

**Town of Truckee  
California**

**PLANNING COMMISSION RESOLUTION 2024-09**

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION  
UPHOLDING COMMUNITY DEVELOPMENT DIRECTOR DECISION AND DENYING  
APPEAL ON  
10198 THOMAS DRIVE SB9 TWO-UNIT DEVELOPMENT APPEAL**

**WHEREAS**, the Town of Truckee has received a timely appeal of a Community Development Director determination on the denial of an SB9 Two-Unit Development located at 10198 Thomas Drive; and

**WHEREAS**, the Planning Commission is responsible for the review and consideration of appeals of Community Development Director determinations; and

**WHEREAS**, the determination was made following the review by the Town of Truckee and relevant Departments and Agencies of an application for an SB9 Two-Unit Development; and

**WHEREAS**, in 2021, the California Legislature approved, and the Governor signed into law Senate Bill 9 (“SB9”), which among other things, adds Government Code sections 658852.21 and 66411.7 to impose new limits on local authority to regulate urban lot splits and two-unit developments; and

**WHEREAS**, the adoption of SB9 is intended to help alleviate the housing crisis by providing additional housing by creating a ministerial process for the subdivision of residentially zoned parcels; and

**WHEREAS**, in February 2024, the Community Development Director denied the project for not meeting development standards; and

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission hereby takes the following actions on Application 2024-00000029 (10198 Thomas Drive SB9 Appeal):

1. Uphold the determination of the Community Development Director that the proposed SB9 Two-Unit Development did not meet the minimum development standards and was therefore denied as described in the February 20, 2024 Denial Letter.
2. Deny the appeal.
3. Determine the Community Development Director determination to be exempt pursuant to CEQA Guidelines Section 15300.1, which states that CEQA does not apply to ministerial projects.

**BE IT FURTHER RESOLVED**, the Planning Commission adopts the findings set forth in Exhibit A (Findings), in support of the Commission’s decision to uphold the Community Development Director’s decision and to deny the appeal.

**PASSED AND ADOPTED** by the Town of Truckee Planning Commission on this 21st day of May, 2024 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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Dave Gove – Chair  
Town of Truckee Planning Commission

ATTEST:

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Kayley Metroka, Administrative Technician

Attachments:

Exhibit A— Findings

**RESOLUTION 2024-09**

**EXHIBIT A**

**APPLICATION NO. 2024-00000029  
10198 THOMAS DRIVE SB9 TWO-UNIT DEVELOPMENT APPEAL  
COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION APPEAL**

**FINDINGS**

1. The Planning Commission finds that the project was properly reviewed in accordance with Chapter 18.95 (Urban Lot Split and Two-Unit Projects), and the proposal does not adequately meet the design requirements for approval. The Planning Commission finds that the project is not in compliance with Chapter 18.95 and concurs with the Director's denial of the SB9 application (2023-00000154). The Planning Commission now acts as the review authority due to the appeal of the Community Development Director's determination.