

PLANNING COMMISSION RESOLUTION 2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TRUCKEE RECOMMENDING APPROVAL OF AMENDMENTS TO THE TRUCKEE RAILYARD MIXED- USE DEVELOPMENT MASTER PLAN AND THE TAHOE TRUCKEE COMMUNITY FOUNDATION ZONING CLEARANCE

EXHIBIT “C”

RECOMMENDED FINDINGS

Railyard Mixed Use Development Master Plan (Railyard Master Plan or Master Plan) Amendment Findings

1. The uses, activities, and densities of the Master Plan shall be compatible and sensitive to the immediate environment, neighborhood, and adjacent properties relative to architectural design, scale, bulk, building height, buffer zones, identity, character, visual integrity, and orientation.

The new “nonprofit office and gathering place” is compatible with the immediate environment, neighborhood, and adjacent properties. Allowing this use as defined will support both nonprofit uses and affordable housing projects. The use is required to be part of an affordable housing project which will require shared management by the property owner. The property owner will be motivated to ensure compatibility of uses between the office-type and gathering use and residents on site. This finding is further supported by the “Discussion/Analysis” sections of the March 18, 2025 Planning Commission staff report and [Future Town Council Meeting Date] Town Council staff report.

2. The uses, activities, and densities of the Master Plan shall provide a compatible, efficient, and workable relationship with surrounding uses and activity.

The new “nonprofit office and gathering place” is compatible with the other uses in the Downtown Extension District. Allowing this use as defined will support both nonprofit uses and affordable housing projects and will create opportunities for community gatherings. The use will create new opportunities for community gatherings. This finding is further supported by the “Discussion/Analysis” sections of the March 18, 2025 Planning Commission staff report and [Future Town Council Meeting Date] Town Council staff report.

3. Appropriate parking and loading shall be established for all uses.

The Town’s on-call traffic consultant, LSC Transportation Consultants, Inc. (LSC), analyzed the trip generation associated with a “nonprofit office and gathering place” and compared it to the allowed retail uses in the Railyard Master Plan Environmental Impact Report (EIR). The analysis identified that while the PM peak hour shows a slight increase in trips, the impact on any single intersection is likely to be minimal, and the overall impact of the project is expected to be insignificant. Based on this trip generation analysis, the standard parking requirements for the new “nonprofit office and gathering place” would be consistent with the standard parking requirements of the Railyard Mixed Use Development Master Plan Development

Agreement Parking Management Plan. This finding is further supported by the “Discussion/Analysis” sections of the March 18, 2025 Planning Commission staff report and [Future Town Council Meeting Date] Town Council staff report.

4. The Master Plan is consistent with the Development Code, the General Plan, and the Downtown Specific Plan.

The proposed amendment is consistent with the Development Code, the General Plan, and the Downtown Specific Plan. The new “nonprofit office and gathering place” is a new use that is specific to the Railyard Master Plan and does not apply to any other areas in the Town of Truckee. The “nonprofit office and gathering place” use will create opportunities for community engagement in downtown Truckee, consistent with the 2025 General Plan’s goal to “[d]evelop the Railyard as a vibrant, mixed use district within the Downtown area” (Goal CC-7).

5. Natural and/or geologic hazards that affect the property shall be identified and mitigated.

The amendment is adding a new allowed use and does not require physical development on site. Future projects will be required to meet the existing requirement of the Railyard Master Plan.

6. Site plan, building design and location, and open space provisions shall be designed to produce a functional development responsive and sensitive to natural features, vegetation, and overall aesthetic quality of the community.

The amendment is adding a new allowed use and does not require physical development on site. Future projects will be required to meet the existing site, building design, and open space requirement of the Railyard Master Plan.

7. The circulation system shall be designed to address on and off-site traffic circulation for both vehicles and pedestrians.

The amendment is adding a new allowed use and does not require physical development on site. Future projects will be required to meet the existing circulation, pedestrian, and traffic requirements of the Railyard Master Plan.

8. Functional and aesthetic landscaping and open space shall be incorporated into the Master Plan to optimize and preserve natural features, recreation, views and function.

The amendment is adding a new allowed use and not require physical development on site. Future projects will be required to be consistent with the existing landscape standards identified in the Railyard Master Plan.

9. The phasing and subdivision plan shall provide a workable, functional, and efficient relationship throughout the development of the Master Plan.

The amendment is adding a new allowed use and does not impact the phasing and subdivision plan for the Railyard Master Plan area.

Railyard Master Plan Zoning Clearance Findings

10. The proposed development is:

- a. Allowed by Chapter 5 (Development Standards and Guidelines) within the applicable District; complies with all applicable provisions of this Master Plan, the Development Code, the Municipal Code, and the Public Improvement and Engineering Standards (except as modified by this Master Plan).

With the approved Railyard Master Plan Amendment, the “nonprofit office and gathering place” use is allowed in the Downtown Extension District per Chapter 5 (Development Standards and Guidelines). No new physical development is proposed as part of the project other than interior tenant improvements.

- b. Within the Maximum Allowed Development area defined in Chapter 5.

No new physical development is proposed as part of the project other than interior tenant improvements to the existing ground floor space of the Artist Lofts. No other nonresidential uses have been constructed in the Railyard Master Plan Area, other than the 3,462 s.f. ground floor of the Artist Lofts. The Maximum Allowed Development for office ranges from 10,000 s.f. to 32,500 s.f. in the Downtown Extension District, depending on the option. The existing ground floor of the Artist Lofts does not exceed either of these amounts.

- c. Consistent with the goals and policies of this Master Plan, the General Plan, the Downtown Specific Plan, the Trails and Bikeways Master Plan, and the Particulate Matter Air Quality Management Plan.

With the approved Railyard Master Plan Amendment, the proposed Tahoe Truckee Community Foundation “nonprofit office and gathering place” use is consistent with the goals and policies of the Master Plan, General Plan, and Downtown Specific Plan. No new trails are required for the use and all infrastructure improvements have been constructed. No physical development is proposed except internal tenant improvements; therefore, no Particulate Matter Air Quality Management Plan requirements apply.

11. The proposed development achieves the overall design objectives of the Design Guidelines, and would not impair the District design and architectural integrity or the character of Downtown Truckee.

No physical development is proposed except internal tenant improvements. All architectural design features were reviewed and approved under the land use permit for the Artist Lofts project.

12. The Zoning Clearance approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.

LSC’s analysis identified minimal, if any, trip generation impacts with the proposed addition of a new “nonprofit office and gathering space use” in the Downtown Extension District. The new use is similar in trip generation to other allowed uses within the district. The trip generation

from the change of use from retail to “nonprofit office and gathering space” in the ground floor of the Artist Lofts was determined to generate minimal to no change. No other potential environmental impacts were identified by staff. No further environmental review is required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning), and Public Resources Code Section 21166. The Town certified the Railyard Master Plan Final Environmental Impact Report (SCH #2007122092) in July 2009 and an Environmental Impact Report (EIR) Addendum was prepared in conjunction with the Truckee Artist Lofts application (2016-00000132) and accepted into the Railyard permanent record on May 10, 2015. The proposed Zoning Clearance would establish a use in an existing building and no other potential impacts were identified that were not previously analyzed as part of the Railyard Master Plan EIR.

13. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land.

No physical development is proposed except internal tenant improvements. The project is located within an existing building served by existing public roads. All utility agencies, the Truckee Fire Protection District, and the Engineering Division reviewed the project and no objections were filed and all conditions of approval have been incorporated.

14. The proposed development is consistent with all applicable regulations of the Nevada County Department of Environmental Health and the Truckee Fire Protection District for the transport, use, and disposal of hazardous materials.

No hazardous materials are anticipated as part of this project.