



Date: January 28, 2025

Honorable Mayor and Council Members:

Author and title: Laura Dabe, Senior Planner; Chantal Birnberg, Associate Planner; Yumie Dahn, Principal Planner

Title: **Public Hearing: 2024 General Plan Implementation—Ordinance 2025-01, Development Code Amendments (Mixed-Use Zoning Districts, By Right Housing and Clean-Up Amendments), Zoning Map Amendments, and Amendments to Zoning District Names and Abbreviations; Resolution 2025-10, General Plan Land Use Diagram and Roadway Noise Contours Diagram Clean-Up Amendments; and Resolution 2025-11, Eligible By Right Housing Sites Map**

Jen Callaway, Town Manager

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**Recommended Action:** That the Town Council conduct a public hearing and take the following actions:

- 1) Introduce Ordinance 2025-01, adopting amendments in support of 2040 General Plan implementation to the Truckee Municipal Code, Title 18 Development Code for Mixed-Use Zoning Districts (Chapter 18.14), By Right Housing (Chapter 18.217), Clean-Up Amendments, amendments to Zoning District Names and Abbreviations, and amendments to the Town of Truckee Zoning Maps; and
- 2) Adopt Resolution 2025-10, adopting General Plan Land Use Diagram (Figure LU-2) and Roadway Noise Contours Diagram (Figure SN-8) Clean-Up Amendments; and
- 3) Adopt Resolution 2025-11, adopting the Eligible By Right Housing Sites Map; and
- 4) Determine the amendments to be exempt from the California Environmental Quality Act (CEQA) because the adoption of this ordinance and resolution 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.

**Council Role:** In reviewing the recommendations from staff and the Planning Commission provided in this staff report, staff requests that the Town Council consider whether the proposed amendments support implementation of the 2040 General Plan as envisioned by the Council, including the purpose and intent of the mixed-use zoning districts. In proposing amendments for the purpose of General Plan implementation, staff’s primary consideration was consistency with the adopted General Plan. The proposed amendments are intended to ensure that the goals and vision that were established through adoption of the General Plan are achieved, as discussed further below.

**Discussion:** 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 and noise diagrams, 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 following sections include applicable General Plan goals, policies and action items; staff and Planning Commission recommendations; and proposed amendment language. The complete Draft Ordinance 2025-01 is provided as Attachment #1, Draft Resolution 2025-10 is provided as Attachment #2, and Draft Resolution 2025-11 is provided as Attachment #3. The topics contained in this staff report were reviewed by the Planning Commission at an overview presentation on August 20, 2024 (during which no formal direction from the Commission was provided) and at the October 29, 2024 and December 17, 2024 public hearings, and are included in this staff report for the Town Council's consideration.

The proposed amendments for General Plan implementation include two discussion topics and 32 cleanup amendment topics, zoning map amendments, cleanup amendments to the General Plan land use and noise diagrams, and amendments to the zoning district names, as summarized 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. Calculations—Rounding (Section 18.03.020.C)
2. Zoning Districts (Chapter 18.06, Table 2-1)
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 Diagram (Figure SN-8) Clean-up Amendment

The Planning Commission staff reports, minutes and resolution are provided as links within the attachments at the end of this staff report. The amendments supported by the Commission as proposed by staff are discussed below. Where the Planning Commission recommendation deviated from staff’s recommendation, additional discussion is provided.

### ***Background***

In May 2023, the Town Council adopted the 2040 General Plan (“General Plan”) to guide development and establish a policy basis for decision-making for Truckee over the next 20 years. (See Attachment #9 for a link to the plan.) The General Plan provides the legal foundation for the Town’s Development Code. Implementation of the General Plan includes actions to update the Development Code to reflect the policies contained in the General Plan.

On August 20, 2024, staff presented an overview to the Planning Commission of the draft Development Code amendments which are proposed as part of the first round of 2040 General Plan implementation, including the creation of mixed-use zoning districts to implement the Corridor Mixed Use and Neighborhood Mixed Use land use designations. The purpose of the presentation was to provide an overview of the General Plan implementation process, introduce the proposed Development Code amendments, answer Commissioner questions, and gather initial feedback from the Commission. The Commission reviewed the proposed amendments at two public hearings on October 29, 2024 and December 17, 2024. (See Attachments #4 to 8 for links to the Commission meeting staff reports, minutes and resolution).

In proposing amendments for the purpose of General Plan implementation, staff’s primary consideration was consistency with the adopted General Plan. Staff considered the vision, community priorities, and goals that were established through the General Plan, the policies and standards that were adopted for the purpose of implementing those goals, and the intent behind the specific policy language that was

adopted by the Town Council. Staff's recommendations were based on both the adopted language in the plan and on staff's understanding of the discussions that led to the adoption of that policy language. While the primary focus in proposing the amendments was General Plan consistency, consideration was also given to historic uses and development patterns within the different areas of Truckee to ensure neighborhood compatibility and to maintain the Town's existing community character.

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

The following discussion topics were reviewed by the Planning Commission as proposed by staff. Where the Planning Commission recommendation deviated from staff's recommendation, additional discussion is provided.

#### ***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.

The Land Use Element of the General Plan was shaped by several themes, including an emphasis on mixed-use development. Mixed-use land use designations were created to increase access to services and opportunities for Truckee's residents and workforce. These designations aim to support the Town's goal to decrease greenhouse gas emissions from vehicle commutes and to reduce land consumption and the need to expand infrastructure to outlying areas.

#### ***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.

Under the proposed standards, an existing developed property would be exempt from complying with the requirement to provide more than one type of commercial use (for projects without a residential component) or meet the minimum density requirements (for projects with a residential component) unless the project proposes a substantial addition (i.e., an increase in floor area equal to or greater than 50 percent of the existing floor area of the project). The purpose of this exemption is to allow existing developed sites to make a certain amount of project modifications, including an increase in floor space for an existing business, without triggering compliance with the full requirements of the mixed use development standards.

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 because 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 mixed-use zoning districts 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. In the NMU zoning district, the density range is 6 to 8 dwelling units per acre.

Requiring a residential component for larger development projects could 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 Realty building, which is less than 7,500 square feet) from providing residential units 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). The Council could also consider that all new development, regardless of size, provide residential units; however, if residential units are proposed, the minimum density range for the site would apply to the project. For example, if all new development was required to provide residential units, a commercial project of 5,000 square feet would be required to provide density of at least 12 dwelling units per acre in the majority of the CMU zoning district. Staff requests that the Council 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.

When researching potential outcomes that could occur with a requirement to provide residential units at the minimum density required in CMU, staff found that these requirements could potentially hinder redevelopment or new development from being proposed. In particular, the density range of 12-24 dwelling units per acre could be challenging for a mixed-use project to meet, especially on larger parcels, due to the large number of residential units that would be required. (For example, a 5-acre parcel would be required to build between 60 and 120 units if the density range of 12 -24 dwelling units per acre is applied as a minimum and maximum standard.) While this amount of residential units could appeal to a developer interested in taking advantage of the allowed density on the site, and it could help achieve some of the Council's goals in terms of encouraging the construction of more residential units in Truckee, it could also deter developers that are interested in different types of development projects—for example, projects that are primarily commercial in nature, and applicants that might be interested in building onsite workforce housing for workers within the project but are not interested in constructing a project with a significant amount of residential units.

Below are several examples of how a requirement to meet the minimum density for a site could affect projects on a number of parcels based on the size of the site, the density range, and the different potential residential requirements that could be applied to projects in the CMU and NMU zoning districts:

**Examples of how the residential component can affect projects:**

Site/Project	Residential requirement if a 10,000 s.f. threshold was implemented	Residential requirement for all new projects	If there was no residential requirement	If there was no minimum density
<b>Dickson Realty</b> <ul style="list-style-type: none"> <li>Project size: 7,048 s.f., no residential units</li> <li>Parcel size: 0.67 acres</li> <li>CMU allowed density (12 to 24 units per acre): 8-16 dwelling units</li> </ul>	No residential would be required	8-16 dwelling units would be required	Could be built as it currently exists, since there are multiple commercial uses on site.	Could be built as it currently exists, or up to 16 units. Mixed use commercial would be required.
<b>Grocery Outlet</b> <ul style="list-style-type: none"> <li>Project size: 16,147 s.f., three residential units (workforce housing)</li> <li>Parcel size: 1.57 acres</li> <li>CMU allowed density (12 to 24 units per acre): 18-37 dwelling units</li> </ul>	Residential component would be required, at least 19 units.	Residential component would be required, at least 19 units.	<p>Could be built as it currently exists. The project would not be required to meet the minimum density for only workforce housing units.</p> <p>If additional non-workforce housing units were proposed, then the minimum density of 12 units would be required.</p>	Could be built as it currently exists or up to 37 dwelling units.
<b>Vacant site (15900 Donner Pass Road, previously the Northwest Townhomes sit)</b> <ul style="list-style-type: none"> <li>Parcel size: 2.21 acres (Area with 20% or less slope: 1.22 acres)</li> <li>CMU allowed density (6-8 units per acre): 13-17 dwelling units (7-9 units per acre based on developable area)</li> </ul>	<p>If a larger than 10,000 s.f. project was proposed, then at least 6 units would be required.</p> <p>If less than 10,000 s.f. then no residential would be required.</p>	Residential component would be required for any size project with at least 6 units.	The project could be a mixed use commercial building (retail, service, restaurant). If any residential was proposed, at least 6 units would be required.	A mixed use commercial building could be proposed with no residential. Or residential units up to 9 units could be proposed.

At a minimum, staff believes that it would be appropriate to include language in Chapter 18.14 which provides an exception from meeting the minimum density requirements for projects that have a site constraint that would preclude a project from meeting the minimum density requirements or cases where meeting the minimum density would be detrimental to public health and safety, similar to the exceptions for projects in the residential zoning districts under Chapter 18.08. Staff recommends that the Council consider adding the following language as an exception under Section 18.14.050:

**Exceptions to Minimum Density Requirements.** The review authority may waive the minimum density requirements for projects in the mixed use zoning districts if one or both of the following findings can be made:

- (1) There are special circumstances applicable to the property such as environmental or other site constraints that preclude construction of the minimum number of dwelling units on site;
- (2) Requiring the minimum density on-site would be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

**Residential Component:** 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.

**Major  
Discussion  
Topic # 1**

- Fundamentally, should a residential component be required for all mixed-use projects? If a residential component is required, then the minimum density would apply to any project.
- Does the proposed requirement for a residential component for larger new development projects achieve the General Plan vision for mixed-use projects?
- If a residential component is required, is the proposed 10,000 square foot size trigger appropriate, or would a different size be more appropriate?
- Should the residential component only apply to new development, or should it also apply to redevelopment projects that add a significant amount of floor area (for example, a 50% increase in floor area)?
- Or, if the requirement is deemed too restrictive, should the goal be to add the flexibility to build additional residential units without requiring a minimum density or should a different minimum density be required (for example, four dwelling units per acre) which might provide more flexibility to developers wishing to provide residential units at a lower density? If so, the Council should direct staff to look at removing or modifying the minimum density requirement.
- Should exception language for constrained sites be added, per staff's recommendation?

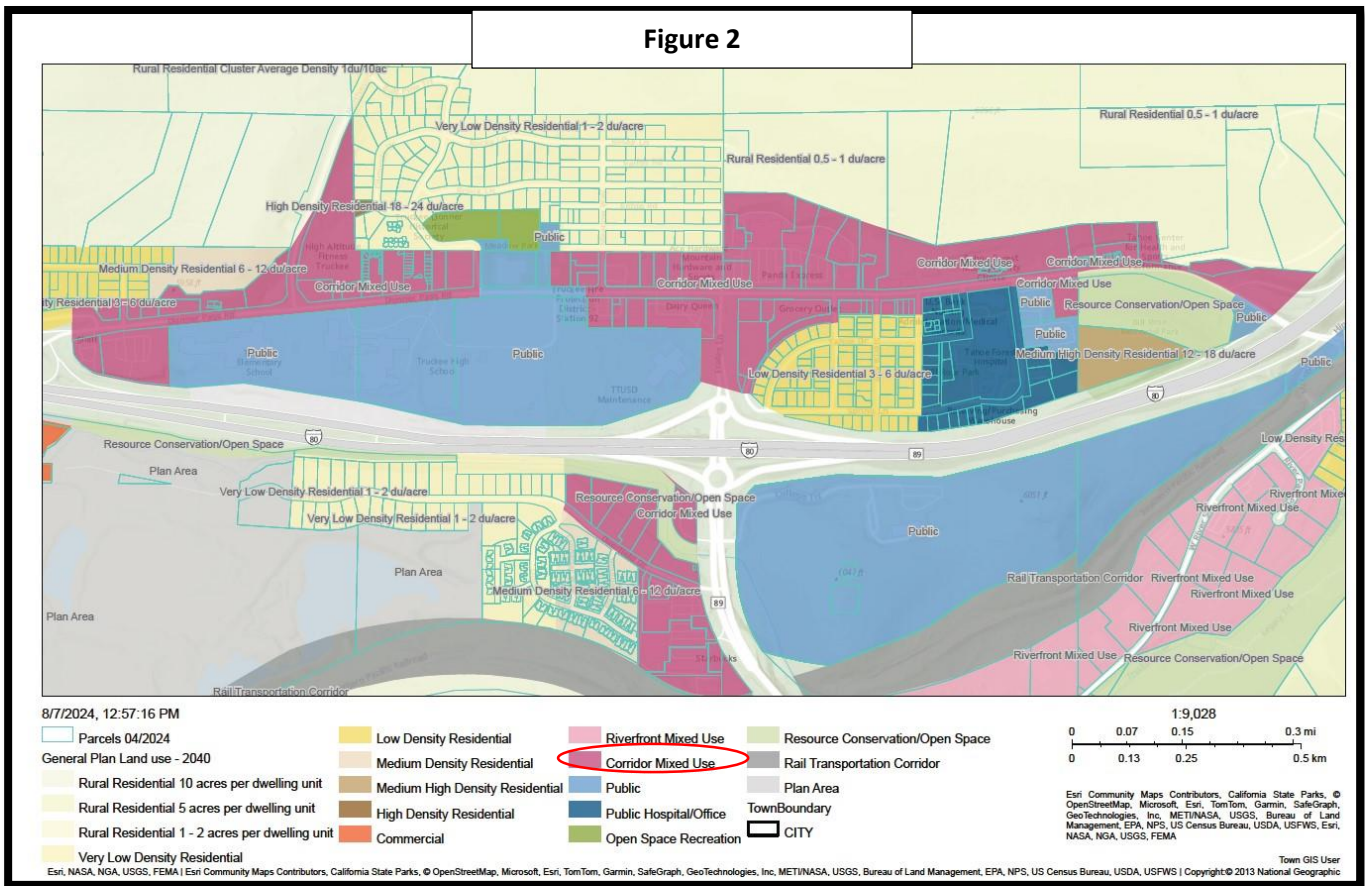
*Corridor Mixed Use Land Use Designation*

The Corridor Mixed Use land use designation allows a range of uses, including multi-family residential, retail, office, service commercial, and public uses. Buildings in this designation 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.

The General Plan applied the Corridor Mixed Use Land Use Designation to the General Commercial (CG) zoning district properties on Donner Pass Road in the Gateway Area, as well as Highway Commercial (CH) properties along Highway 89 (Figure 2).



Figure 2



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>

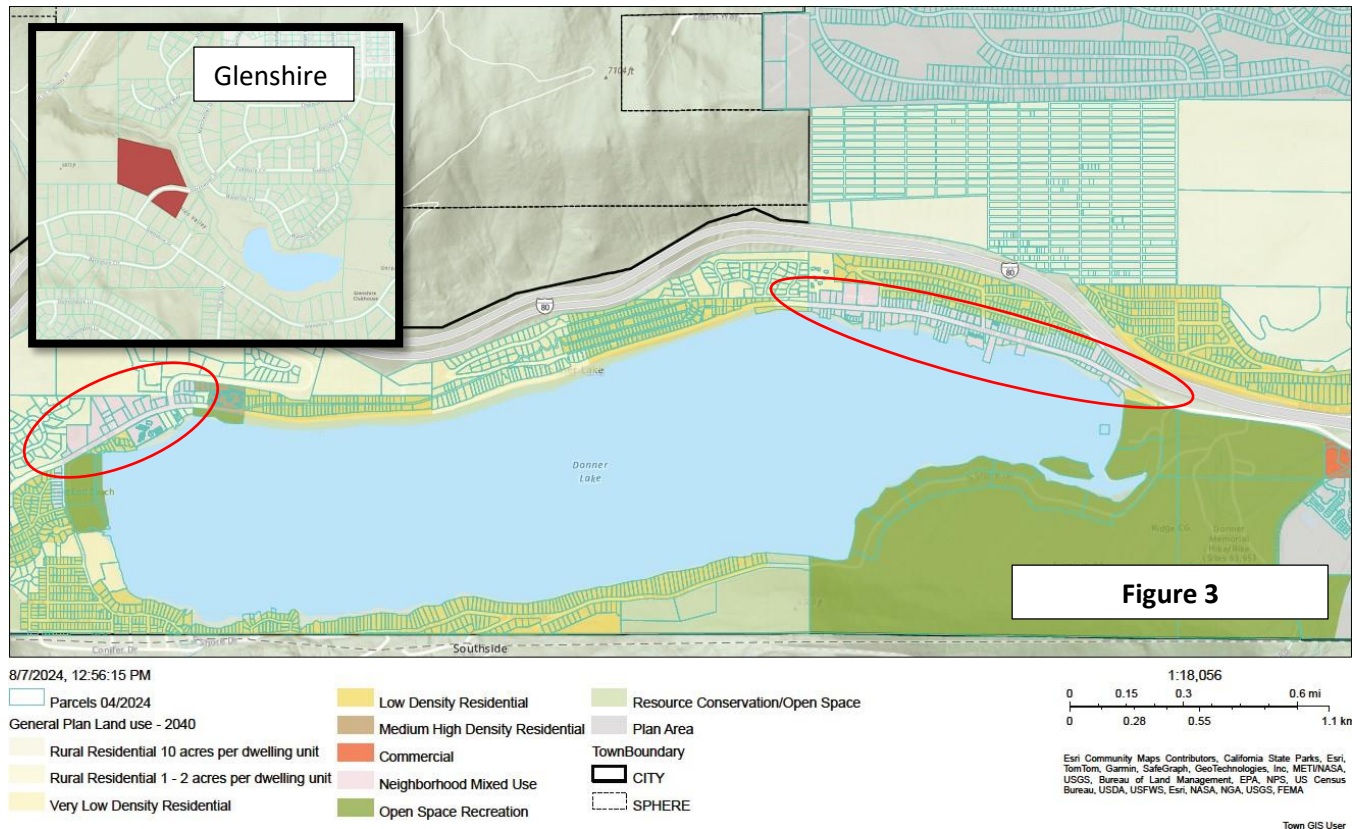
- ▶ 12–24 dwelling units per acre, except for the area on the north side of Donner Pass Road between Frates and the I-80 offramp by the McIver roundabout where 6–18 dwelling units per acre are permitted with the option to go up to 24 dwelling units per acre with the Town’s density bonus program.
- ▶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



### *Neighborhood Mixed Use Land Use Designation*

The Neighborhood Mixed Use Land Use Designation allows neighborhood-serving commercial uses, such as restaurants, offices, and small-scale 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.

The Neighborhood Mixed Use Land Use Designation was applied to the eastern and western portions of Donner Lake, as well as the Neighborhood Commercial (CN) zone district in Glenshire (Figure 3).



The Neighborhood Mixed Use General Plan Land Use Designation was designed to support the creation of mixed-use centers in residential neighborhoods that will increase the availability of local services and reduce vehicle trips.

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” commercial uses such as restaurants, offices and small-scale 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)\*

The following goal and policy also apply to the NMU land use designation:

- Goal LU-3 (Commercial and Mixed-Use Development): Create vibrant mixed-use corridors, support commercial centers, and provide neighborhood services to reduce traffic and greenhouse gas emissions while minimizing land use conflicts.
- Policy LU-3 (Neighborhood Centers): Support development of neighborhood centers, specifically at Donner Lake, in Tahoe Donner, and in Glenshire, by requiring applications for new commercial development to demonstrate an ability to provide goods and services to nearby residents (e.g., daycare services, coworking spaces, neighborhood commercial).

Based on the General Plan's direction, staff's key considerations for identifying appropriate nonresidential uses for the NMU zoning district were to allow "neighborhood commercial uses" such as restaurant, offices, and small-scale retail and minimize land use conflicts that would result from being proximate to residential uses.

### *Allowed Uses in Neighborhood Mixed Use (NMU) Zoning District*

As a starting point in creating a list of appropriate uses, staff began by reviewing the current uses that are allowed in the CN (Neighborhood Commercial) zoning district. This is the current zoning for a number of properties that are located within the NMU land use designation. The CN zoning district is applied to areas appropriate for retail sales, offices and services serving the daily needs of nearby residents. This district may also accommodate mixed-use developments with residential and commercial uses. The development standards and permit requirements of the CN district are intended to create a pedestrian-oriented environment. Many of the areas which are part of the NMU land use designation were previously zoned CN due to the fact that they are located within existing residential neighborhoods at Donner Lake and in Glenshire. The CN zoning district allows a wide variety of commercial uses including retail and service commercial uses. Staff did not include any manufacturing uses in either the NMU or CMU zoning districts as these uses were not previously allowed and are inconsistent with the direction of the General Plan.

At the October Planning Commission hearing, the Commission discussed the possibility of adding manufacturing uses to the allowed uses in the NMU zoning district. Staff did not support including these types of industrial uses because these areas have not historically been locations where manufacturing uses were allowed or deemed appropriate. In keeping with the purpose of zoning to provide separation between incompatible uses and reduce potential conflicts between land uses, the Town's current zoning

standards allow manufacturing uses in the Manufacturing zoning districts and prohibit them in most other zoning districts due to the fact that industrial uses are generally not believed to be compatible with uses such as residential neighborhoods. Further, manufacturing uses in these mixed-use land use designations were not contemplated in the General Plan and are not considered neighborhood-serving commercial uses.

Additionally, staff noted that the Development Code provides existing flexibility to allow these types of manufacturing uses in non-industrial areas through a variety of options, including accessory uses, home occupations, and work/live and work/live units, as discussed below:

- **Accessory Uses:** Under the accessory use provisions of Section 18.58.040, up to 25 percent of the floor area within a business may be allocated to a use that would not otherwise be allowed under the zoning, provided that the accessory use is customarily related to and a common feature of the primary use. An example of this would be a coffee shop in a commercial zone (a permitted use) which has a coffee bean roasting component as an accessory use (a food production use which would not otherwise be an allowed use in a commercial zoning district). By limiting the size of the accessory use, the majority of the business remains consistent with the purpose and intent of the zoning district, and any potential impacts from the accessory use are reduced by limiting the amount of floor space which is dedicated to the accessory use. This has proven to be a successful way to provide flexibility for businesses which are seeking the ability to accommodate business models which include some non-allowed uses without negatively impacting the adjacent properties. An accessory manufacturing use would be allowed in the CMU and NMU zoning districts.
- **Home Occupations:** The Development Code also provides flexibility in terms of allowing accessory non-residential uses within residential neighborhoods through a Home Occupation Permit. The home occupation standards include limitations on the size of the business and on the number of vehicle trips per day that are allowed, as well as size and number of employees. Additionally, a number of prohibitions apply to Home Occupation Permits, including the following: activities conducted and equipment or material used which would change the fire safety or occupancy classifications of the premises; uses which employ the storage of pesticides or explosive, flammable or hazardous materials; and uses which would create dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration or other hazards or nuisances. The purpose of these standards is to ensure that by approving a non-residential use within a residential neighborhood, the Town is not creating impacts that would negatively impact the adjacent residents. Having a resident of the property operating the home occupation business helps ensure that impacts on neighboring properties are minimized.
- **Live/Work and Work/Live Units:** The Town also has existing flexibility for residents who would like to operate an onsite business through the live/work or work/live allowances. Development Code Section 18.58.130 identifies that these units are intended to be occupied by business operators who wish to live in the same structure that contains the commercial activity or industry. A live/work unit is intended to function predominantly as living space with incidental accommodations for work-related activities that are beyond the scope of a home occupation. A work/live unit is intended to function predominantly as work space with incidental residential accommodations. The minimum floor area of a live/work unit is 500 square feet and up to 60 percent of the floor area may be residential space; the minimum floor area in a work/live unit is 750 square feet and up to 40 percent of the floor area may be residential. In both cases, an onsite resident is the operator of the business, which helps to address impacts of the non-residential use, similar to the Home Occupation Permit. Both live/work and work/live units are

proposed to be allowed in the CMU and NMU zoning districts with approval of a Minor Use Permit.

Based on past experience, staff has found that successfully addressing impacts which result from manufacturing uses can be challenging. With the above options, the size of the non-residential use is limited, which in turn limits the potential impacts of the use on the surrounding properties. Additionally, in the case of a home occupation or work/live unit, a resident lives on the property and operates the business, which ensures that the business operator is part of the neighborhood and has an interest in addressing potential impacts on the neighboring properties. All of these options have proven successful at providing flexibility in cases where a specific use might not otherwise be allowed to operate in a residential area, but with parameters in place to ensure that any impacts that are created are minimized.

Even with the above requirements in place that attempt to minimize impacts of incompatible uses, staff has found that conflicts still occur. The Code Compliance Division has received a number of complaints from residential properties that are located adjacent to manufacturing zoned parcels or home occupation uses. According to the Town's Code Enforcement Officers, these complaints are most frequently related to impacts from noise, trash and exterior lighting. Noise impacts in particular are challenging to proactively address through a project's conditions of approval because future operations of a specific business are difficult to predict. For example, an attempt could be made to reduce noise impacts by requiring a manufacturing use to take place within an enclosed structure, but if doors or windows are opened while the use is taking place, the success of this mitigation measure would be undermined. Due to the extensive amount of variation that can exist among different business models for uses within the same use category, anticipating all the possible impacts of future non-residential uses and identifying appropriate mitigation measures to address the array of potential impacts can be challenging, and failure to adequately address those impacts would likely result in an increase in Code Compliance complaints.

At the October 29, 2024 Commission hearing, the Commission requested that staff review the master use table to identify if there were manufacturing uses which could be appropriate as permitted or conditionally allowed uses within a residential area. As part of its discussions at the December 17, 2024 hearing, the Commission was focused on consideration of a small-scale craft furniture production use. A full review and discussion of the Commission's request can be found in the December 17, 2024 staff report (Attachment #4).

After reviewing the possibility of adding manufacturing uses to the allowed uses in the NMU zoning district, it is staff's opinion that allowing these types of uses would not be consistent with the General Plan goals and vision for the NMU zoning district. Allowing standalone manufacturing uses in this zoning district would not achieve the goal of creating mixed-use centers with neighborhood-serving commercial uses. Additionally, staff does not believe these uses would be appropriate because they would introduce new impacts into neighborhoods where manufacturing uses have historically not been allowed. Mitigating these impacts would be challenging, and if limitations were placed on these industrial uses to ensure that the impacts are addressed, the necessary restrictions and prohibitions would likely make many of the manufacturing uses infeasible and could create on-going management and oversight issues for Town staff.

Staff believes that the existing allowances for accessory uses and work/live units already provide flexibility for uses that are not otherwise allowed in the zoning district to operate. The accessory use provisions allow a primary commercial use in the NMU zone to have an accessory manufacturing use, and the work/live unit standards provide a path for a resident to operate a business from the property where they live that exceeds the allowances of a home occupation permit. From staff's perspective, maintaining the focus on neighborhood-serving commercial uses in the NMU zoning district is necessary to achieving the goals and vision that were established in the General Plan for these areas of Truckee.

As part of the December meeting, the Commission specifically expressed interest in allowing an “artisan manufacturing” use in the NMU and CMU zoning districts based on public comment received for a property in the proposed NMU district. Staff noted that in order for this use to be consistent with the purpose of the NMU zoning district, with its focus on neighborhood-serving commercial uses, a primary commercial use would need to be required in order to achieve General Plan consistency.

As part of its recommendation to the Town Council at the December 17, 2024 hearing on the proposed amendments, the Commission recommended making edits to the definition of “Handcraft industries, small scale manufacturing” and adding this use to the land use tables for the NMU and CMU zoning district. The Commission selected two Commissions to work with staff on crafting the recommended language to present to the Town Council. Following is the revised definition as proposed by the Commission:

**Handcraft Industries, Small-Scale Manufacturing.** *A small-scale business of artisan-type production that produces goods in limited quantities for sale on site and elsewhere. Must include a retail area making up a minimum of 60% of the unit square footage. The total square footage for the business is limited to 1,500 square feet or less. Includes artisan and craftsman type operations of a larger scale than home occupations, but smaller than that of full-scale, major, assembly line, or other similar larger businesses as defined for other manufacturing uses. Manufacturing establishments not classified in another major manufacturing group, including: jewelry; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; and other miscellaneous manufacturing industries.*

The Commissioners also recommended updating references to “Handcraft Industries” that appear in other definitions in the Development Code for consistency with the above definition. These proposed changes are included in Attachment #1.

As discussed, staff believes that the Development Code has existing allowances that already address the desire for this type of use in a neighborhood area, including the accessory use and work/live provisions, and that the General Plan does not support the intensification of manufacturing uses in the mixed-use land use designations. However, if the Council believes this type of manufacturing type use is appropriate in the mixed-use zoning district, the Council may wish to consider how to ensure that the use is consistent with the General Plan goals and policies while also being compatible with the adjacent residential neighborhoods. Proportion of commercial to manufacturing uses and limitation on size are two tangible ways to ensure consistency with the General Plan and mitigate potential impacts. At the minimum, staff believes that requiring 60 percent of the tenant space be dedicated to an allowed commercial or service use could help ensure that the use is primarily a pedestrian-oriented and neighborhood-serving use. Additionally, limiting the total size of the use could help address staff’s concerns with nuisance mitigation, since a smaller production use would be less likely to create significant impacts on adjacent properties, similar to the concept behind accessory uses and home occupations.

**Major  
Discussion  
Topic # 2**

**Manufacturing Uses in NMU.** The Planning Commission recommends amending the definition of “Handcraft Industries, Small-Scale Manufacturing” and adding it to the allowed uses in the NMU zoning district.

- Is this use appropriate in the NMU zone district?
- If so, should additional or different language be added to ensure the primary use is “neighborhood-serving” to be consistent with the General Plan?



In addition to the above recommendations, the Commission also recommended adding “Office Support Services” as an allowed use in the NMU zoning district, similar to the “Business Support Services” but with less intensive “heavy service” business uses to ensure that it is an appropriate neighborhood-serving use. Staff supports this recommended amendment and included the following definition in Exhibit B of Draft Town Council Ordinance 2025-01:

*Office Support Services. Establishments providing office businesses with support services including:*

*commercial art and design (production)*  
*computer-related services (rental, repair)*  
*copying, quick printing, and blueprinting services*  
*mail advertising services (reproduction and shipping)*  
*notary services*  
*outdoor advertising services*  
*photocopying*

*Minimum Commercial Requirements in NMU and CMU Zoning Districts*

The mixed-use zoning district standards proposed by staff include a requirement for more than one-third of the floor area in a mixed-use project in the CMU zoning district to be dedicated to commercial uses, and for at least half of the floor area in a mixed-use project in the NMU zoning district to be dedicated to commercial uses. The purpose of requiring a certain amount of commercial floor area in these zoning districts was to ensure that future projects provide an appropriate balance between residential and non-residential uses.

The proposed amount of required commercial floor area was lower in CMU because the Gateway area has been identified as an appropriate location for higher-density residential housing. 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 was 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 Vehicle Miles Traveled (VMT) reduction and improved mobility. A higher commercial requirement in NMU was proposed to support the goal of providing more neighborhood-serving commercial uses in areas where there is already a lot of existing residential development.

At the October meeting, the Commission expressed interest in reviewing other possible options to address the commercial requirement and requested that staff complete research into what other jurisdictions require to achieve the desired mix of uses within a mixed-use project. The results of this research are shared in the December 17, 2024 Planning Commission staff report (Attachment #4).

Based on this research, there are a number of different ways that jurisdictions address the minimum commercial requirements in mixed-use projects. These include requiring a minimum percentage of the overall floor area of the project to be commercial (ranging from 10% or 1,000 square feet, whichever is less, to 80%), prohibiting residential uses on the ground floor of buildings, and requiring commercial uses along street frontages with a minimum depth for the ground-floor commercial tenant spaces.

Staff believes that having minimum commercial requirements is important to achieve the purpose and vision the NMU and CMU land use designations which was established through the General Plan process. Prohibiting residential uses on the ground floor of buildings or requiring commercial uses along

street frontages would be options in terms of requirements for mixed use projects within these areas; however, it is staff's opinion that requiring a minimum amount of commercial floor area provides more flexibility in terms of how these projects are designed while ensuring that the mix of uses is consistent with the General Plan vision for these land use designations. Requiring a minimum of 50 percent commercial uses in the NMU zoning district would support the purpose of the land use designation in terms of creating neighborhood-serving commercial centers, and requiring a minimum of one-third commercial uses in the CMU zoning district would allow for mixed-use projects with more residential density in an area of the Town where a significant amount of commercial services already exists.

As part of its recommendation to the Town Council, the Planning Commission recommended modifying the minimum commercial requirements to require one-quarter of the floor area of projects in the CMU zoning district to be dedicated to commercial uses, and to require one-third of the floor area of projects in the CMU zoning district to be dedicated to commercial uses. In staff's opinion, these lower floor area requirements would not wholly achieve the vision of the General Plan.

#### **Minimum Commercial Requirement.**

- Does the Council find that the staff recommended minimum commercial requirements achieve the vision of the General Plan, or should lower requirements be approved?

Proposed amendments are shown in Exhibit B of Draft Town Council Ordinance 2025-01 (Attachment #1).

#### **By Right Housing (Chapter 18.217)**

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.

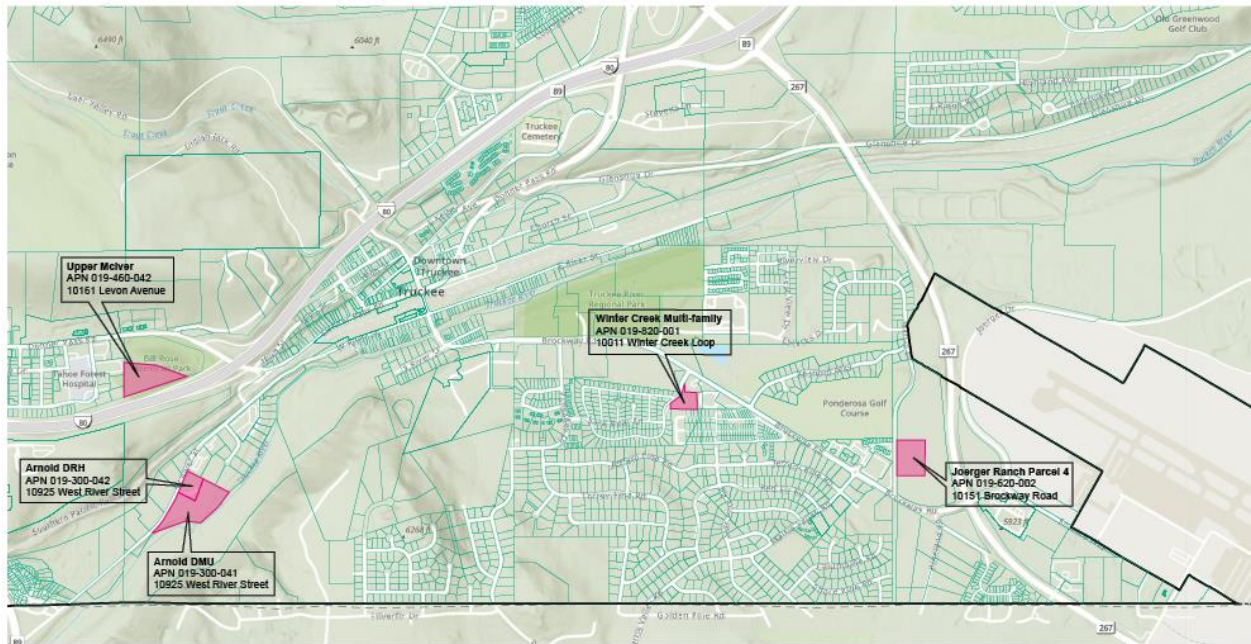
**Major  
Discussion  
Topic # 3**

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 5):

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 019-460-042I known as Upper McIver in the Housing Element)





**Figure 5: 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.

The Planning Commission forwarded a recommendation of approval of this amendment without modification at the December meeting. Proposed Development Code amendments are shown in Exhibit B of Draft Town Council Ordinance 2025-01 (Attachment #1). The proposed map showing the eligible by right housing sites are shown in Exhibit A of the Draft Resolution 2025-11 (Attachment #3).

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

Draft Ordinance 2025-01 (Attachment #1) contains proposed clean-up amendments to ensure consistency with the 2040 General Plan. The proposed changes are shown in the text of the attachment (staff's deletions are shown by strikethrough type and additions are shown by underlined type). A brief description of each clean-up amendment is provided below.

The Planning Commission recommended approval of the following clean-up amendments:

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 Town Council Ordinance 2025-01.
  - Update table to identify that the RL (Low Density Residential) zoning district is consistent with the Very Low Residential and Low Density Residential land use designations, and the RM (Medium Density Residential) zoning district is consistent with the Medium Density Residential land use designation.
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).
  - Add “Medical services – Hospital emergency facilities” to Table 2-7 as a permitted use in the CN and CG zoning districts per TFHD’s request.
  - Retain “Medical services – Hospitals” as a conditionally allowed use in the CN and CG zoning districts with approval of a Use Permit per TFHD’s request and add a new footnote restricting this use to parcels within the hospital campus.
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.
  - The definition was revised to clarify that FAR is measured from the “exterior of exterior wall.” For consistency, staff also updated the Gross Floor Area definition to reflect the same language.
  - Add a new definition for “Medical services – Hospital emergency facilities” to address the need for future emergency facilities that are ancillary to the hospital per TFHD’s request.
  - 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 B of Draft Town Council Ordinance 2025-01 (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 C of Draft Town Council Ordinance 2025-01. 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 D of Draft Town Council Ordinance 2025-01 (Attachment #1).

#### General Plan Clean-up Amendments

1. General Plan Land Use Diagram (Figure LU-2) Clean-up Amendments, as identified in Exhibit A of Draft Resolution 2025-10. 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		
017-170-031	15601 Donner Pass Road		

APN	Situs Address	Location	Proposed Change
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 B of Draft Resolution 2025-10. 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.

Amendments proposed by staff and modified by the Planning Commission are shown in Draft Ordinance 2025-01 (Attachment #1), Draft Resolution 2025-10 (Attachment #2) and Draft Resolution 2025-11 (Attachment #3).

**Priority:**

<input type="checkbox"/>	Enhanced Communication	<input checked="" type="checkbox"/>	Climate and Greenhouse Gas Reduction	<input checked="" type="checkbox"/>	Housing
<input type="checkbox"/>	Infrastructure Investment	<input type="checkbox"/>	Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/>	Core Service

**Fiscal Impact:** As proposed, there will be minimal fiscal impact to the Town in administering the amendments related to 2024 General Plan Implementation. The cost to apply the Ordinance and Resolution to individual projects would be paid for by each project proponent as part of the land use application

**Public Communication:** In addition to the standard noticing requirement for Council agendas, a display notice was published in the *Sierra Sun* on Friday, January 17, 2025. Mailed notices were sent to all property owners specifically affected by the Zoning Map Amendments and General Plan Land Use Clean-Up Amendments on January 13, 2025. Mailed and emailed notices to property owners affected by the By Right Housing Ordinance were sent on January 17, 2025. The hearing date with a link to the staff report was also provided on the Town website five days prior to the Council hearing.

**Attachments:**

1. Draft Ordinance 2025-01 – 2024 Development Code Amendments, Zoning Map Amendments, and Amendments to Zoning District Names and Abbreviations
2. Draft Resolution 2025-10 – General Plan Land Use Diagram (Figure LU-2) and General Plan Roadway Noise Contours Diagram (Figure SN-8) Clean-Up Amendments
3. Draft Resolution 2025-11 – Eligible By Right Housing Sites Map
4. Link: [December 17, 2024 Planning Commission Staff Report](#)
5. Link: [December 17, 2024 Draft Planning Commission Minutes](#)
6. Link: [Planning Commission Resolution 2024-13](#)
7. Link: [October 29, 2024 Planning Commission Staff Report](#)
8. Link: [October 29, 2024 Planning Commission Minutes](#)
9. Link: [2040 General Plan](#)