

TOWN OF TRUCKEE
California

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**

WHEREAS, the Town Council adopted the Railyard Master Plan and certified an Environmental Impact Report (SCH#2007122092) on July 2, 2009 establishing goals, policies, development standards and guidelines on growth and development in the Railyard Master Plan Area; and

WHEREAS, the developer of the Railyard Master Plan determined that the balloon track relocation as originally contemplated in the 2009 Railyard Master Plan was infeasible; and

WHEREAS, the Town adopted the amendments to the Railyard Master Plan and changed the name of the plan to the Truckee Railyard Mixed-Use Development Master Plan (Master Plan or Railyard Master Plan) in November 2016; and

WHEREAS, the Master Plan creates an easterly extension of the existing Downtown that complements the historic character of the Downtown and the industrial heritage of the Railyard and Mill Site at a higher density/intensity; and

WHEREAS, the Master Plan goals and policies support the creation of a strong connection between the Railyard and the historic core, developing the Railyard Master Plan Area holistically as a mixed-use development that supports a greater diversity and intensity of activities, including retail, restaurant, local services, and entertainment uses; and

WHEREAS, to ensure an active pedestrian frontage, Footnote 4 of Table 5-1 (Allowed Land Uses and Permit Requirements) in the Railyard Master Plan prohibits "Offices, business and professional" within the Downtown Extension District "within 30 feet depth of ground floor building frontage on a Primary Street. However, to facilitate initial leasing, the Town may allow these uses on the ground floors of buildings on Primary Streets in DE for a period of up to five years from issuance of the building's final certificate of occupancy"; and

WHEREAS, at the October 22, 2024 Council meeting, the Council considered a request by Tahoe Truckee Community Foundation to ask staff to process a Railyard Master Plan Amendment to allow its office-type use in the ground floor of the Artist Lofts, located at 9848 Donner Pass Road (APN 019-421-004); and

WHEREAS, the Town Council supported moving forward with Tahoe Truckee Community Foundation's request to occupy the ground floor of the Artist Lofts as it aligns with Council priorities, but directed staff to keep the amendment narrow to limit the potential of future asks from private developers; and

WHEREAS, the Town of Truckee received a Railyard Master Plan Amendment application and Zoning Clearance application to allow a 3,462 s.f. office-type use with gathering space for Tahoe Truckee Community Foundation (TTCF), a community nonprofit, within the ground floor of the Artist Lofts, located at 9848 Donner Pass Road (APN 019-421-004), which is on a Primary Street in the Downtown Extension District; and

WHEREAS, the Footnote 4 of Table 5-1 (Allowed Land Uses and Permit Requirements) Railyard Master Plan does not allow for the office-type use contemplated by TTCF; and

WHEREAS, the applicant, Truckee Artist Lofts, worked with staff to request a Railyard Master Plan Amendment to add a new land use designation and definition for a “nonprofit office and gathering space” to be allowed in the Downtown Extension District and a Zoning Clearance to allow the use if adopted; and

WHEREAS, The Town certified the Railyard Master Plan Final Environmental Impact Report (SCH #2007122092) in July 2009 based on a finding that the Railyard Master Plan will not result in significant environmental impacts with the incorporation of mitigation measures with the exception of Impact TRAF-7, Impact TRAF-11, Impact TRAF-15, Impact AIR-2, Impact NOI-1, and Impact CULT-1 for which the impacts are identified as significant and unavoidable and overriding considerations were adopted; and

WHEREAS, 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; and

WHEREAS, the Planning Commission is the advisory body to the Town Council on all matters concerning land use regulation and Master Plans and any concurrently processed land use permits; and

WHEREAS, a 10-day public review period was provided to allow Federal, State, and local agencies, interested persons and organization, and other members of the public to review and comment on the project; and

WHEREAS, public notice was published in the *Sierra Sun* and mailed to property owners within 500 feet of the project site informing the public of the date, time, and location of the public hearing for consideration of the approval or denial of the Master Plan Amendment and Zoning Clearance; and

WHEREAS, the Planning Commission held a public hearing on the matter at its regularly scheduled Planning Commission meeting beginning and ending on March 18, 2025, and considered all information and public comment related thereto; and

THEREFORE BE IT RESOLVED, the Planning Commission hereby recommends to the Town Council that the Council take the following actions on Application 2024-00000134 (Artist Lofts Railyard Master Plan Amendments and Tahoe Truckee Community Foundation Zoning Clearance):

- 1) Determine the Railyard Master Plan Amendments are exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15183 and Public Resources Code 21166; and

- 2) Approve the Railyard Master Plan Amendments, as set forth in Exhibit "A", attached thereto and incorporated herein; and
- 3) Approve the Tahoe Truckee Community Foundation Zoning Clearance as shown in Exhibit "C" (Tahoe Truckee Community Foundation Plans), subject to the conditions of approval set forth in Exhibit "B" (Recommended Tahoe Truckee Community Foundation Zoning Clearance Conditions of Approval), attached thereto and incorporated herein

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit "C" (Findings), in support of approval of these actions.

The foregoing Resolution was introduced by Commission member _____ and seconded by Commission member _____ at a Regular Meeting of the Truckee Planning Commission held on the 18th day of March 2025 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Mitch Clarin, Chair

ATTEST:

Kayley Metroka, Secretary

Attachments

Exhibit A:	Proposed Truckee Railyard Mixed-Use Development Master Plan Amendments
Exhibit B:	Zoning Clearance Conditions of Approval
Exhibit C:	Findings
Exhibit D:	Plans