

**Town of Truckee  
California**

**ORDINANCE NO. 2024-09**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE  
APPROVING AMENDMENTS TO THE ZONING MAP AND LOT LINE ADJUSTMENT**

**WHEREAS**, the owners of 11434 Rocky Lane, 11392 Rocky Lane and 11384 Rocky Lane purchased 11330 Rocky Lane and wish to expand their existing lots into their newly purchased lot; and

**WHEREAS**, 11330 Rocky Lane is zoned RS-2.0 and 11434 Rocky Lane, 11392 Rocky Lane and 11384 Rocky Lane are zoned RS-X; and

**WHEREAS**, Lot Line Adjustments cannot create split zoned lots; and

**WHEREAS**, the portion of 11330 Rocky Lane to be combined with the other lots shall be rezoned to RS-X to avoid creating split zoned parcels; and

**WHEREAS**, the density of the four parcels will remain the same; and

**WHEREAS**, the Planning Commission recommended approval of the Zoning Map Amendment and Lot Line Adjustment to Town Council; and

**WHEREAS**, the Council finds the amendments may be approved because all findings required by Section 18.160.060 of the Development Code can be made.

**WHEREAS**, the Town Council held a public hearing on the matter at their regularly scheduled Town Council meeting beginning and ending on September 10, 2024, and considered all information and public comment related thereto;

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TRUCKEE**, the Town Council hereby takes the following actions:

- a. Rescind Resolution 2024-57 to the extent that it purported to amend the zoning map due to this action requiring an Ordinance.
- b. Approve the amendment to the Town of Truckee Zoning Map, modifying the site zoning from RS-2.0 to RS-X as set forth in Exhibit A, attached hereto and incorporated herein;
- c. Determine the Development Code amendments minor and the project categorically exempt pursuant to Section 15305 of the CEQA Guidelines.

**BE IT FURTHER RESOLVED**, the Town Council hereby adopts the following findings in support of approval of the amendments:

1. The proposed amendments directly implement and are internally consistent with the goals, policies, and actions of all elements of the 2040 General Plan.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.

3. The proposed amendments ensure and maintain internal consistency with other applicable provision of the Development Code, California law, Federal law, and the Subdivision Map Act.

**BE IT FURTHER RESOLVED**, the Town Council adopts the findings set forth in Exhibit B (Findings), in support of approval of the Zoning Map Amendment.

The foregoing Ordinance was introduced by \_\_\_\_\_, and seconded by \_\_\_\_\_, at a Regular Meeting of the Truckee Town Council held on the 11th day of November 2024 and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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David Polivy – Mayor  
Town of Truckee Planning Commission

ATTEST:

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Kelly Carpenter, Town Clerk

Attachments:

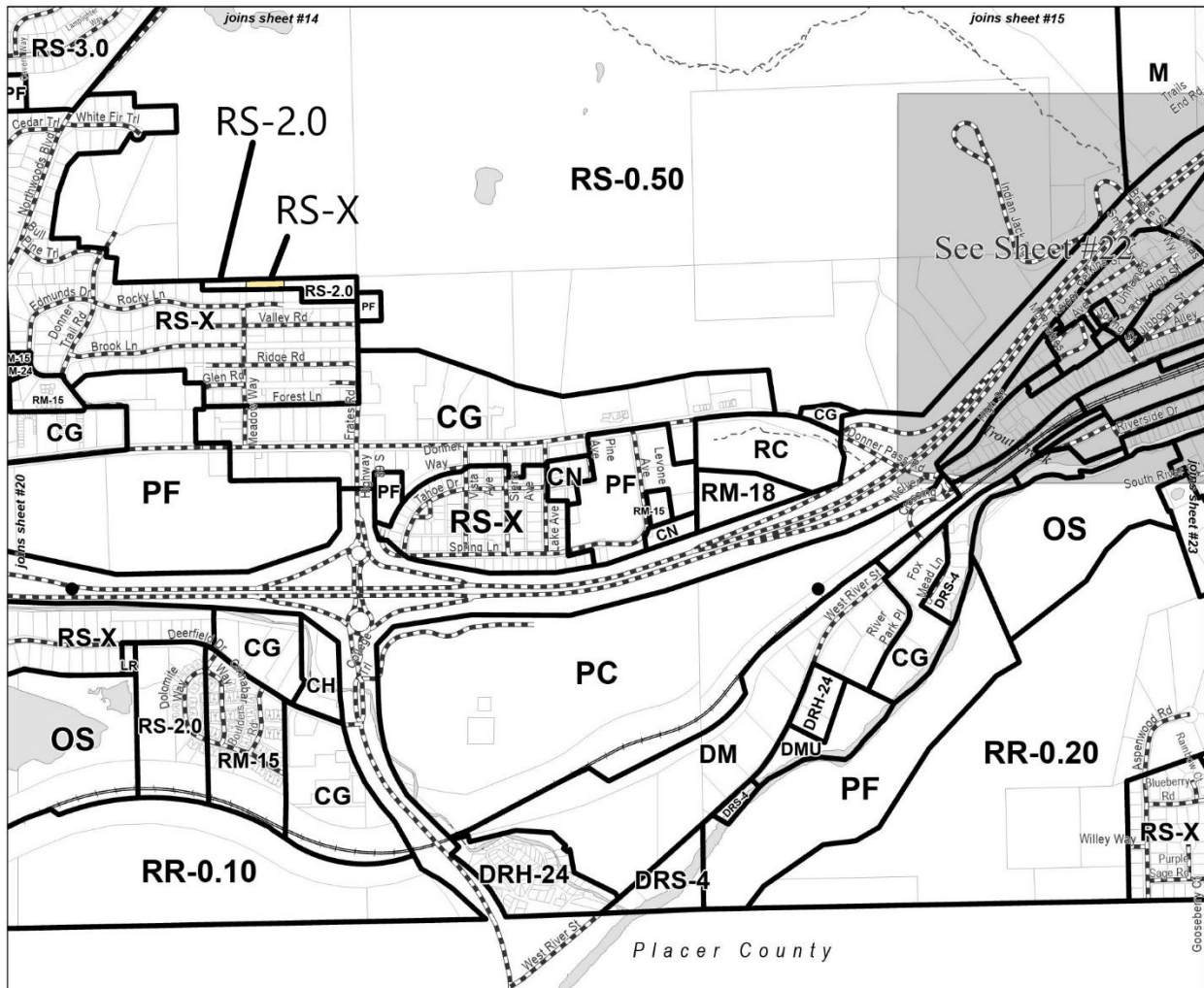
Exhibit A – Proposed Zoning Map Amendment

TOWN COUNCIL ORDINANCE NO. 2024-09

EXHIBIT "A"

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE  
APPROVING AMENDMENTS TO THE ZONING MAP

ZONING MAP AMENDMENT  
SHEET 21,



## **TOWN COUNCIL ORDINANCE NO. 2024-09**

### **EXHIBIT “B”**

#### **AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE APPROVING AMENDMENTS TO THE ZONING MAP**

#### **FINDINGS**

- 1. The proposed amendment ensures and maintains internal consistency with all of the goals, policies, and actions of all elements of the General Plan and any applicable specific plan; and**

The proposed zoning map amendment would not change the allowable land use of the parcel or residential density. This will uphold the General Plans goals of providing adequate housing within the Town by expanding the existing residential parcels without reducing potential density.

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.**

The zoning map amendment and lot line adjustment will not be detrimental to the public interest, health, safety, convenience, or welfare of the Town since it will not impact the potential density or use of any parcels involved while providing more space to the existing improved residential parcels. This will allow the existing residences the chance to expand their residential infrastructure while maintaining the potential for the same number of units in the neighborhood.

- 3. With the proposed amendment, adequate and available sites remain to mitigate the loss of any residential density to accommodate the Town of Truckee’s fair share regional housing need in compliance with State law (Government Code Section 65863[b]).**

The zoning map amendment and lot line adjustment will not reduce the potential density of any parcels involved. The unimproved parcel will retain its potential to construct up to two single-family residences.

- 4. There is adequate capacity available in the community sewer and water systems to serve the potential development, and the site is physically suitable for the requested zoning designation(s) and anticipated land use development(s). Factors considered to evaluate suitability shall include access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints.**

All parcels involved are currently served by electricity, water, gas and sewer, which will not be affected by the proposed zoning map amendment or lot line adjustment. The zoning map amendment is proposing to go from RS-2.0 to RS-X, which will maintain its single-family residential zoning designation and not provide for any uses which were not previously allowed on the site. Adequate access, provision of utilities and compatibility with adjacent land uses will not change with this proposal. Additionally, the site will not be impacted in any greater or less manner by physical constraints as part of this proposal.