

TOWN OF TRUCKEE
California

PLANNING COMMISSION RESOLUTION No. 2023-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
RECOMMENDING REVOCATION OF TRUCKEE DOWNTOWN SPECIFIC PLAN VOLUMES 2
AND 3 AND ADOPTION OF THE DOWNTOWN TRUCKEE PLAN**

WHEREAS, the Town Council adopted the Truckee Downtown Specific Plan by adopting Council Resolution No. 97-37 (Volume 1: Existing Conditions Report and Volume 4: Final Environmental Impact Report), Council Resolution No. 97-38 (Volume 2: Policies and Programs), and Ordinance 97-10 (Volume 3: Historic Design Guidelines), on November 6, 1997 and the plan has served as an important historic preservation tool; and

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, the Community Development Department prepared a Draft Environmental Impact Report, "Town of Truckee 2040 General Plan Update and Downtown Truckee Plan Project" (DEIR), SCH # 2022030190, and a public hearing draft of the updated Truckee Downtown Specific Plan Volume 2 (Policies and Programs), herein referred to as Downtown Truckee Plan in accordance with State law; 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, the public hearing draft of the Downtown Truckee Plan was released June 3, 2022 by the Community Development Department to the public and local and State agencies for review; and

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

WHEREAS, a public notice was published in the Sierra Sun on March 10 and March 17, 2023 and mailed to all persons requesting notice of the availability on March 7, 2023 of the Final EIR and the March 2023 public review draft Downtown Truckee Plan and the date, time and location of the Planning Commission public hearing to comment on the Downtown Truckee Plan; and

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

WHEREAS, the Planning Commission is responsible for reviewing the Downtown Truckee Plan and forwarding a recommendation to the Town Council on the adoption or adoption with modifications of the Downtown Truckee Plan; and

WHEREAS, the Planning Commission finds that the Downtown Truckee Plan is internally consistent, consistent with the 2040 General Plan and would not be detrimental to the public interest, health, safety, convenience, and welfare of the Town.

THEREFORE BE IT RESOLVED, the Planning Commission hereby recommends the Town Council rescind Council Resolution No. 97-37, Council Resolution No. 97-38 and Ordinance 97-10 and adopt in place of the Truckee Downtown Specific Plan, the Downtown Truckee Plan identified in Exhibit B with the revisions identified in Exhibit A attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit C (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 Downtown Truckee Plan Downtown Truckee Plan
- Exhibit B – Downtown Truckee Plan dated March 2023
- Exhibit C – Findings

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**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE
RECOMMENDING ADOPTION OF THE DOWNTOWN TRUCKEE PLAN**

EXHIBIT A

**PLANNING COMMISSION RECOMMENDED REVISIONS TO
DOWNTOWN TRUCKEE PLAN**

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

DOWNTOWN TRUCKEE PLAN

PLANNING COMMISSION RESOLUTION No. 2023-06

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

FINDINGS

1. The adoption of a proposed Specific Plan is entirely at the discretion of the Council. The Council shall adopt a Specific Plan only if it finds that the proposed plan is consistent with the General Plan, and other adopted goals and policies of the Town. [Development Code Section 18.170.040.A , Adoption of a Specific Plan Finding]

The Planning Commission finds that the March 2023 draft Downtown Truckee Plan is consist with the March 2023 Draft 2040 Plan. The Downtown Truckee Plan was prepared concurrent with the 2040 General Plan which allowed for simultaneous policy creation and consistency. The Downtown Truckee Plan implements 2040 General Plan goals and policies to protect the significant features that distinguish Downtown Truckee, to plan for a balanced mix of uses to support a complete community, to create a strong and diverse year-round economy, enhance mobility options and connectivity, promote sustainability and use the Truckee River as a focal point. This is demonstrated by the numerous policies included in the Downtown Truckee Plan, attached hereto and incorporated by reference.