

TOWN OF TRUCKEE
California

RESOLUTION NO. 2008-02

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE
APPROVING AMENDMENTS TO THE DOWNTOWN SPECIFIC PLAN**

WHEREAS, the Town of Truckee has prepared and desires to adopt a master plan for the Hilltop Master Plan area; and

WHEREAS, the adoption of the master plan calls for amendments to the Downtown Specific Plan to maintain consistency between the Downtown Specific Plan and the master plan; and

WHEREAS, amendments to the Downtown Specific Plan require legislative action by the Town Council, and the Planning Commission is charged with the responsibility of reviewing the amendments and forwarding to the Town Council a recommendation for the approval or denial of the amendments to the Downtown Specific Plan; and

WHEREAS, the Town of Truckee Planning Commission, at a duly noticed public hearing on June 11, 2008, adopted Resolution No. 2008-09 recommending approval of the master plan and the amendments to the Downtown Specific Plan and adopting findings in support of such actions; and

WHEREAS, on or about May 30, 2008, a public notice was published in the *Sierra Sun* and mailed to property owners within 300 feet of the project site and all other interested persons informing the public of the date, time, and location of the public hearing for the Council's consideration of the amendments to the Downtown Specific Plan; and

WHEREAS, the Council held a public hearing on the matter at meetings on July 16, 2008 and August 7, 2008; and

WHEREAS, the Council adopted Resolution No. 2008-01 thereby adopting a Mitigated Negative Declaration and finding that the approval of the amendments to the Downtown Specific Plan will not have a significant effect on the environment upon incorporation of mitigation measures into the project; and

WHEREAS, the Council duly considered the Mitigated Negative Declaration, any and all information and public comments, and the recommendation of the Planning Commission as set forth in their Resolution No. 2008-09.

NOW THEREFORE BE IT RESOLVED, the Town Council of the Town of Truckee hereby the amendments to the Downtown Specific Plan as set forth in Exhibit "A", attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, this resolution and the actions contained herein shall not become effective unless and until Ordinance No. 2008-01 is adopted by the Town Council and the ordinance becomes effective in accordance with the Town Municipal Code and State law.

BE IT FURTHER RESOLVED, the Council hereby adopts the following findings in support:

1. The proposed amendments to the Downtown Specific Plan ensure and maintain internal consistency with all of the goals, policies, and actions of all elements of the General Plan and the Downtown Specific Plan. This finding is supported by the discussion contained in the section titled "General Plan / Downtown Specific Plan Consistency" and Attachment 3 of the Planning Commission staff report dated June 11, 2008.

2. The proposed amendments to the Downtown Specific Plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the Town. This finding is supported by the revised Initial Study / Proposed Mitigated Negative Declaration dated May 7, 2008 and the discussion contained in the Planning Commission staff report dated June 11, 2008.

3. The approval of the amendments to the Downtown Specific Plan 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. The Town Council adopted Resolution No. 2008-01 thereby adopting a Mitigated Negative Declaration in accordance with the CEQA statutes and guidelines. The Mitigated Negative Declaration finds that the approval of the amendments and the Master Plan may have potentially significant environmental impacts but mitigation measures have been incorporated into the Master Plan and will be applied to future development to eliminate or reduce each of these potentially significant impacts to a less than significant level.

The foregoing Resolution was introduced by Vice Mayor Brown, seconded by Council Member Susman, at a Regular Meeting of the Truckee Town Council, held on the 7th day of August, 2008 and adopted by the following vote:

AYES: Council Member Susman, Council Member Anderson, Vice Mayor Brown, and Mayor Green.

NOES: None.

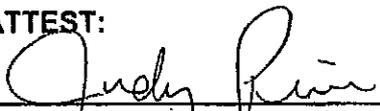
ABSENT: None.

ABSTAINED: Council Member Dee.



Barbara Green, Mayor

ATTEST:



Judy Price, CMC, Town Clerk

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EXHIBIT A

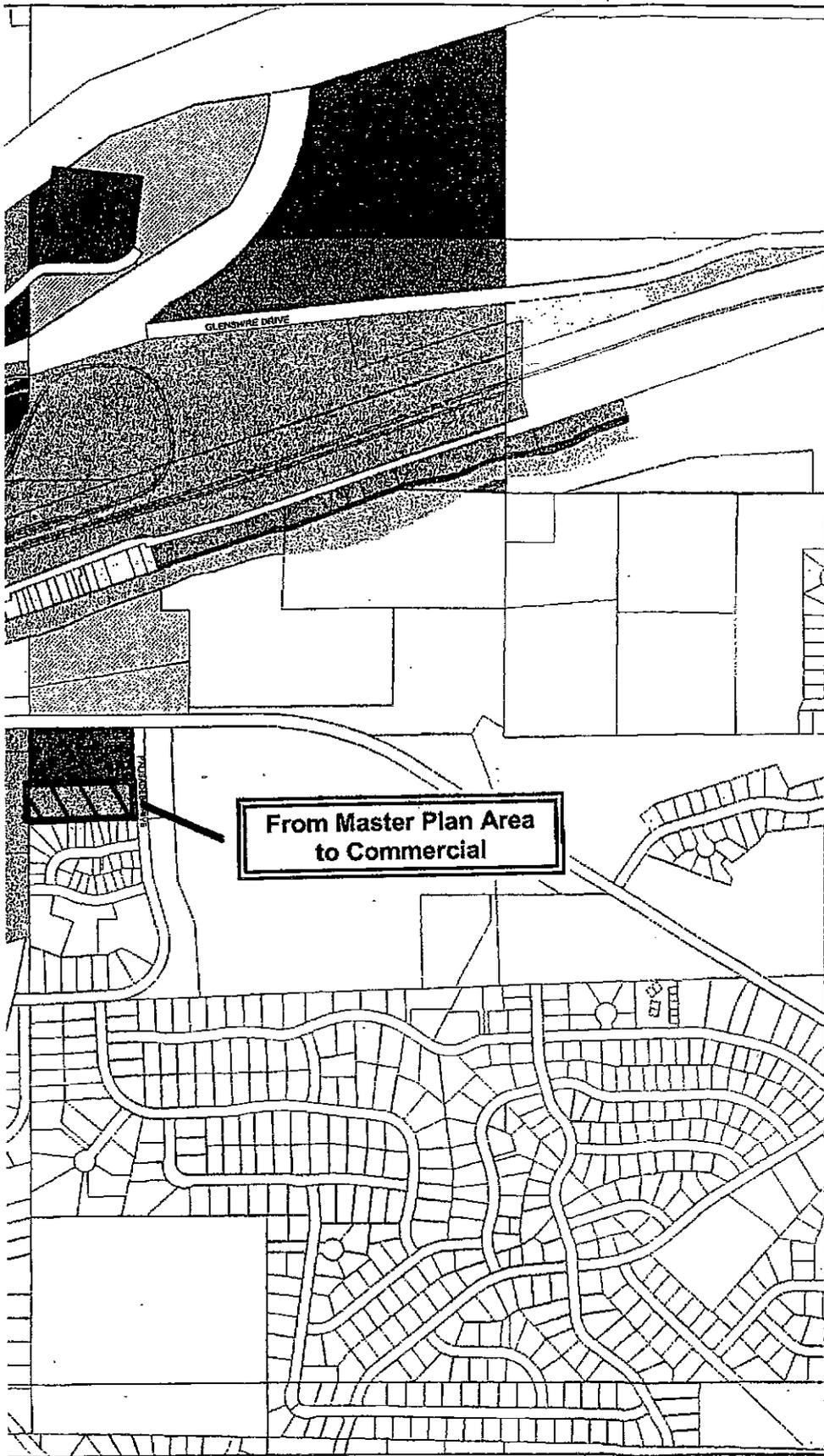
1. Figure 2.2 (Land Use Map) is hereby amended as shown in Exhibit A1.
2. Policy 2.H.3 is hereby amended to read as follows:

A Master Site Plan shall be prepared prior to any new development to coordinate the mix of land uses and design treatments. This Master Plan shall include the following features:

- Accommodate affordable housing.
- Preserve and protect the old ski hill in a public park.
- Cluster development to protect sensitive resources, ridgelines, scenic views, and open space.
- A mix of retail and office uses shall be included to provide goods and services to the neighborhoods along Brockway Road and the Hilltop area.

3. Table 2.1 (Downtown Specific Plan Land Use Table – Existing and Projected Growth) is hereby amended to read as follows for the Hilltop Area Planning Sub-Area:

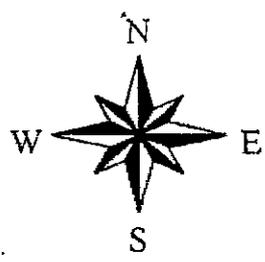
| | Single-Family Residential Units | Multi-Family Residential Units | Commercial square feet | Industrial square feet | Office square feet | Lodging units | Public/ Institutional square feet |
|---|---------------------------------|--------------------------------|------------------------|------------------------|--------------------|---------------|-----------------------------------|
| Hilltop Area: 100 multi-family residential units may be developed as single family residential units. Commercial square feet includes office uses. Commercial square feet includes 61,150 s.f. for APN 19-450-42 which is not located in the Hilltop Master Plan area. | | | | | | | |
| Existing Development | | | | | | | |
| 20-Year Projected Total | 46 | 243 | 113,415 | 0 | 0 | 60 | Park facilities |
| Growth Increment | | | | | | | |



LEGEND:

-  DSA STUDY AREA BOUNDARY
-  EXISTING RAIL ROAD TRACKS
-  COMMERCIAL
-  VISITOR LODGING
-  OPEN SPACE
-  PUBLIC PARKS
-  PUBLIC PARKING
-  INDUSTRIAL
-  PUBLIC
-  MIXED USE
-  SINGLE FAMILY
-  HIGH DENSITY RES.
-  MASTER PLAN AREA
-  TRUCKEE RIVER
-  TROUT & DONNER CREEK

SCALE: 1" = 900'



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Exhibit "A1"

**LAND USE MAP
FIGURE 2.2**

