

**Town of Truckee
California**

PLANNING COMMISSION RESOLUTION 2026-02

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2025-00000131/EXT
(COLDSTREAM COMMERCIAL DEVELOPMENT PERMIT TIME EXTENSION)**

WHEREAS, in September 2014, the Town Council certified the Coldstream Environmental Impact Report, and approved the Coldstream Specific Plan, Development Agreement and Tentative Map implementing the Town of Truckee 2025 General Plan Policies for Planned Community 1 (PC-1) and guiding future development of the Plan Area; and

WHEREAS, in February 2020, the Town Engineer approved the Coldstream Phase III Final Map as part of the Coldstream Specific Plan identifying Lots 18 and 19 for mixed use development; and

WHEREAS, on December 19, 2023, the Planning Commission approved the Coldstream Commercial Development Permit and Sign Plan to construct two commercial shell buildings with 19,732 square feet of commercial space and 2,261 square feet of outdoor dining at 12848 and 12833 Deerfield Drive (APNs 018-850-018/19-000) in the MUC (Village Mixed-Use Commercial) zoning district of the Coldstream Specific Plan; and

WHEREAS, on October 21, 2025, the Town of Truckee received Application #2025-00000131 requesting approval of a two-year Time Extension for the Coldstream Commercial Development Permit and Sign Plan; and

WHEREAS, the Planning Commission is responsible for the review and consideration of Time Extensions for projects previously reviewed and approved by the Commission; 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, a 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 the consideration of the approval or denial of the Time Extension; and

WHEREAS, the Planning Commission held a public hearing on the matter at a regular Planning Commission meeting beginning and ending on January 20, 2026, and considered all public comment, testimony, evidence, and information related thereto.

NOW THEREFORE BE IT RESOLVED, the Planning Commission hereby takes the following actions on Application No. 2025-00000131/EXT (Coldstream Commercial Development Permit Time Extension):

1. Determines the two-year Time Extension approval to be exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3); and

2. Approves a Time Extension for a period of two additional years from the effective date of approval, subject to the conditions of approval set forth in Exhibit "A" (Conditions of Approval), attached hereto and incorporated herein; and

BE IT FURTHER RESOLVED, the Planning Commission adopts the findings set forth in Exhibit "B" (Findings), in support of approval of the Time Extension.

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 20th day of January 2026 and adopted by the following vote:

AYES:

NOES:

ABSENT:

Coral Cavanagh – Chair
Town of Truckee Planning Commission

ATTEST:

Kayley Metroka, Secretary

Attachments:

Exhibit A: Conditions of Approval
Exhibit B: Findings

PLANNING COMMISSION RESOLUTION 2026-02

EXHIBIT A

**A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION
APPROVING APPLICATION 2025-00000131/EXT
(COLDSTREAM COMMERCIAL DEVELOPMENT PERMIT TIME EXTENSION)**

CONDITIONS OF APPROVAL

General Conditions of Approval

1. A Time Extension for a period of two additional years is approved for the Coldstream Commercial Development Permit and Sign Plan for the construction of two commercial shell buildings with 19,732 square feet of commercial space and 2,261 square feet of outdoor dining at 12848 and 12833 Deerfield Drive (APNs 018-850-018/19-000) in the MUC (Village Mixed-Use Commercial) zoning district of the Coldstream Specific Plan. A total of 89 parking spaces are proposed for the “Shopping Center” as described in the December 19, 2023 staff report and as shown on the site plans and civil drawings approved by the Planning Commission on December 19, 2023 and on file in the Community Development Department except as modified by these conditions of approval. The applicant is responsible for complying with all conditions of approval and providing evidence to the Community Development Director of compliance with the conditions. **(Planning Division Recommendation)**
2. The effective date of approval of the Time Extension shall be January 31, 2026, unless the approval is appealed to the Town Council by 5:00 p.m. on January 30, 2026.
3. All applicable conditions of approval in Planning Commission Resolution 2023-19, adopted on December 19, 2023, shall be incorporated into this Time Extension approval, with the following modification:
 - A. Condition No. 4 shall be replaced to read: “The effective date of approval of the Development Permit and Sign Plan shall be January 1, 2024 unless the approval is appealed to the Town Council by 5:00 PM on Friday, December 29, 2023. In accordance with Section 18.84.055 (Time Extensions) and the approval of the requested Time Extension (2025-00000131/EXT), the Development Permit and Sign Plan shall be exercised within four (4) years of the effective date of approval, and the project shall be completed within six (6) years after the effective date of approval. Otherwise, the approval shall become null and void.” **(Planning Division Recommendation)**
3. Any fees due to the Town of Truckee for processing this project shall be paid to the Town within thirty (30) calendar days of issuance of a final invoice. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted by this action. No permits, site work, or other actions authorized by this determination shall be permitted, authorized, or commenced until all outstanding fees are paid to the Town. **(Planning Division)**

4. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town to attack, set aside, void, or annul the approval of the Town Council, which action is brought within the time period provided for by State law. (***Planning Division, Town Attorney***)

PLANNING COMMISSION RESOLUTION 2026-02

EXHIBIT B

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FINDINGS

TIME EXTENSION

- 1. The permittee has made a good faith effort to exercise the permit and has exercised due diligence in seeking to establish the permit.**

The Planning Commission concurs with the applicant's contention they have made a good faith effort to exercise the permit by receiving approval for building permits and completing required Conditions of Approval while continuing to work on financing and leasing for the project. This finding is further supported by the discussion section contained in the "Discussion/Analysis" section of the Planning Commission staff report dated January 20, 2026.

- 2. The land use permit(s) and approved use are in compliance with this Development Code, the General Plan and any applicable Specific Plan and/or master plan.**

This finding is supported by the discussion section contained in the "Discussion/Analysis" section of the Planning Commission staff report dated January 20, 2026. The project is in compliance with the vested regulatory documents as required by the Development Agreement which include the 2013 Development Code, the 2040 General Plan and the adopted Coldstream Specific Plan.