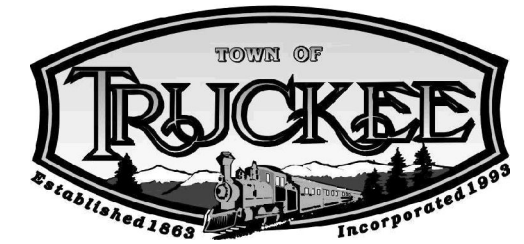
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EXHIBIT C1

**PLANNING COMMISSION RECOMMENDED REVISIONS TO
ZONING MAP SHEET 21**

Town of Truckee Zoning Map

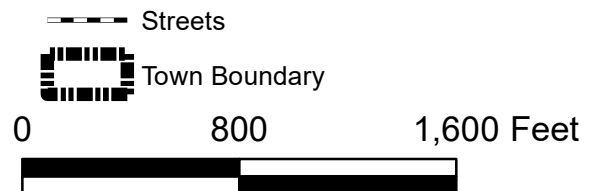
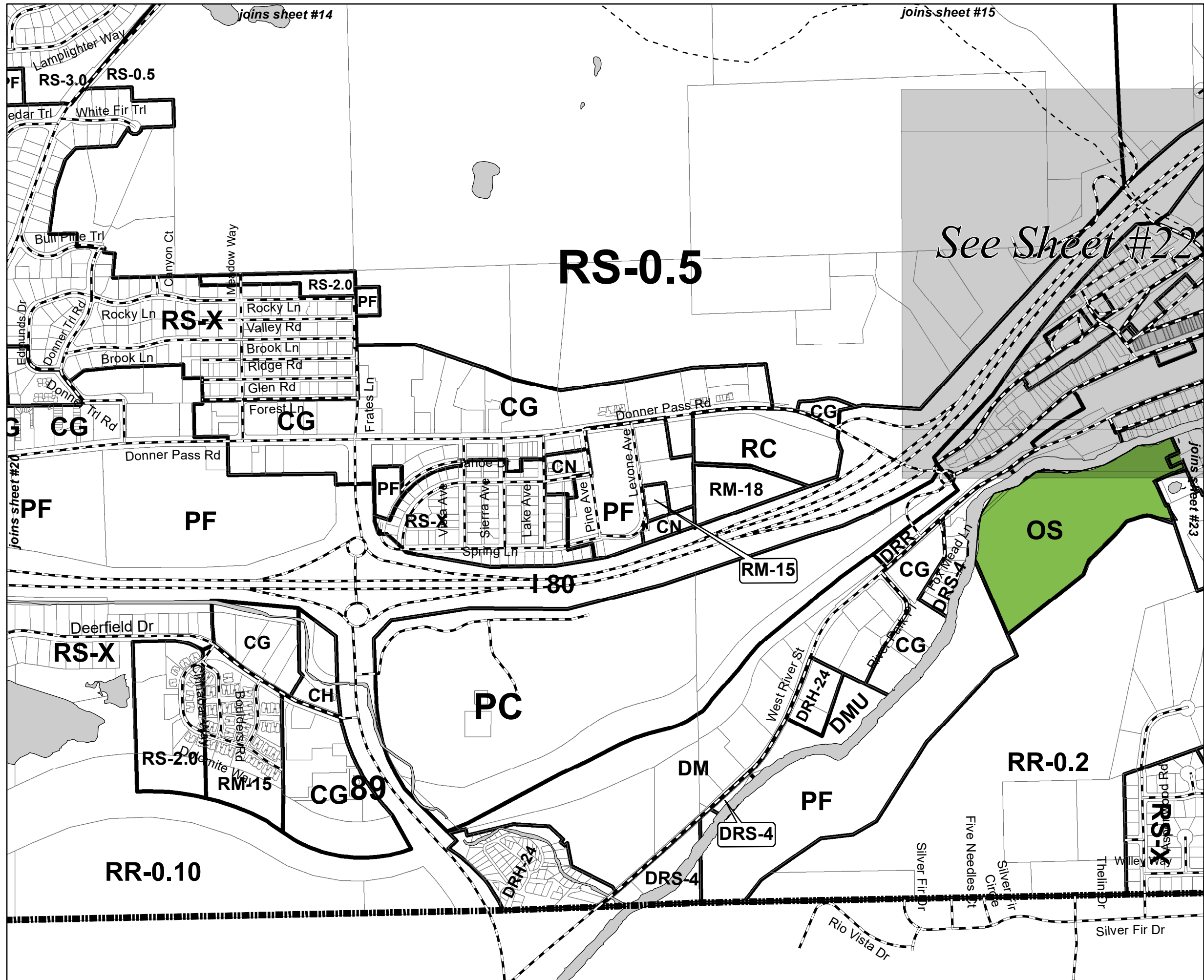


Sheet #21

Zoning Revisions

Date	Ord. #
05/29/2015	2015-04
12/14/2018	2018-13
To be updated	

- NOTE:**
 See Sheet #28, for parcels in the FAR Incentive Infill Area
 See Sheet #26, for parcels in the River Protection Overlay District
 See Sheet #25, for parcels in the Historic Preservation Overlay District
 See Sheet #30, for parcels in the Airport Noise Zone.



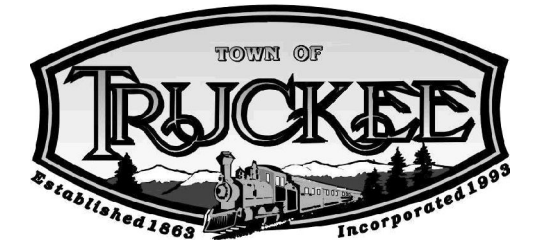
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EXHIBIT C2

**PLANNING COMMISSION RECOMMENDED REVISIONS TO
ZONING MAP SHEET 22**

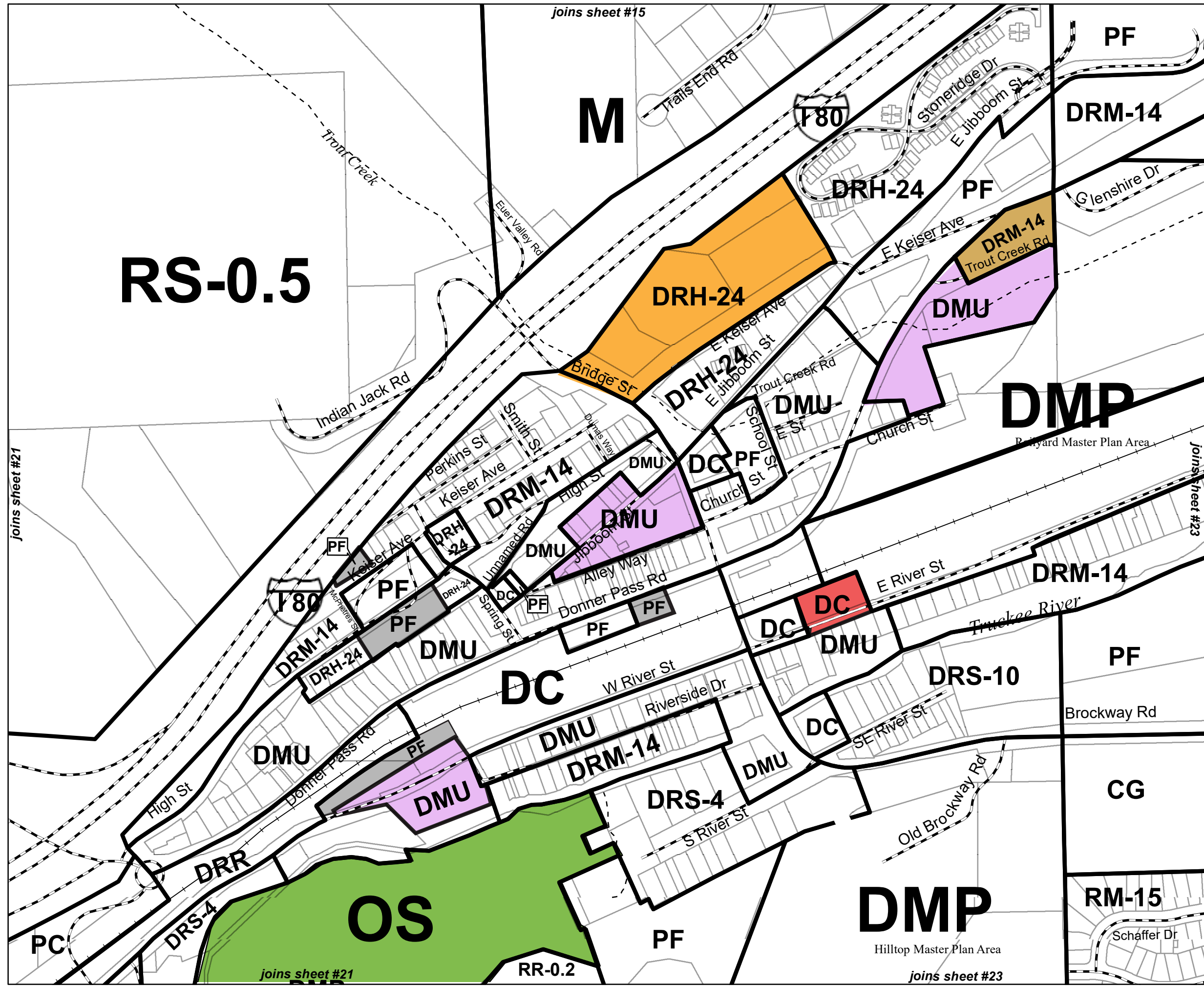
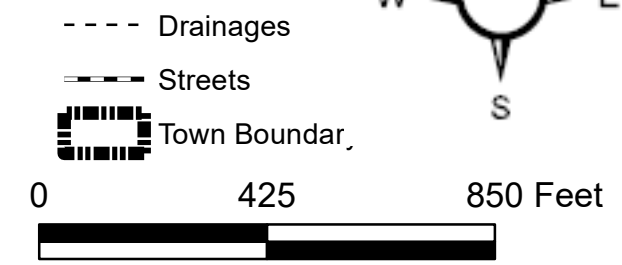
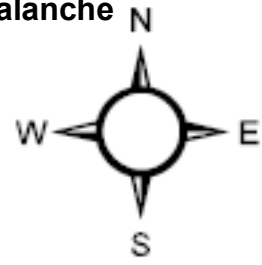
Town of Truckee Zoning Map



Sheet #22

Zoning Revisions	
Date	Ord. #
9/21/2008	2008-01
7/2/2009	2009-03
To be updated	

Note:
 See Sheet #25, for parcels in the Historic Preservation Overlay District and the Commercial Row Overlay District
 See Sheet #26, for parcels in the River Protection Overlay District
 See Sheet #30, for parcels in the Airport Noise Zone.
 See Sheet #27, Inset D for parcels in the Snow Avalanche Overlay District



joins sheet #21

joins sheet #15

joins sheet #23

joins sheet #21

joins sheet #23

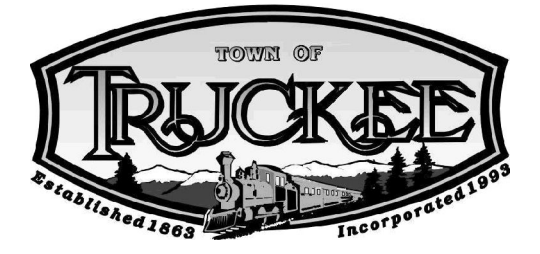
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**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
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EXHIBIT C3

**PLANNING COMMISSION RECOMMENDED REVISIONS TO
ZONING MAP SHEET 23**

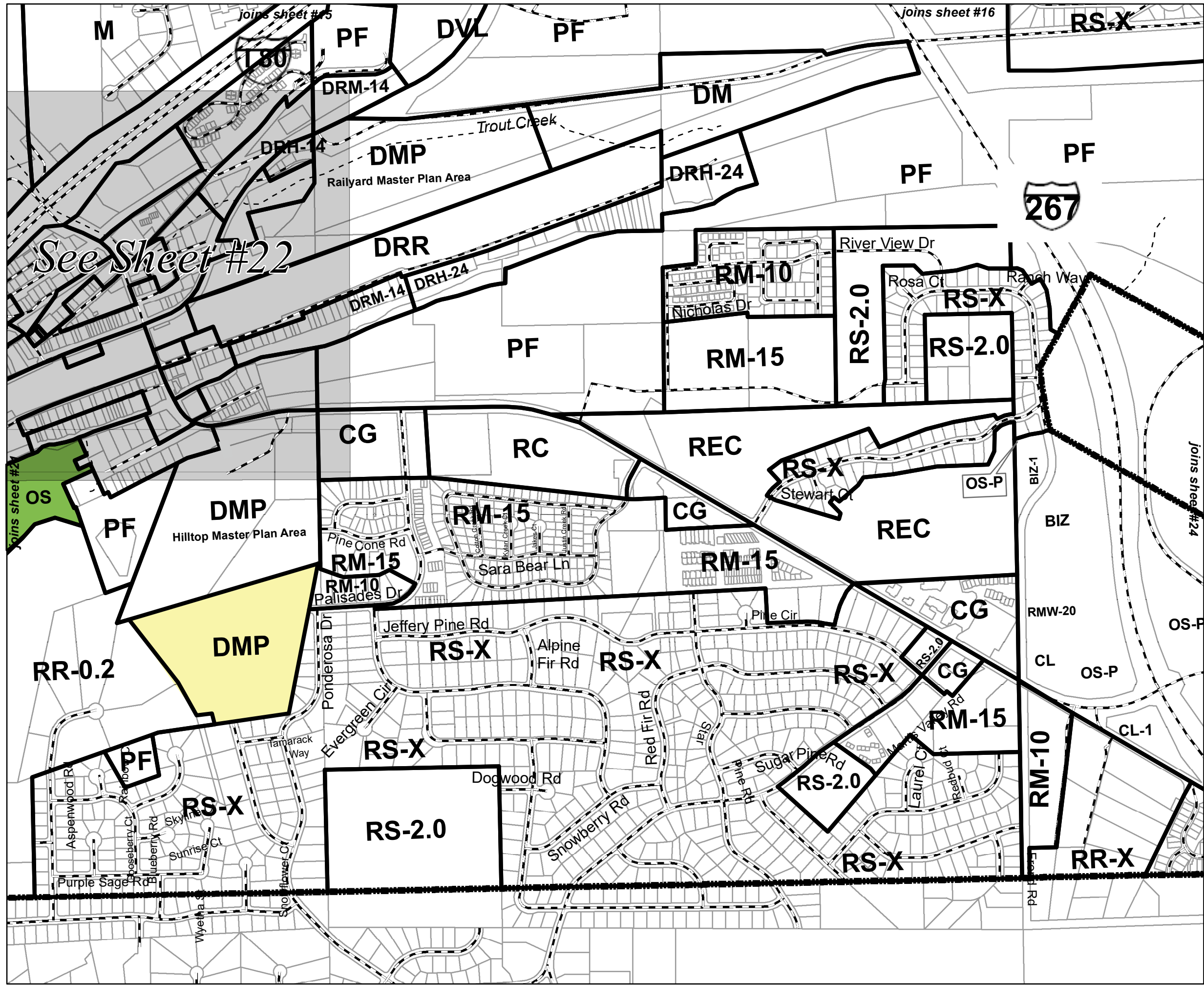
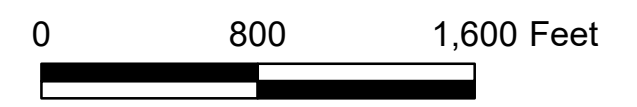
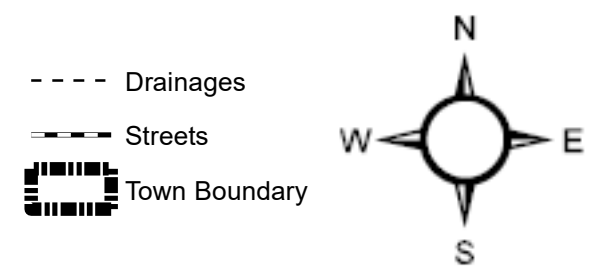
Town of Truckee Zoning Map



Sheet #23

Zoning Revisions	
Date	Ord. #
08/02/2001	2001-04
09/21/2008	2008-01
07/02/2009	2009-03
04/24/2015	2015-03
To be updated	

NOTE:
 See Sheet #25, for parcels in the Historic Preservation Overlay District
 See Sheet #26, for parcels in the River Protection Overlay District
 See Sheet #29, for parcels in the Airport Safety Areas
 See Sheet #30, for parcels in the Airport Noise Zone



See Sheet #22

joins sheet #22

joins sheet #24

joins sheet #15

joins sheet #16

PLANNING COMMISSION RESOLUTION No. 2023-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE RECOMMENDING ADOPTION OF AMENDMENTS TO THE TOWN OF TRUCKEE DEVELOPMENT CODE AND ZONING MAP

EXHIBIT D

FINDINGS

1. The Planning Commission finds that prohibiting future land uses that are inconsistent with the Town's vision for future development in Truckee, including service stations (gas stations), storage, personal services facilities (mini-storage), and single use retail uses and businesses of 20,000 sf or greater, is necessary to further the Town's goals in shaping future development in Truckee.
2. The Planning Commission finds that limiting the size of large single use retail uses and businesses to less than 20,000 sf is necessary to foster a competitive and diverse mix of retail establishments, will promote a more efficient use of land, helps to sustain the vitality of small-scale, pedestrian-oriented business districts, which in turn nurture local business development and is consistent with the vision, goals and policies of the 2040 General Plan.
3. The proposed amendments ensure and maintain internal consistency with all of the goals, policies, and actions of all elements of the General Plan and any applicable specific plan. [Development Code Section 18.160.060.A.1, Findings for Amendments]
4. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town. [Development Code Section 18.160.060.A.2, Findings for Amendments].
5. With the proposed amendment, adequate and available sites remain to mitigate the loss of any residential density to accommodate the Town of Truckee's fair share regional housing need in compliance with State law (Government Code Section 65863[b]). [Development Code Section 18.160.060.A.3, Findings for Amendments]. This finding is further addressed in the Final EIR and Final EIR findings of fact.
6. There is adequate capacity available in the community sewer and water systems to serve the potential development, and the site is physically suitable for the requested zoning designation(s) and anticipated land use development(s). Factors considered to evaluate suitability shall include access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints. [Development Code Section 18.160.060.B, Additional Findings for Zoning Map Amendments]. This finding is further addressed in the 2040 General Plan Existing Conditions Report and Final EIR.
7. The proposed amendments ensure and maintain internal consistency with other applicable provisions of the Development Code. [Development Code Section 18.160.060.C, Additional Findings for Development Code Amendments].