

## ZONING ADMINISTRATOR STAFF REPORT

Meeting Date: October 5, 2022

To: Town of Truckee Zoning Administrator

From: Lucas Kannall, Assistant Planner

RE: Application 2022-00000096/MM (11743 Lockwood Drive Map Modification);  
Owner: Luke and Kasson Stone; Applicant/ Agent: Ashton Cates (11743 Lockwood Drive; APN 019-380-046)

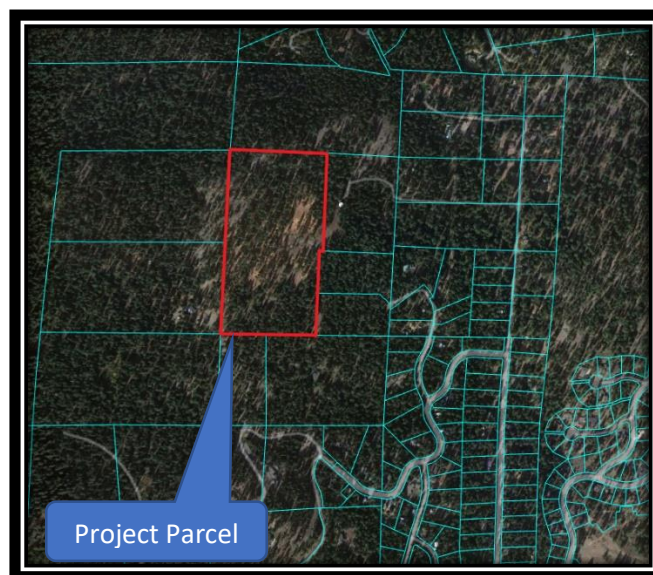
Approved by: \_\_\_\_\_  
Jenna Gatto, Planning Manager

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**Recommended Action:** That the Zoning Administrator determine the project to be categorically exempt from CEQA pursuant to Section 15305, Minor Alterations in Land Use Limitations, and approve the Map Modification request, based on the findings and subject to the recommended conditions of approval.

**Project Description:** The applicant is requesting to modify an existing building envelope that was created by a Parcel Map recorded as Book 19 of Parcel Maps at Page 120. The modification would decrease the northern side of the building envelope on Parcel 3 by 1.53 acres and extend the southern side of the building envelope by 1.54 acres for a net increase of .01 acre. The intent of the building envelope modification is to accommodate construction of an accessory dwelling unit on the desired portion of the parcel.

**Location/Setting:** The project site is located at 11743 Lockwood Drive (APN 019-380-046), east of State Highway 89 North, north of Interstate 80 and just east of the Gray's Crossing Phase I subdivision. The property is bounded on all sides by larger Rural Residential zoned parcels that are mostly built out with single-family residences and accessory structures.



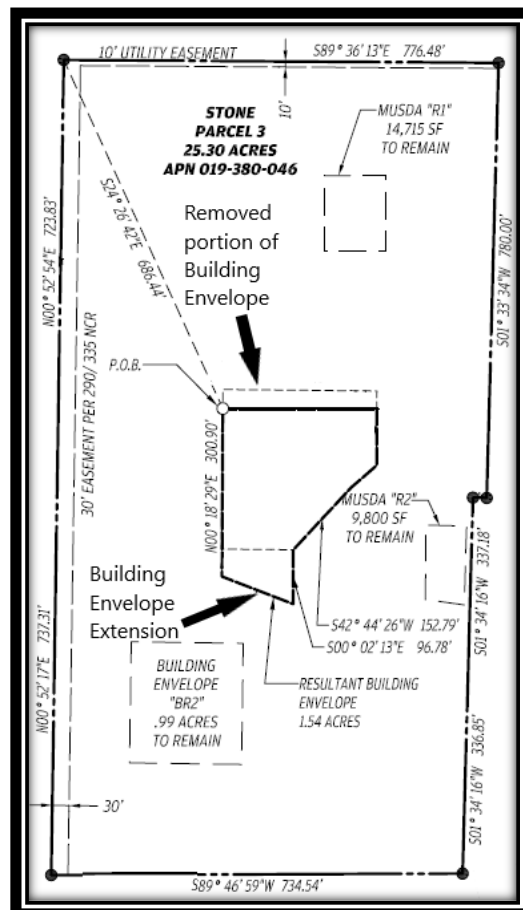
### Project Site Information:

Zoning District: Rural Residential One Dwelling Unit per 10 acres  
General Plan Designation: Residential Cluster Average Density 1 Dwelling Unit per Acre  
Parcel Size: 25.3 acres

### Discussion/Analysis:

**Background:** In November 1995 the Town of Truckee's Zoning Administrator approved a tentative parcel map (95-072/TPM) creating a 10.18-acre developable parcel and a 34.34-acre remainder parcel. Then in October of 1998, the 34.34-acre remainder parcel was approved for subdivision by the Zoning Administrator creating a 4.53-acre parcel, a 4.46-acre parcel and a 25.35-acre remainder parcel. The two parcels under 10 acres were able to be developed upon subdivision, but the 25.35-acre parcel was a remainder parcel and would require further subdivision or a Certificate of Compliance in order to be developed. Despite this, the recorded Parcel Map (PM19/120) prescribed building envelopes, easements and points of access for all three parcels. In November of 2020, the current owner applied for a Certificate of Compliance for the parcel, which was approved at a public hearing in February of 2021. Upon recordation of the Certificate of Compliance the property owners submitted a building permit for a new single-family residence in August of 2021.

**Project Description:** The property owners are now interested in constructing an accessory dwelling unit, and believe that the layout of the building envelope is not conducive to their preferred design. They are looking to augment the existing building envelope by decreasing it 1.53 acres on the northern side and extending the southern side of the building envelope by 1.54 acres for a net increase of .01 acre. This will allow them to construct their accessory dwelling unit to the southwest of the primary residence that is currently under construction.



**Land Use Approvals:** Development Code, Section 18.98.140 (Amendments to Recorded Maps) requires that any proposed modification of a Parcel Map be decided at a public hearing before the review authority that approved the Tentative Map. The original Tentative Map for this project, application number 98-067/TPM, was approved by the Town of Truckee's Zoning Administrator, and as required the proposed modifications to the recorded Parcel Map will be heard before the Town's Zoning Administrator.

**General Plan Consistency:** The 2025 General Plan states in the Land Use Element that development within all residential land use designations is required to be clustered and clustering shall be considered a high priority in all projects. The original Parcel Map for the project parcel uses building envelopes to create clusters of development to reduce impacts to the lot, reduce the amount of defensible space that is required to protect structures from fire danger and increase privacy from adjacent lots. The proposed modification to the building envelope on the original recorded map is consistent with this provision of the General Plan since it maintains the intended purpose of the original building envelope and only includes a minor expansion of the developable area of the lot. Additionally, the expansion on the southern side of the building envelope will decrease the distance between the two building envelopes on the parcel increasing the clustering of possible development on the parcel.

**Development Code Consistency:** The proposed area of expansion would not adversely affect any of the development requirements of the Rural Residential Zoning District. It would not conflict with any setbacks, easements, or environmentally sensitive sites on the property and would include a negligible expansion of the buildable area on the lot.

**Environmental Review:** Staff recommends that the Zoning Administrator find that the application is exempt from further environmental review pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines. The proposed modification to the building envelope on the recorded map is not anticipated to increase impacts to the project parcel.

**Public Communication:** The proposal was noticed by staff through a published public notice in the *Sierra Sun* on September 23, 2022 as well as notices that were mailed to all property owners within 500 feet of the project site, as shown on the latest current tax roll of Nevada County, on September 21, 2022. The Development Code requires review by the Zoning Administrator to ensure consistency with the Development Code and the Subdivision Map Act. No public comments were received as of the writing of this staff report.

**Staff Summary and Recommendation:** It is staff's opinion that the request to modify the existing building envelope meets the requirements of the Development Code and General Plan and that all required findings can be made (Attachment 1). The proposal has a negligible increase in the size of the building envelope while still maintaining the desired effect of clustering development within the parcel. The new location of the building envelope expansion does not conflict with development standards, have any adverse environmental impacts and does not affect any easements on the parcel. Staff believes that granting the modification to the building envelope would not increase impacts to the parcel or surrounding areas, while allowing adequate development of the lot.

**Attachments:**

1. Findings
2. Conditions of Approval
3. Map Modification Exhibit