



## PLANNING COMMISSION STAFF REPORT

Meeting Date: October 29, 2024

To: Town of Truckee Planning Commission

From: Laura Dabe, Associate Planner  
Chantal Birnberg, Associate Planner  
Yumie Dahn, Principal Planner

RE: 2040 General Plan Implementation—Development Code Amendments (Mixed-Use Zoning Districts, By Right Housing and Cleanup Amendments), Zoning Map Amendments, General Plan Land Use Map Cleanup Amendments, and Amendments to Zoning District Names

Approved by: Denyelle Nishimori, Community Development Director

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**Recommended Action:** That the Planning Commission adopt Resolution 2024-13, taking the following actions:



- 1) Recommending the amendments to be exempt from 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, and because 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; and
- 2) Recommending approval to the Town Council of the following General Plan Implementation actions:
  - 1) 2024 Development Code amendments for mixed-use zoning districts, by right housing and cleanup amendments; 2) Zoning map amendments; and 3) General Plan clean-up amendments.

**Project Summary:** The Town of Truckee is proposing to amend the Development Code to ensure consistency with the 2040 General Plan, which was adopted on May 9, 2023. Amendments to the Town’s zoning maps, cleanup amendments to the General Plan land use map, and amendments to the zoning district names are also proposed. This is the first round of cleanups and amendments proposed as part of the 2040 General Plan implementation process. Additionally, the creation of a by right housing ordinance is proposed to ensure compliance with the 2019-2027 Housing Element.

The Planning Commission reviewed a draft of the proposed amendments at its August 20, 2024 meeting and provided feedback to staff. The staff report and staff presentation are available by clicking the following links:

- [August 20, 2024 Planning Commission Staff Report](#)
- [August 20, 2024 Planning Commission Staff Presentation](#)

Changes which have been made to the draft Development Code amendments since the August 20, 2024 Planning Commission review are referenced in the discussion below.

### **Discussion/Analysis:**

#### ***Background***

Draft Planning Commission Resolution 2024-13 includes amendments related to two discussion topics and 32 cleanup amendment topics that staff is presenting for Commission review, amendments to the zoning maps, cleanup amendments to the General Plan land use map, and amendments to the zoning district names, as discussed below:

Development Code Discussion Topics:

1. Mixed Use Zoning Districts (Chapter 18.14)
2. By Right Housing (Chapter 18.217)

Development Code Clean-up Amendments:

1. Zoning Districts (Chapter 18.06, Table 2-1)
2. Calculations—Rounding (Section 18.03.020.C)
3. Purposes of Residential Zoning Districts (Section 18.08.020)
4. Allowed Uses and Permit Requirements for Residential Zoning Districts (Section 18.08.030, Table 2-2)
5. Minimum and Maximum Density (Section 18.08.050)
6. Purposes of Commercial and Manufacturing Zoning Districts (Section 18.12.020)
7. Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts (Section 18.12.030, Table 2-7)
8. Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Zoning Districts (Section 18.12.030, Table 2-8)
9. Commercial and Manufacturing District General Development Standards (Section 18.12.040, Table 2-9)
10. Floor Area Ratio Criteria (Section 18.12.050)
11. Mixed Use Component (Section 18.12.060)
12. Downtown Commercial District Development Standards (Section 18.12.070)
13. Purposes of Special Purpose Zoning Districts (Section 18.16.020)
14. Special Purpose District Land Uses and Permit Requirements (Section 18.16.030)
15. Allowed Uses and Permit Requirements for Special Purpose Districts (Section 18.16.030, Table 2-10; renumbered to Table 2-12)
16. Special Purpose District General Development Standards (Section 18.16.040, Table 2-11; renumbered to Table 2-13)
17. DMP (Downtown Master Plan) District Development Standards (Section 18.16.080)
18. Historic Preservation (-HP) Overlay District (Section 18.20.40)
19. Design Guidelines for Specific Land Uses (Section 18.24.110)
20. Residential Mixed-Use Development (Section 18.25.120)
21. Multifamily Residential Projects within Downtown Visitor Lodging (DVL) Zoning District (Section 18.25.130)
22. Screening and Buffer (Section 18.30.110)
23. Open Space Standards (Section 18.46.050)
24. Signs (Chapter 18.54)
25. Bed and Breakfast Inns (Section 18.58.070)
26. Drive In and Drive Through Facilities (Section 18.58.110)
27. Mixed-Use Development (Section 18.58.140)
28. Wireless Communications Facilities (18.58.270.C)
29. Inclusionary Housing (Chapter 18.214)
30. Definitions/Glossary (Chapter 18.220)
31. Throughout Development Code: Update all “Downtown Specific Plan” references to “Downtown Truckee Plan.”

32. Throughout Development Code: Names and abbreviations for all residential, rural residential, downtown residential, and Downtown Mixed Use zoning districts will be updated to be consistent with the land use and density designations identified in the 2040 General Plan.

#### Zoning Map Amendments

1. Update the zoning map to ensure zoning is consistent with the 2040 General Plan land use designations.
2. Names and abbreviations for all residential, rural residential, downtown residential, and Downtown Mixed Use zoning districts will be updated to be consistent with the land use and density designations identified in the 2040 General Plan.

#### General Plan Clean-up Amendments

1. General Plan Land Use Diagram (Figure LU-2) Clean-up Amendments
2. General Plan Roadway Noise Contours Map (Figure SN-8) Clean-up Amendment

#### ***Summary of Changes Since August 2024 Planning Commission Discussion***

Following the Commission's review of the draft amendments on August 20, 2024, staff made the following changes to the proposed discussion topics:

#### Mixed Use Zoning Districts (Chapter 18.214)

- Edited Table 2-11 to identify that the site coverage standard for the NMU and CMU zoning districts is "No maximum" per the Commission's request.
- Added a footnote to Table 2-11 identifying the required development standards for existing standalone residential projects in the CMU and NMU zoning districts.
- Added language to Section 18.14.050 (Mixed Use Component) clarifying that accessory dwelling units do not count toward the floor area increase calculation and that the increase in floor area is calculated per structure; added an exemption for existing developed sites in DMU from the minimum density requirements; clarified that the workforce housing exemption applies to workforce housing that is required pursuant to Development Code Chapter 18.216 (Workforce Housing); and added a requirement for new development projects on vacant sites with over 10,000 square feet of floor area to provide a residential component.

#### By Right Housing (Chapter 18.217)

- Added as a new discussion topic related to compliance with State Housing Element law.

These two discussion topics are discussed in further detail in the "Discussion" section below.

Additionally, staff made the following updates to the proposed Development Code clean-up amendments:

- Added language to Section 18.03.020.C (Calculations—Rounding) to clarify minimum density calculations, similar to existing language for maximum density calculations.
- Edited Table 2-1 to reflect the new zoning district names proposed in Exhibit D of Draft Resolution 2024-13.
- Edited Section 18.08.050 (Minimum and Maximum Density) to clarify that projects must comply with the established density range in the zoning district for the allowable number of parcels and/or units and add cross-references to Development Code Section 18.03.020.C (Calculations—Rounding) for minimum and maximum density calculations.

- Added the NMU zoning district to list of applicable zoning districts for the affordable housing average unit size requirements in Chapter 18.214 (Inclusionary Housing).
- Added a “Demolition” definition to Chapter 18.220 (Definitions/Glossary).

These edits have been incorporated into proposed clean-up amendments discussed in this staff report.

### ***Development Code Discussion Topics***

Staff proposes the following discussion topics:

#### **1. Mixed Use Zoning Districts (Chapter 18.14)**

Staff proposes to add a new chapter to the Development Code and create zoning to implement the new General Plan mixed use land use designations: Corridor Mixed Use (CMU) and Neighborhood Mixed Use (NMU). These new zoning districts take advantage of the additional flexibility allowed by the new land use designations and implement mixed use policies found in the General Plan.

#### ***Existing Development***

Staff proposes language to move toward conformance with the new zoning district standards for existing developed properties in Section 18.14.050. The implementation of the General Plan results in many existing developed properties becoming legal, non-conforming uses. “Legal, nonconforming” means that the use or structure was legally established but no longer conforms to the current Development Code requirements. Without the proposed language, an existing business could be required to bring the property into full conformance with the new standards when applying for new land use or building permits, per Chapter 18.130 (Nonconforming Uses, Structures and Parcels). For example, an existing retail store proposing an expansion would be required to add additional use(s) to meet the mixed-use requirement. Also, if the existing business had an existing residential component, the applicant would then be required to meet the new increased residential densities found in CMU and NMU.

The intent of the proposed language is to ensure that over time, properties move towards conformance with the underlying land use designation and zoning district, without posing an unnecessary burden on existing business or property owners.

#### ***New Development***

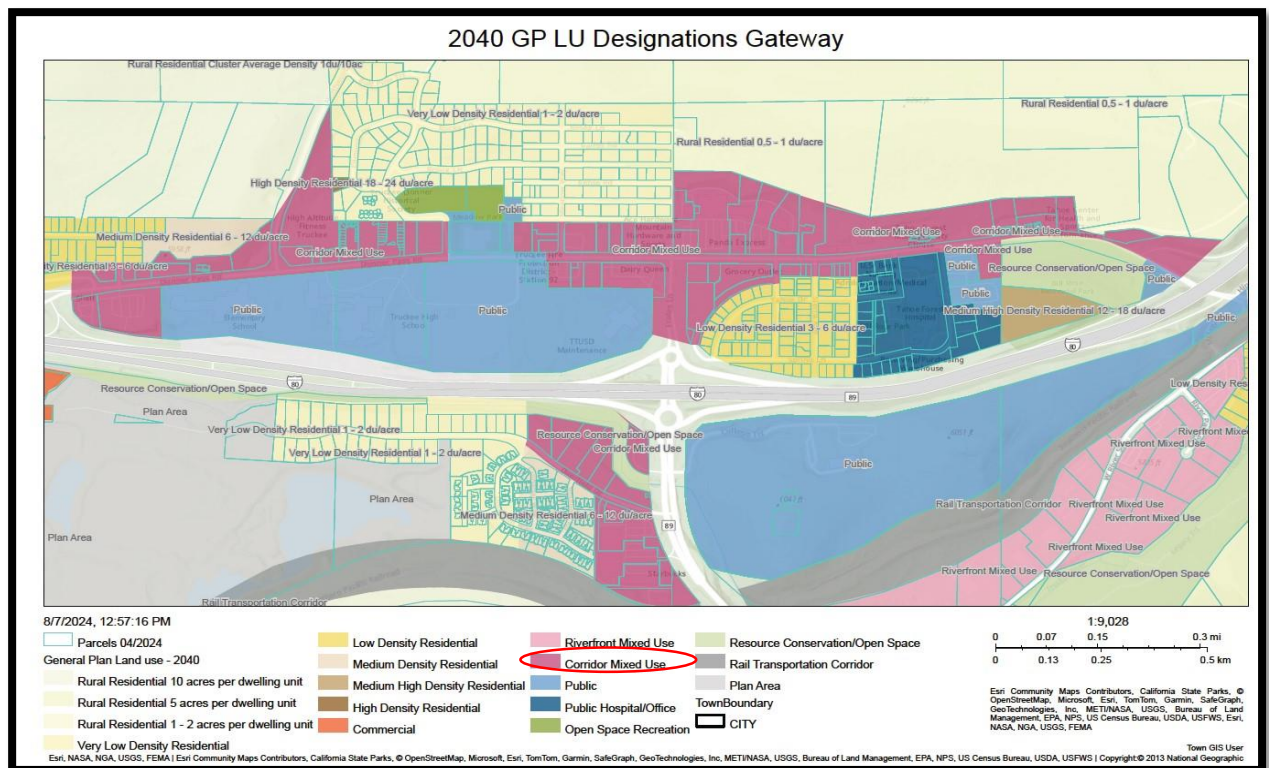
As part of the General Plan vision for the CMU zoning district, the land use designation established higher residential densities for the Gateway area of Truckee. This area was viewed by the Town Council as being appropriate for more intense in-fill residential development due to the proximity of the sites to existing services, employment centers and transit and the fact that the scale of taller buildings would be compatible with the existing development patterns. It is staff’s understanding that the Town Council’s goals for this area were to facilitate the construction of mixed-use development, including residential units. To implement this vision, staff is proposing to add a requirement for new development projects over a certain size on vacant sites in the CMU zoning district to provide a residential component, consistent with the density ranges of the zoning district. On the north side of Donner Pass Road between Frates Lane and the McIver roundabout, the density range is 6 to 18 dwelling units per acre; for the remainder of the CMU zoning district, the density range is 12 to 24 dwelling units per acre.

Requiring a residential component for larger development projects would strike a balance between achieving the desired mix of uses in this area over time without overly burdening existing developed sites, which might find it challenging to incorporate the required residential component.

As proposed, the required residential component would apply to projects with 10,000 square feet of new development. This is the size of project that generally triggers a requirement for a project to construct workforce housing, rather than paying an in-lieu fee. However, a different trigger could also be considered. For example, 7,500 square feet is the threshold for requiring a Development Permit rather than a Zoning Clearance. Either of these sizes would exempt a smaller project (similar in size to the Dickson building, which is less than 7,500 square feet) and would be applicable to a larger new development project (similar in size to the Old Gateway building, which is approximately 14,000 square feet). Staff requests that the Commission consider whether the proposed standards are consistent with the vision of the CMU zoning district, and if so, what amount of development would be appropriate as the trigger to require a residential component.

### *Corridor Mixed-Use Zoning District (CMU)*

This zoning district follows the boundaries of the Corridor Mixed Use General Plan Land Use Designation (shown in dark pink below):



The properties included in the CMU zoning district were formerly zoned either CG or CH. Staff reviewed the allowed uses in the former zoning districts and considered keeping uses in CMU similar to that which was previously allowed, while also maintaining consistency with the General Plan (Figure 4). Staff also considered whether the allowed uses were compatible with residential uses outright or whether certain uses should have an additional level of review to address potential compatibility issues.



## Corridor Mixed Use

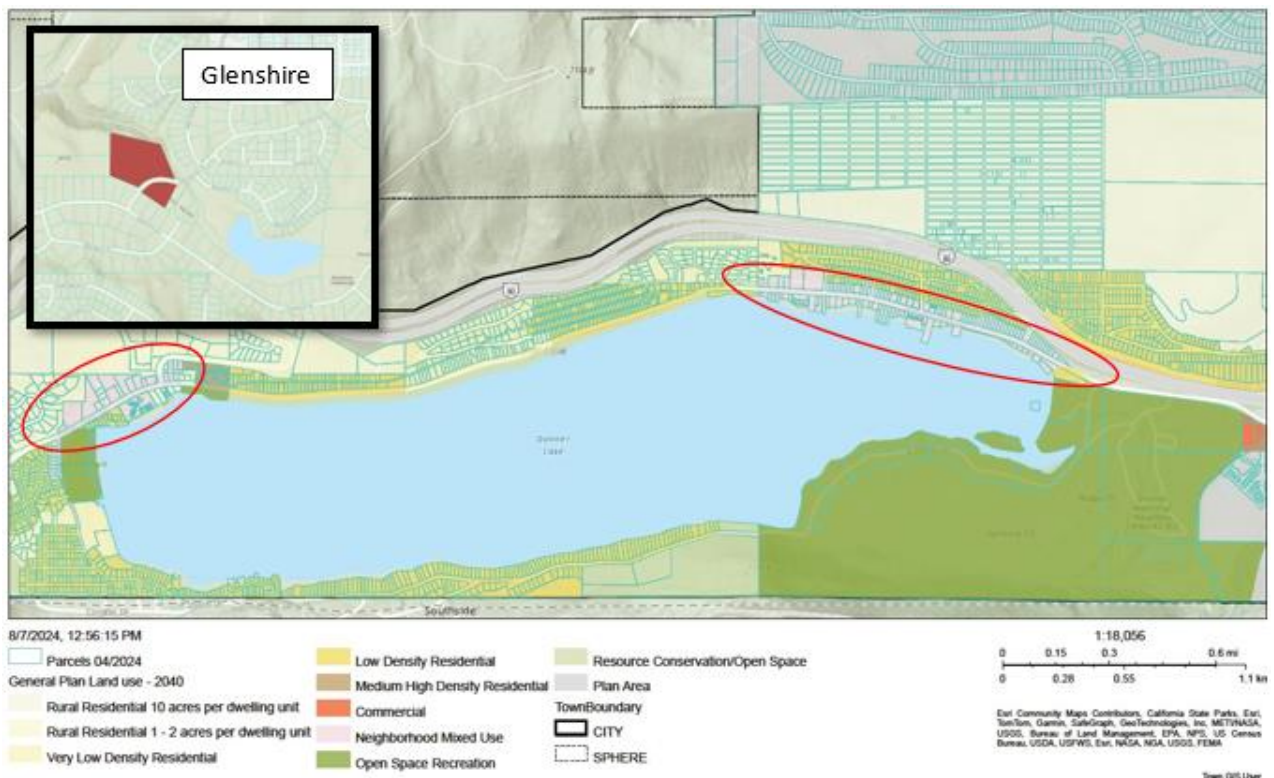
The Corridor Mixed Use land use designation allows a range of uses, including multi-family residential, retail, office, service commercial, and public uses. Buildings should be oriented toward the street, and parking should be provided in the rear or on the side to create a pedestrian-friendly environment. This designation allows horizontal and vertical mixed-use development. Stand-alone residential is not permitted.

### Density and Intensity Standards<sup>1</sup>

- ▶ 12–24 dwelling units per acre, except for the area on the north side of Donner Pass Road between Frates and the I-80 offramp by the McIver roundabout where 6–18 dwelling units per acre are permitted with the option to go up to 24 dwelling units per acre with the Town's density bonus program.
- ▶ Maximum FAR 1.25 (1.0 FAR Base + 0.25 FAR Incentive)\*

### *Neighborhood Mixed Use Zoning District (NMU)*

This zoning district aligns with the boundaries of the Neighborhood Mixed Use General Plan Land Use Designation, as shown below:



As the NMU zoning district directly abuts residential uses, staff considered the potential impact of permitted uses and the scale of development to these existing residential neighborhoods. The Neighborhood Mixed Use General Plan Land Use Designation specifically allows “neighborhood-serving” uses such as restaurants, offices and small retail.

## Neighborhood Mixed Use

The Neighborhood Mixed Use land use designation allows neighborhood-serving commercial uses, such as restaurants, offices, and small retail, as well as multi-family residential. This designation requires mixed-use development and allows horizontal mixed use and vertical mixed use. The designation supports the development of mixed-use centers in residential neighborhoods to increase local services and reduce vehicle trips.

### Density and Intensity Standards<sup>1</sup>

- ▶ 6–8 dwelling units per acre
- ▶ Maximum FAR 0.8 (0.6 FAR Base + 0.2 FAR Incentive)\*

### *Downtown Mixed-Use Zoning District (DMU)*

Previously, standards for the Downtown Mixed Use (DMU) zoning district were included in Section 18.12 (Commercial and Manufacturing Zoning Districts). The DMU zoning district has been incorporated into Chapter 18.14 so that all the Town's mixed-use zoning districts are grouped together. No substantial changes to the DMU zoning district standards (including the allowed uses and permit requirements and general development standards) are proposed; this section was moved to the new chapter and the only proposed changes are cleanup items required to ensure General Plan consistency, as discussed in the cleanup amendment discussion below. Staff proposes to add clarifying language to address the new residential density ranges in the DMU zoning district (12 to 24 dwelling units per acre) and provide exemptions from the minimum density requirements for redevelopment projects under a certain size on existing developed sites or properties with a designated historic resource.

### *Major Discussion Topics*

Staff recommends the following discussion topics for the Commission to consider as part of its discussion on the mixed-use zoning districts:

1. **Definition of Mixed Use:** Under the current Development Code definition, "mixed use" is defined as "properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or a single site in an integrated development project with significant functional inter-relationships and a coherent physical design." This definition does not require mixed-use projects to include a residential component.
  - Is the current definition consistent with the intent of the CMU and NMU land use designations in terms of encouraging a variety of uses in these zoning districts, including commercial and residential uses?
  - Should new projects or redevelopment projects over a certain size (e.g., new development of 10,000 square feet or more on vacant sites and/or an increase in floor area of 50% or more) trigger a requirement to provide a residential component that meets the density requirements of the zoning district?
  - What type of non-residential uses should be considered different "types of uses" in a mixed-use project? (For example, a project with restaurant and retail or office and retail would include both service commercial and retail uses based on the allowed use tables; a project with office and medical office would only include

service commercial uses, which are defined separately in the Development Code but are different forms of office.)

**2. Proposed Mix of Uses:** Under the proposed development standards, more than one-third of the floor area in a mixed-use project in the CMU zoning district must be dedicated to commercial uses; in the NMU zoning district, at least half of the floor area in a mixed-use project must be dedicated to commercial uses. The purpose of requiring a certain amount of commercial floor area in these zoning districts is to ensure that future projects provide an appropriate balance between residential and non-residential uses. The amount of required commercial floor area is lower in CMU because the Gateway area has been identified as an appropriate location for higher-density residential housing (at densities of 6-18 and 12-24 dwelling units per acre). There is a greater emphasis in the Gateway area on developing more residential uses due to the fact that the area already has a lot of existing commercial development. Since the goal is to incentivize more residential development, the proposed commercial requirement is smaller. The NMU zoning district is intended to provide neighborhood-serving commercial uses which could reduce the need for vehicle trips into town from these neighborhoods, consistent with Town Council priorities related to VMT reduction. A higher commercial requirement in NMU is proposed to support the goal of providing more neighborhood-serving commercial uses in areas where there is already a lot of existing residential development.

- Does the Commission find the proposed mixes of uses in the CMU and NMU zoning districts are appropriate?

**3. Residential Component:** As discussed under the “New Development” section above, the proposed standards include a requirement for larger new development projects in the CMU zoning district to include a residential component, consistent with the density range established by the General Plan.

- Does the proposed requirement for a residential component for larger new development projects achieve the General Plan vision for mixed use projects?
- Is the proposed 10,000 square foot size trigger appropriate, or would a different size (such as 7,500 square feet, consistent with the Zoning Clearance/Development Permit thresholds) be more appropriate?
- Should the residential component only apply to new development, or should it also apply to redevelopment projects that add a certain amount of floor area (for example, a 50% increase in floor area)?

Proposed amendments are shown in Exhibit A of Draft Planning Commission Resolution 2024-13 (Attachment #1).

**2. By Right Housing (Chapter 18.217)**

This discussion topic has been added to the list of proposed Development Code amendments following the Commission’s review of the draft amendments in August 2024. On August 13, 2019, the Town Council adopted the 2019-2027 Housing Element, which outlines goals, policies, and programs to achieve State and local housing goals. As part of the Housing Element, the State required that the Town include a program that allows, by right, housing in which at least 20% of the units are affordable to lower-income households on certain properties that were identified in previous Housing Elements (Government Code 65583.2). “By right” in this instance means that the project cannot be subject to discretionary review if the project meets objective standards. All projects that meet the affordability criteria and the objective standards, including minimum density

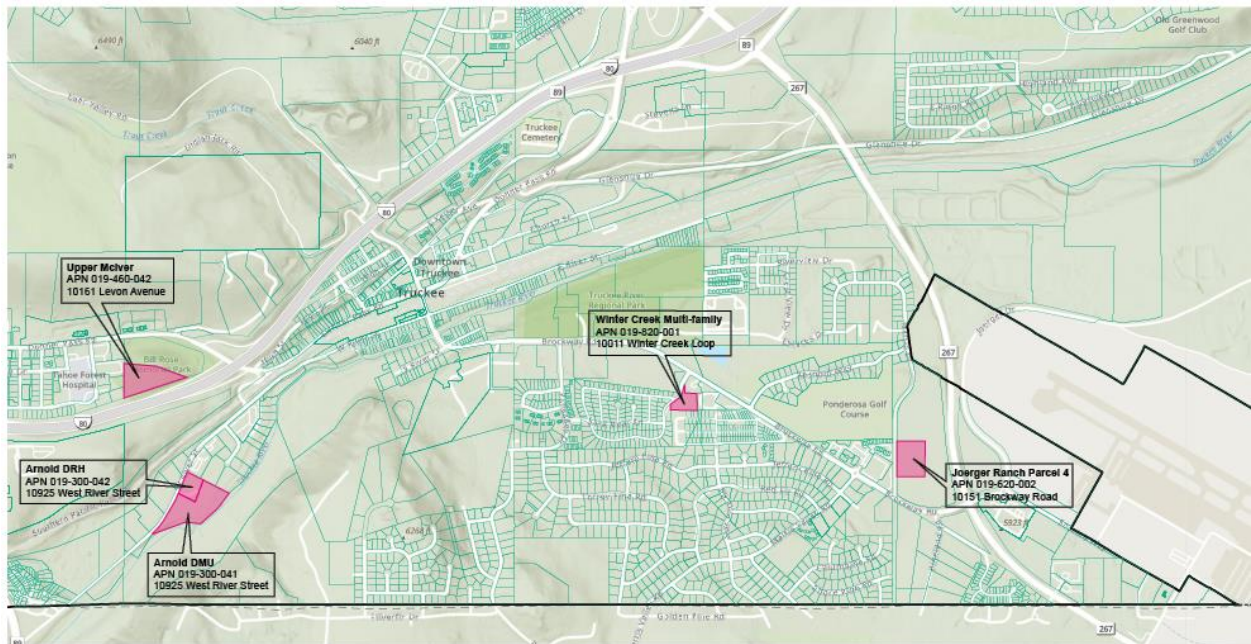


standards, would be reviewed at the staff level for compliance with the Town's requirements, without environmental review.

Staff proposes amendments to the Development Code to ensure that the Town is in compliance with State Housing Element law and Housing Element Program H.1.1.

The proposed new Chapter 18.217 (By Right Housing) identifies that the chapter is applicable to the following five properties as identified in the 2019-2027 Housing Element (shown in Figure 6):

1. 10925 West River Street (APN 019-300-041; known as Arnold DMU in the Housing Element);
2. 10855 West River Street (APN 019-300-042; known as Arnold DRH in the Housing Element);
3. 10011 Winter Creek Loop (APN 019-820-001; known as Winter Creek Multi-family Parcel);
4. 11467 Brockway Road (The RMW-20 zoned portion of APN 019-620-002, known as Joerger Ranch Parcel 4 in the Housing Element); and
5. 10161 Levon Avenue (APN 019-460-042 known as Upper McIver in the Housing Element)



**Figure 6: By Right Housing Sites**

Projects on these sites that deed-restrict 20% of the housing units for lower income households and are consistent with the Town's objective standards are eligible for ministerial staff-level review.

The chapter establishes options for a developer to choose to use the provisions of Chapter 18.217 to ensure a by right streamlined review of a residential project, or the developer may choose to comply with the provisions of the standard requirements of the underlying zoning district. Residential projects seeking exceptions, waivers, or modifications to any development standards (excluding modifications granted as part of density bonus concession, incentive, parking reduction, or waiver of development standards pursuant to Chapter 18.212—Density Bonuses, Concessions and Incentives), are not eligible for ministerial and/or streamlined processing and are subject to the applicable discretionary review process outlined in Article IV. Additionally,

projects opting to use the Flexible Design Review outlined in Section 18.25.030.B may not use this streamlined review process.

Chapter 18.217 further outlines the requirements for by right housing project review (including requirements for affordable housing, minimum density, development standards, and projects in the DMU zoning district) and outlines the review process for a by right streamlined residential review. Chapter 18.72 (Zoning Clearance) also includes proposed language to ensure that by right residential projects are reviewed under a ministerial staff-level Zoning Clearance.

Proposed amendments are shown in Exhibit A of Draft Planning Commission Resolution 2024-13 (Attachment #1). The proposed map showing the eligible by right housing sites are shown in Exhibit F of the Draft Resolution.

### ***Development Code Clean-up Amendments***

Staff proposes the following cleanup amendments to ensure General Plan consistency:

1. Zoning Districts (Chapter 18.06, Table 2-1)
  - Update table to reflect current General Plan land use designations.
  - Update references to Downtown Truckee Plan.
  - Add Mixed Use Zoning District section to table.
  - Update names of zoning districts consistent with proposed name changes in Exhibit D of Draft Planning Commission Resolution 2024-13.
2. Calculations—Rounding (Section 18.03.020.C)
  - Add language about calculating minimum density, similar to existing language regarding calculations for maximum density.
3. Purposes of Residential Zoning Districts (Section 18.08.020)
  - Update zoning district descriptions and density ranges to match General Plan land use designations.
  - Update names of zoning districts consistent with proposed name changes in Exhibit D of Draft Planning Commission Resolution 2024-13.
  - Add clarifying language that “X” suffix prohibits further subdivision unless the subdivision is allowed pursuant to State law.
4. Allowed Uses and Permit Requirements for Residential Zoning Districts (Section 18.08.030, Table 2-2)
  - Delete “Golf course and country clubs” from use table since new golf courses are prohibited under the General Plan and country clubs are defined as an accessory use to a golf course.
5. Minimum and Maximum Density (Section 18.08.050)
  - Update density ranges to match General Plan land use designations.
  - Add clarifying language that “X” suffix prohibits further subdivision unless the subdivision is allowed pursuant to State law.
  - Remove language about allowing further subdivision that exceeds the maximum density established by the Zoning Map because the current density ranges were established through the 2040 General Plan and exceeding those ranges conflicts with the maximum development allowed under the General Plan.
  - Clarify that minimum density must be met unless an exception is granted by the review authority due to a site constraint or life-safety issue.
  - Update density incentives language to keep reference to Chapter 18.212 (Density Bonuses, Concessions and Incentives) and remove the reference to Section 18.214.060, which simply refers back to Chapter 18.212. The provisions of Chapter 18.212 are the

- only option for exceeding the maximum density established by the General Plan density ranges.
  - Update introductory paragraph to state that residential projects and/or subdivisions must comply with the allowable density established by the zoning district.
  - Add cross-reference to Section 18.03.020.C (Calculations—Rounding) for guidance on minimum and maximum density calculations.
6. Purposes of Commercial and Manufacturing Zoning Districts (Section 18.12.020)
- Update zoning district descriptions and density ranges to match General Plan land use designations.
  - Remove Downtown Visitor Lodging (DVL) zoning district since the designation of those properties was changed in the Downtown Truckee Plan.
7. Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts (Section 18.12.030, Table 2-7)
- Update residential uses in commercial and manufacturing zones for consistency with General Plan land use designations (remove housing types not allowed, add workforce housing, move “Work/live units” to commercial section of the use table, delete footnote related to small lot subdivisions).
  - Update retail uses to remove drive-through restaurants as an allowed use.
  - Add work/live units to service uses (relocated from the residential use section of the table).
8. Allowed Uses and Permit Requirements for Downtown Commercial and Manufacturing Zoning Districts (Section 18.12.030, Table 2-8)
- Relocate DMU uses to Chapter 18.14 (Mixed Use Zoning Districts) along with footnote. about uses on Commercial Row.
  - Delete DVL uses from table.
9. Commercial and Manufacturing District General Development Standards (Section 18.12.040, Table 2-9)
- Update FAR for consistency with General Plan land use designations.
  - Delete reference to Mixed Use Component Section.
  - Relocate DMU standards to mixed use chapter and delete DVL zoning district from table.
  - Update notes to remove references to DVL.
10. Floor Area Ratio Criteria (Section 18.12.050)
- Delete section since no longer applicable with development of Town density bonus program to provide incentives.
11. Mixed Use Component (Section 18.12.060)
- Delete section since no longer applicable with addition of mixed-use zoning district standards and limitation on single retail sizes in General Plan.
12. Downtown Commercial District Development Standards (Section 18.12.070)
- Delete in-lieu bicycle parking fee since projects are required to comply with Section 18.48.090 (Bicycle Parking and Support Facilities), which includes a provision for the review authority to reduce the amount of required bike parking when appropriate.
  - Delete in-lieu frontage improvement fee section since frontage improvements are under the purview of the Town Engineer, not the Community Development Director.
  - Update section on Commercial Row land use limitations for consistency with the language in the General Plan.
13. Purposes of Special Purpose Zoning Districts (Section 18.16.020)
- Update Downtown Railroad (DRR) zoning district for consistency with the Rail Transportation Corridor (RTC) land use designation in the General Plan.
14. Special Purpose District Land Uses and Permit Requirements (Section 18.16.030)
- Update references to Master Plans and Specific Plans to identify the plans that have been adopted.

- Remove density guidelines for the Bright property since this is no longer relevant.
- 15. Allowed Uses and Permit Requirements for Special Purpose Districts (Section 18.16.030, Table 2-10; renumbered to Table 2-12)
  - Add “Student and employee housing” as an allowed use in the PF (Public Facilities) zoning district in compliance with the Public land use designation.
  - Add “Workforce housing required pursuant to Chapter 18.216” as an allowed use
  - Update Downtown Railroad (DRR) zoning district to Rail Transportation Corridor (RTC).
- 16. Special Purpose District General Development Standards (Section 18.16.040, Table 2-11; renumbered to Table 2-13)
  - Add residential density for PF (Public Facilities) zoning district in compliance with the Public and Public Hospital/Office land use designations.
  - Add FAR criteria for REC and PF zoning districts for consistency with the Open Space Recreation and Public Facilities land use designations.
- 17. DMP (Downtown Master Plan) District Development Standards (Section 18.16.080)
  - Update section to identify that the Hilltop Master Plan and Railyard Master Plan have been adopted.
- 18. Historic Preservation (-HP) Overlay District (Section 18.20.040)
  - Remove language about unlimited density due to conflicts with General Plan density ranges and development potential
- 19. Design Guidelines for Specific Land Uses (Section 18.24.110)
  - Remove standards for drive-through businesses, which are not allowed under the 2040 General Plan.
- 20. Residential Mixed-Use Development (Section 18.25.120)
  - Update language to identify that residential mixed-use projects are allowed in the CN and DMU zoning districts.
  - Update minimum and maximum density requirements to reflect new density ranges established under the General Plan.
- 21. Multifamily Residential Projects within Downtown Visitor Lodging (DVL) Zoning District (Section 18.25.130)
  - Deleted section because the designation of the DVL properties was changed in the Downtown Truckee Plan.
- 22. Screening and Buffer (Section 18.30.110)
  - Update to include mixed-use developments and add the CMU zoning district to Subsection A.
  - Update to include neighborhood mixed-use developments and the NMU zoning district to Subsection B.
- 23. Open Space Standards (Section 18.46.050)
  - Add mixed use zoning districts.
- 24. Signs (Chapter 18.54)
  - Update zoning districts to include CMU and NMU, remove DVL, and update DRR to RTC in Applicability section.
- 25. Bed and Breakfast Inns (Section 18.58.070)
  - Add NMU to allowed zoning districts.
- 26. Drive In and Drive Through Facilities (Section 18.58.110)
  - Delete section since drive-through businesses are prohibited under the 2040 General Plan.
- 27. Mixed-Use Development (Section 18.58.140)
  - Update applicability section with applicable zoning districts (CN, CMU, NMU, DMU, M and DM).
  - Update purpose section to address current allowances for mixed-use developments.

- Revise Subsections D and Subsection E to address current standards for residential density, floor area, mixed-use components, design and phasing, add reference to Chapter 18.216 (Workforce Housing), and remove incentives that will be address through the Town density bonus program.
28. Wireless Communications Facilities (18.58.270.C)
    - Add NMU zoning districts to prohibited areas in Subsection 1.j.2.
  29. Inclusionary Housing (Chapter 18.214)
    - Add NMU zoning district to applicable zoning district for affordable housing average living area size requirements.
  30. Definitions/Glossary (Chapter 18.220)
    - Update “Floor Area Ratio” definition for consistency with the “Development Density and Intensity” standards in Chapter 2 of the General Plan.
    - Add definition for “Remodel”
    - Add definition for “Student and employee housing” for consistency with the Public land use designation, which states that student and employee housing is allowed in conjunction with educational facilities or on Town-owned or federally owned land in conjunction with the Public Service Center.
  31. Throughout Development Code: Update all “Downtown Specific Plan” references to “Downtown Truckee Plan.”
  32. Throughout Development Code: Names and abbreviations for all residential, rural residential, downtown residential, and Downtown Mixed Use zoning districts will be updated to be consistent with the land use and density designations identified in the 2040 General Plan. The proposed names are identified in Exhibit E of Draft Planning Commission Resolution 2024-13 (Attachment #1).

Proposed amendments are shown in Exhibit A of Draft Planning Commission Resolution 2024-13 (Attachment #1).

### Zoning Map Amendments

To ensure consistency with the 2040 General Plan land use designations, several changes are proposed to the zoning map, as identified in Exhibit B of Draft Resolution 2024-13. Maps are provided in the exhibit.

1. The following areas in the Gateway District are proposed to be zoned to Corridor Mixed Use:
  - a. West side of the Gateway District, on the north side of Donner Pass Road near Northwoods Boulevard, the Shell Station and Truckee West Center (formerly the Factory Outlets)
  - b. East side of the Gateway District, from Quality Automotive to Villager Nursery on the north side and from the Bank of America to the Tahoe Forest Human Resources Building and US Bank.
  - c. On the west side of SR-89S, including the Crossroads Center (SaveMart/CVS) and the Inn at Truckee.
2. The following areas are proposed to be zoned to Neighborhood Mixed Use:
  - a. Glenshire, on both sides of Dorchester Drive at the Glenshire Store
  - b. Donner Lake
    - West side: Donner Lake Village, the north side of Donner Pass Road from the intersection of Donner Lake Road to South Shore Drive, and the area across the street from the West End Beach on South Shore Drive.
    - Northeast side: On both the north and south sides of Donner Pass Road from the Tahoe Donner Marina to Loch Leven Lodge.
3. Meadow Park is proposed to be zoned Recreation from Public Facilities.



4. A portion of the east side of the Railyard is proposed to be zoned to Downtown Master Plan from Downtown Manufacturing to ensure consistency with the boundaries of the adopted Railyard Master Plan.
5. The Coburn Crossing site is proposed to be zoned from Downtown Visitor Lodging to the following:
  - a. Coburn Crossing Apartments Site: Zoned to Multi-family Residential, 18 dwelling units per acre
  - b. SpringHill Suites Site: Zoned to General Commercial
  - c. Small portion of the Cemetery: Zoned to Public Facilities

Additionally, names and abbreviations for all residential, rural residential, downtown residential, and Downtown Mixed Use zoning districts will be updated to be consistent with the land use and density designations identified in the 2040 General Plan. The proposed names are identified in Exhibit E of Draft Planning Commission Resolution 2024-13 (Attachment #1).

Proposed amendments are shown beginning in Exhibit A of Draft Planning Commission Resolution 2024-13 (Attachment #1).

#### General Plan Clean-up Amendments

1. General Plan Land Use Diagram (Figure LU-2) Clean-up Amendments, as identified in Exhibit C of Draft Resolution 2024-13. Maps are provided in the exhibit.

Since adoption, a few areas of the General Plan land use map (Figure LU-2: Land Use Diagram) have been identified for clean-up. Most of these changes are required to clean up errors made in the process and others are intended to clean up graphic errors in the map. None of these changes are increasing or decreasing density or intensity of development than what was previously contemplated in the 2025 General Plan. The following properties are proposed to be amended:

APN	Situs Address	Location	Proposed Change
017-170-009	15675 Donner Pass Road	Near the west side of Donner Lake	2025 General Plan (previous): Residential, 1 dwelling unit per acre  2040 General Plan (current): Rural Residential, 1-2 dwelling units per acre  Proposed: Very Low Residential, 1-2 dwelling units per acre
017-170-034	15661 Donner Pass Road		
017-170-036	15633 Donner Pass Road		
017-170-036	15633 Donner Pass Road		
017-170-037	15655 Donner Pass Road		
017-170-038	15653 Donner Pass Road		
017-170-039	15651 Donner Pass Road		
017-170-030	15615 Donner Pass Road		

APN	Situs Address	Location	Proposed Change
017-170-031	15601 Donner Pass Road		
Portion of 017-170-044	15600 Donner Pass Road		
017-170-004	15572 Donner Pass Road		
Portion of 017-170-050	15560 Donner Pass Road		
018-623-010	11035 Sierra Avenue	Gateway Area, on Donner Pass Road and Sierra Avenue	<p>2025 General Plan (previous): Commercial</p> <p>2040 General Plan (current): Low Density Residential</p> <p>Proposed: Corridor Mixed Use</p>
019-720-014		Old Greenwood/Olympic Heights Area	<p>2025 General Plan (previous): Residential, 3-6 dwelling units per acre</p> <p>2040 General Plan (current): Very Low Density Residential, 1-2 dwelling units per acre</p> <p>Proposed: Low Density Residential, 3-6 dwelling units per acre</p>
019-370-035		East side of Gray's Crossing	<p>2040 General Plan (current): A clean up of overlapping land use designations.</p> <p>Proposed: Follow parcel lines.</p>
018-560-009	10090 Cold Stream Road	East side of the Donner Memorial State Park	<p>2040 General Plan (current): Split designation with Open Space Recreation and Plan Area</p> <p>Proposed: All Open Space Recreation</p>
019-420-090	10470 East Jibboom Street	East of the Truckee Cemetery	<p>2040 General Plan (current): Commercial</p> <p>Proposed: Medium High Density Residential, 12-18 dwelling units per acre</p>

2. General Plan Roadway Noise Contours Diagram (Figure SN-8) Clean-up Amendments, as identified in Exhibit D of Draft Resolution 2024-13. Maps are provided in the exhibit. The map within the General Plan accidentally omitted the noise contours for Interstate 80. This clean-up amendment will update the map to include this information.

### **Next Steps**

Following this Planning Commission hearing, the Commission's recommendations will be forwarded to the Town Council for consideration at their meeting on November 12, 2024.

**Environmental Review:** The proposed 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.

**Public Communication:** In addition to the standard noticing of the agenda, a display ad was published in the *Sierra Sun* on October 18, 2024.

### **Attachments:**

1. Planning Commission Resolution 2024-13 (Draft)
  - Exhibit A – Development Code Amendments
  - Exhibit B – Zoning Map Amendments
  - Exhibit C – Amended General Plan Land Use Diagram (Figure LU-2)
  - Exhibit D – Amended General Plan Roadway Noise Contours Diagram (Figure SN-8)
  - Exhibit E – Amendments to Zoning District Names and Abbreviations
  - Exhibit F – By Right Housing Sites