

PLANNING COMMISSION STAFF REPORT
Meeting Date: January 16, 2024

To: Town of Truckee Planning Commission

From: Yumie Dahn, Principal Planner

RE: The Village at Gray's Crossing Hotel Project Amendment (Planning Application No. 2023-00000078; 10162 Edwin Way; APN 043-060-011; Owner: Gray's Crossing Investments, LLC; Applicant Matthew Abbate; Agent: Martin Wood, SCO Planning & Engineering)

Approved by: Jenna Gatto, Town Planner

Recommended Action: That the Planning Commission adopt Resolution 2024-02 taking the following actions based on the recommended findings and subject to the recommended conditions of approval:

- 1) Determine the project to be exempt from CEQA pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning);
- 2) Approve the Project Amendment to the Development Permit; and
- 3) Approve the Sign Plan.

Project Summary: The applicant is requesting amendments to the Village at Gray's Crossing Hotel Development Permit approved by the Planning Commission on August 20, 2019 (Resolution 2019-17) and extended on November 16, 2021 in Resolution 2021-12 and December 16, 2023 in Resolution 2023-20, located at 10162 Edwin Way (APN 043-060-011). The hotel project was part of the larger Village at Gray's Crossing project which included 24 townhomes, a residential fourplex, mixed-use commercial buildings with 21 residential lofts, and a 129-unit hotel. The project application is requesting approval of architecture and site layout changes to this previously approved 129-unit hotel, including increases in square footage and changes to the materials.

Additionally, the applicant is requesting modifications to the conditions of approval in Resolution 2019-17 related to parking quantity, design, and location of a dumpster enclosure. Changes to the exterior lighting, signage, and landscape plans are part of the requested revisions to the site layout.

The applicant is requesting a **Project Amendment to the Development Permit** for modifications to an already approved but unconstructed new non-residential structure that contains 7,500 s.f. or more of total gross floor area and disturbance of 26,000 s.f. or more of the site (disturbance includes graded areas, landscaped areas, parking and access areas, and structures). As noted previously, this is one component of the larger Village at Gray's Crossing project. Additionally, a **Sign Plan** is requesting approval for five wall signs and one ground-mounted sign.

Planning Commission's Role: The Planning Commission's role is to review the site layout and design of the building to ensure the project is consistent with the Gray's Crossing Specific Plan and the Development Code.

Location/Setting: The project site is located in the Prosser area, east of State Route 89N between Prosser Dam Road and Henness Road along Edwin Way. The project is part of the Village at Gray's Crossing in the Gray's Crossing Specific Plan Area, which includes a fourplex, 24 townhomes, five commercial buildings with 21 lofts above. The hotel site is located at 10162 Edwin Way; APN 043-060-011.

Project Site Information:

General Plan Designation: Gray's Crossing Specific Plan Area
Zoning District: Neighborhood Commercial (CN)
Project Site Size: 3.4 acres

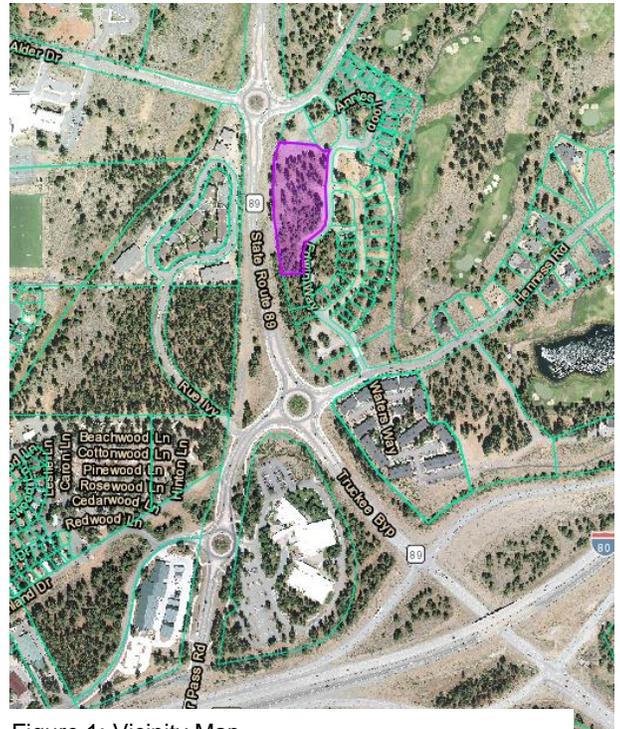


Figure 1: Vicinity Map

Discussion/Analysis:

Background

In February 2004, the Town Council adopted the Gray's Crossing Specific Plan, certified the Environmental Impact Report (EIR), and approved Zoning Map Amendments, a Development Agreement, and Tentative Maps for future development of the Gray's Crossing area. The Gray's Crossing Specific Plan was adopted to create a comprehensive development that included a mix of uses such as a diversity of housing types, commercial uses, lodging, and recreational and open space components. The Gray's Crossing development is based around an 18-hole golf course and recreation amenities packages. East-West Partners, the developers, was envisioned to manage the implementation of the Specific Plan. For this reason, the Specific Plan was written assuming the continued oversight of a single master developer. With the 2008 recession, portions of the plan area fell into foreclosure and were sold resulting in fragmented ownership. The market rate single-family lots, 92 affordable housing units (Henness Flats), golf course with clubhouse, restaurant, and fitness facility, and the church were constructed. The Truckee Donner Recreation and Park District Community Recreation Center and Aquatic Center and Frishman Hollow were also constructed on land provided by the original Gray's Crossing developers as part of a community benefits package required through imposition of the Development Agreement.

The Gray's Crossing Specific Plan (see Attachment #4 for link) is the controlling regulatory document for establishing land uses, density and intensity of use, and the specific development standards identified in the plan for the Gray's Crossing Specific Plan area. The Gray's Crossing Specific Plan includes design guidelines and standards for off-street parking, lighting, grading and drainage, and signage. Where the Specific Plan does not address specific standards, the Town defers to the Development Code. The Gray's Crossing Specific Plan included the following development for the Village:

- Office and Retail - 38,900 square feet of office and retail floor space. This area would also accommodate 21 live-work lofts above the retail floor.

- Lodge - 120 rooms with 5,000 square feet of conference facilities and limited food service. The Lodge would be constructed over a ten-year period. Each unit within the Lodge will be designated to allow for flexible use such as commercial condominiums, time-share or fractional ownership.
- Community Cultural Center - A 7,200 square foot multi-use building that can accommodate worship services, community gatherings, cultural events and theater.
- Gas Station - A 1,800 square foot service station and convenience store.
- Attached Housing
- Church Site - a one-acre site that could provide a future worship center and multi-use facility for the local Truckee Ecumenical Partnership.

Since 2004, the Town reviewed iterations of the Village at Gray's Crossing in 2004, 2006, and 2007. The history of these approvals can be found in Attachment #4. Seventeen townhomes in the Village at Gray's Crossing were constructed as part of the 2007 Village at Gray's Crossing approval. The 2007 approval expired in 2011.

In 2019, the Planning Commission reviewed a new iteration of the Village at Gray's Crossing, which included the following (Figures 2 to 4 show the 2019 approved plans):

- An 83,371 s.f. 129-room hotel with 4,989 s.f. conference center, pool, and outdoor lounge area
- One eight-pump gas station with 2,788 s.f. convenience store (later modified to 1,800 s.f.) and 756 s.f. car wash
- Three Commercial buildings with five residential units above (Neighborhood Commercial or Studio Lofts)
 - o Commercial square footage (retail assumed) for each building: 2,460 s.f.
 - o Five residential units in each building: One building with two one-bedroom units and three one-bedroom units and two buildings with four one-bedroom units and one two-bedroom unit.
- Two Commercial Buildings with three residential units above. (Live/Work Units)
 - o Commercial square footage (retail assumed) for each building: 4,906 s.f.
 - o Three residential units in each building: Three 1,569 s.f. two bedroom units
- 24 attached single-family residential units:
 - o Four Townhome A buildings (Two units within each building) – Two four-bedroom 2,738 s.f. attached units with 615 s.f. garages
 - o Four Townhome B buildings (Two units within each building) – One 2,738 s.f. four-bedroom attached unit with 575 s.f. garage and one four-bedroom 2,802 s.f. with 615 s.f. garage
 - o Five Townhome C buildings (Two units within each building) – Two three-bedroom 1,984 s.f. with 575 s.f. garages
- One fourplex:
 - o Two two-bedroom 1,435 s.f. units
 - o Two two-bedroom 1,461 s.f. units
- 250 parking spaces

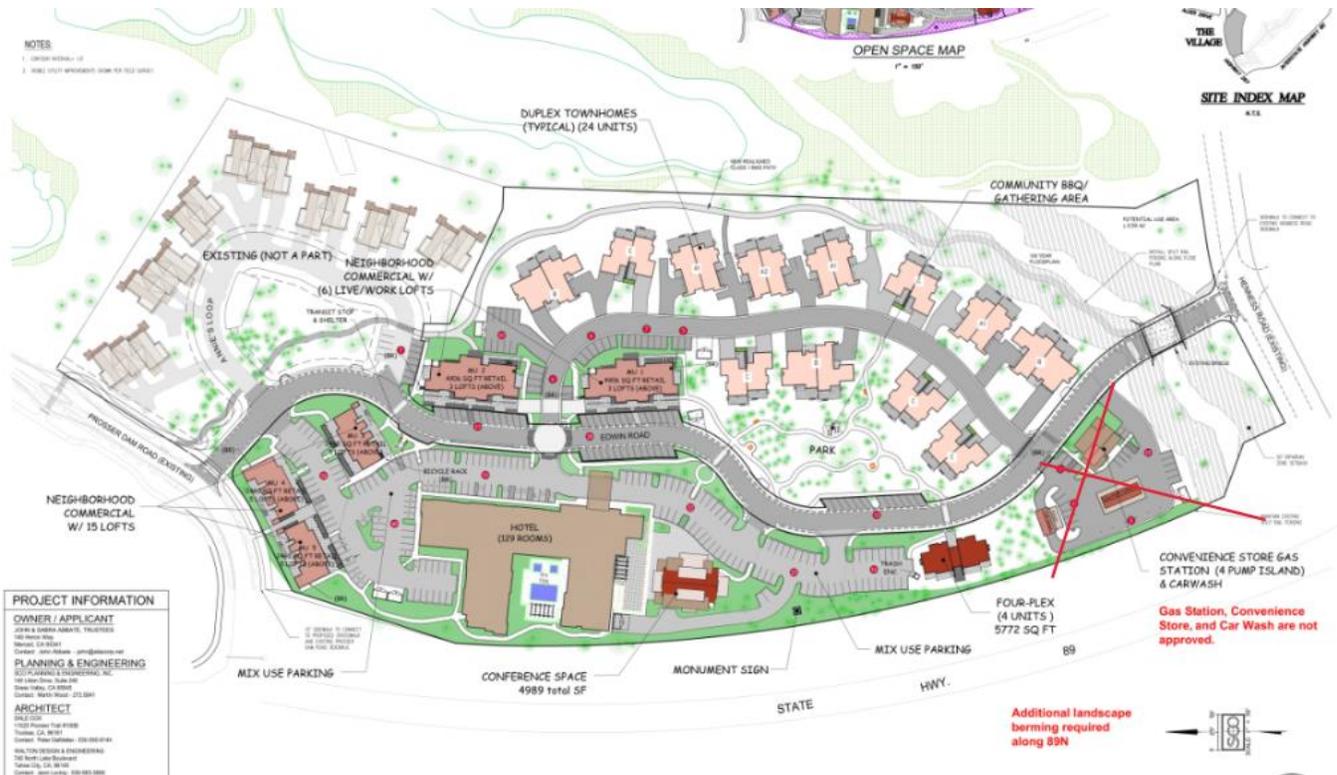


Figure 2: 2019 approved Village at Gray's Crossing



Figure 3: Townhomes



Figure 4: Commercial Buildings

Ultimately, the project was approved by the Planning Commission (Resolution 2019-17) with the removal of the eight-pump gas station with convenience store and car wash based on neighborhood concern. Neighbors were concerned about traffic generation as well as the impact to the character to the neighborhood. Thus far, building permits have been issued for the 24 townhomes and fourplex and building permits are in review and close to issuance for the mixed-use commercial buildings with lofts. Two two-year time extensions have also been approved in November 2021 and December 2023.

Staff reports and minutes can be found at the following links:

- July 16, 2019
Staff Report: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59395727&repo=r-6a91ddbc>
Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59403675&repo=r-6a91ddbc>
- August 20, 2019
Staff Report: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59402030&repo=r-6a91ddbc>
Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59413330&repo=r-6a91ddbc>
Resolution: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59403640&repo=r-6a91ddbc>
- November 16, 2021
Staff Report: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59549712&repo=r-6a91ddbc>
Minutes: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59577725&repo=r-6a91ddbc>
Resolution: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59578004&repo=r-6a91ddbc>
- December 19, 2023
Staff Report: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59683478&repo=r-6a91ddbc>
Draft Minutes: Part of this agenda
Resolution: <https://portal.laserfiche.com/Portal/DocView.aspx?id=59685550&repo=r-6a91ddbc>

Project Description

The applicant is requesting approval to modify the site and architectural design of the 129-unit hotel building and conference center located on the western side of the Village at Gray’s Crossing, which was approved in 2019. The modifications include the incorporation of a restaurant component that will primarily serve the hotel guests but may serve members of the wider public and a third-floor lounge restricted to hotel guests only. The applicant is proposing the following square footage changes to the project:

Table 1: Comparison of Approved and Proposed Hotel Designs

Description	Previously Approved	Currently Proposed	Change	Percentage Change
First floor square footage	27,796 s.f.	31,592 s.f.	3,796 s.f.	14%
Second floor square footage	26,656 s.f.	29,473 s.f.	2,817 s.f.	11%
Third floor square footage	25,223 s.f.	28,589 s.f.	3,366 s.f.	13%
Total hotel square footage	83,371 s.f.	89,654 s.f.	6,283 s.f.	8%
Basement		2,050 s.f.	2,050 s.f.	
Pool Maintenance and Storage		360 s.f.	360	
Conference Center	4,989 s.f.	4,820 s.f.	-169	-3%

As part of the approval for the Village at Gray’s Crossing, a number of conditions were applied including Condition of Approval No. 21 which required modifications to the design to ensure consistency with the Gray’s Crossing Specific Plan design guidelines, including standards related to rooflines, articulation, wall offsets, recessed entries, awnings, roof overhangs, second floor setbacks, etc.

The applicant is also requesting changes to the following requirements.

- Condition of Approval No. 18 of Resolution 2019-17: This condition requires 269 parking spaces to be shared among the hotel, conference center, mixed use buildings (including the 21 residential lofts), and the fourplex.
- - o The current application is requesting an increase of parking to 275 parking spaces, including a four-space credit for each van accessible EV parking space, as required by Vehicle Code Section 22511.2. Since parking was reduced through a shared parking credit and discussed explicitly by the Planning Commission in 2019, this condition could not be modified by the Community Development Director.
- Condition of Approval No. 23 of Resolution 2019-17: This condition required relocation of the

dumpster and enclosure on the southwest side of the hotel to reduce the visual impacts from State Route 89N (see Figure 5 for location of trash enclosure).

- The current application is requesting removal of this condition with site design and architectural modifications proposed to achieve the intent of this condition.



Figure 5: Location of trash enclosure

Additionally, the applicant is proposing modifications to the exterior lighting, signage, and landscaping. See Figure 6 for the updated site plan.



Figure 6: Proposed site plan

Since the proposed changes to the site, building, landscaping, lighting, use, and square footages were beyond the allowed minor modifications that could be approved by the Community Development Director, a project amendment to the previously approved hotel is required. Figure 7 shows the previously approved preliminary landscape plan and Figure 8 shows the currently proposed landscape plan.

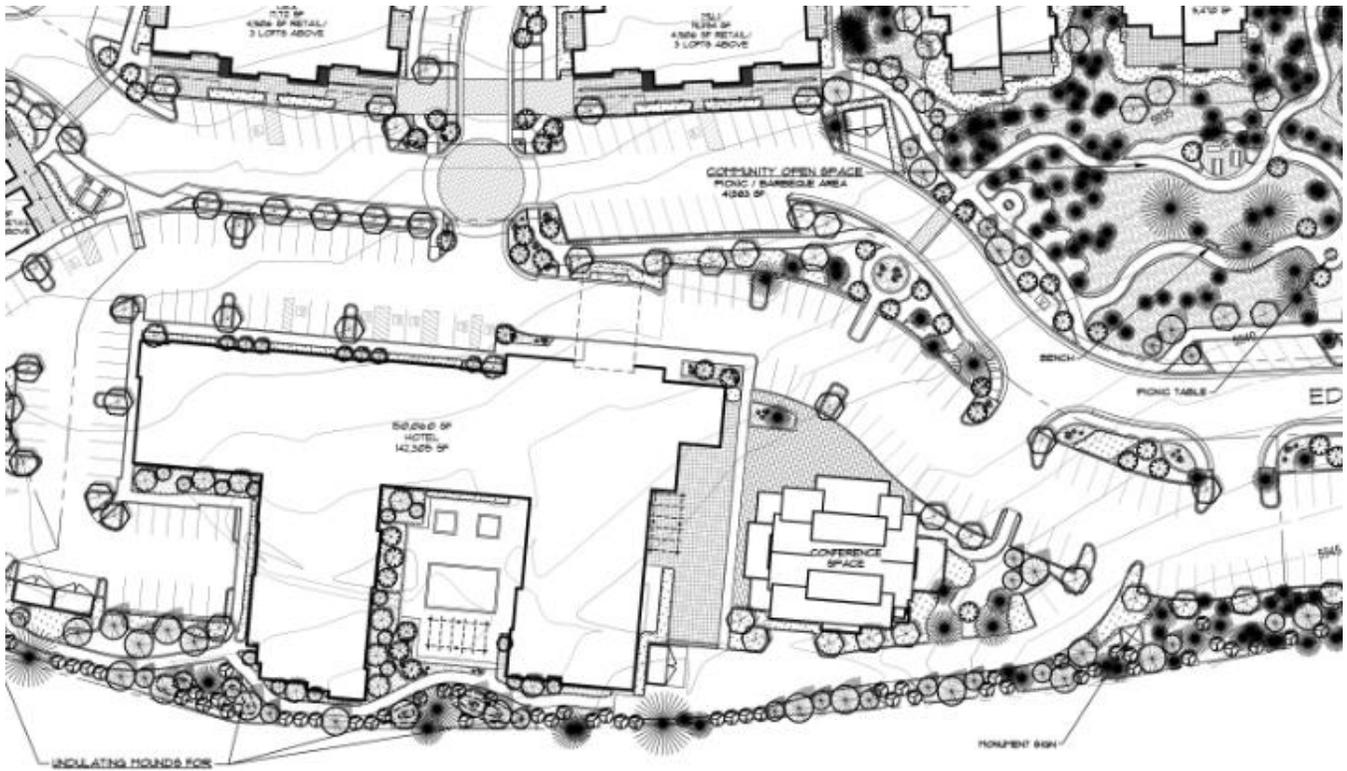


Figure 7: 2019 Approved preliminary landscape plan

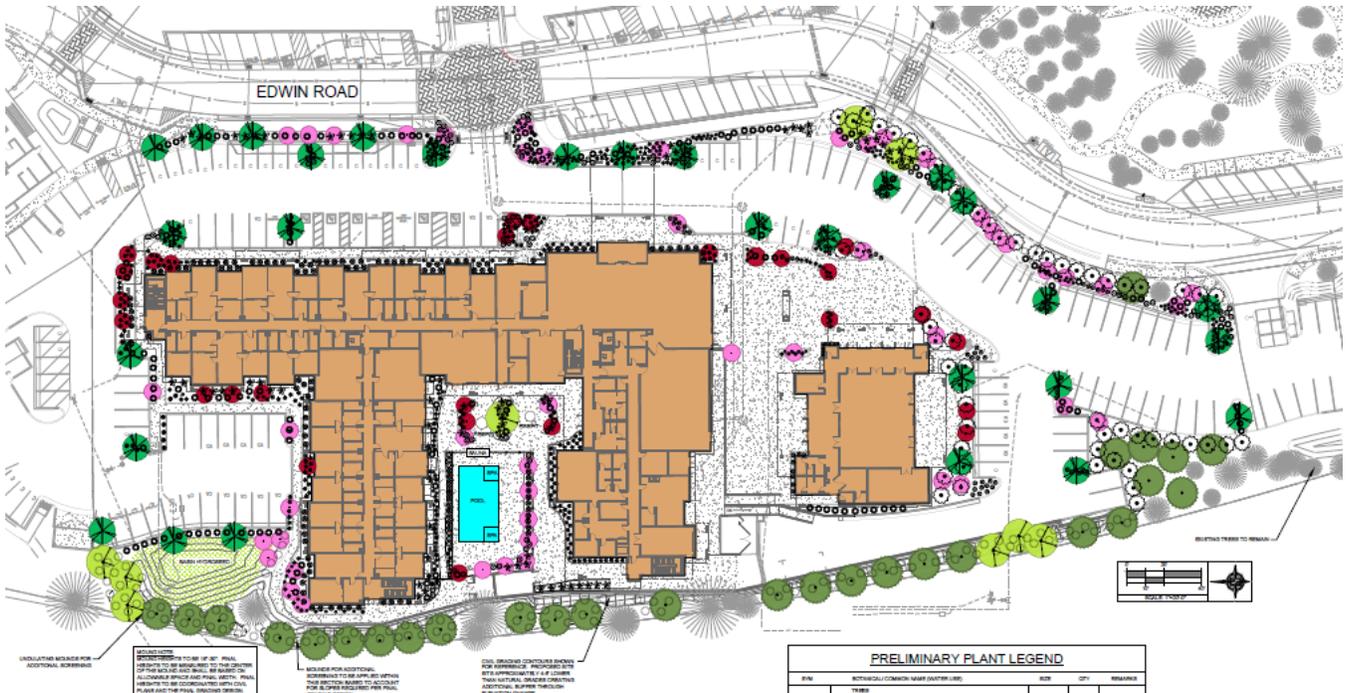


Figure 8: Proposed landscape plan

Land Use Approvals

Two land use permits are being requested by the applicant, which has mandatory findings that must be made to support approval of the project. Recommended findings for the project are provided in the draft resolution (Attachment #1).

Development Permit (Project Amendment to the Underlying Development Permit)

The applicant is requesting approval of an amendment to the Village at Gray's Crossing Development Permit, which was approved in 2019 and extended in 2021 and 2023. The overall Village at Gray's Crossing, included the hotel, townhomes, fourplex, and mixed-use buildings and the currently proposed car wash, contains non-residential floor area over 7,500 s.f. and disturbance greater than 26,000 s.f. Any amendment of a component within the overall Village at Gray's Crossing by the same property owners requires an amendment of the underlying Development Permit. A Project Amendment is reviewed under the criteria of the land use entitlement that is being amended, which, for this project, is the Development Permit. For a Development Permit, the review process begins with the recognition that the proposed use/construction is allowed in the zoning district and focuses on site layout and building design to ensure the best utilization of a site as well as compatibility with surrounding properties. The Planning Commission's role is to consider how the proposed building design, site design, and materials reflect the Truckee architectural design principles and guidelines. The review of this project should be comprehensively considered with the rest of the Village at Gray's Crossing, though the main focus of this project review is on the hotel design specifically.

Sign Plan

All permanent signs greater than two square feet are required to be approved. As the review authority for the project, the Planning Commission is required to review the Sign Plan for consistency with the Development Code requirements for size, height, location, materials, color, and lighting. Three mandatory findings are required to be made by the Planning Commission in support of an action to approve the Sign Plan (see Exhibit C of the attached resolution). The Planning Commission may approve deviations to the sign standards, including sign area, number of signs, location, height, and/or material, if the requested deviation is based on site-specific conditions or design features and the requested deviation is the minimum necessary to create a superior Sign Plan with the highest quality signs.

2040 General Plan Consistency

Since this project was deemed complete on July 24, 2023, after the May 9, 2023 adoption of the 2040 General Plan, this project application is required to be reviewed under the new 2040 General Plan. The project site is located within the Gray's Crossing Specific Plan Area land use designation of the 2040 General Plan. This designation allows commercial, residential, recreational, and community facilities.

There are Gray's Crossing-specific goals and policies identified in the General Plan which include the following:

- LU-11.1 Gray's Crossing Specific Plan: Continue to implement the Gray's Crossing Specific Plan until built out.
- LU-11.2 Gray's Crossing Village Center: Ensure that development of the Gray's Crossing mixed-use village center offers a range of retail, office, lodging, and community facilities that serve the recreational activities and surrounding neighborhoods.
- LU-11.3 Retail and Mixed-Use Pedestrian-Scale Design: Design retail shopping and mixed-use areas within the Gray's Crossing area at a pedestrian scale, incorporating pathways for both pedestrians and bikes, courtyards, and other activity nodes, with a mix of shopping, offices,

residences, and services. Large single building forms and large masses of pavement are not considered consistent with this policy.

- LU-11.4 Undeveloped Open Space Character: Maintain the undeveloped open space character of the viewsheds along State Route 89 and Interstate 80 within the Gray's Crossing area consistent with the Gray's Crossing Specific Plan.

Several other General Plan goals and policies are relevant to this project, including requirements for the desired visual character and design quality for development in the Town. The General Plan seeks to maintain high quality and visually interesting design that fits in with the Town's unique mountain character. This includes screening along major corridors, quality site planning, and unique/non-corporate architectural design:

- Goal LU-1 Efficient and Sustainable Land Use Patterns: Create efficient land use patterns to provide adequate land designated for residential, commercial, industrial, and open space/recreational uses while reducing environmental impacts, minimizing residential and commercial sprawl, increasing access to opportunity, and mitigating threats to public safety.
- LU-1.1 Balance of Uses: Ensure a healthy balance of residential, commercial, industrial, and open space land to adequately serve all Truckee residents, the local workforce, and visitors.
- LU-3.5 Building Orientation: Require new buildings in mixed-use and commercial areas to be oriented toward the street and for off-street parking areas to be located to the rear or side of commercial buildings. Ultimate building locations must accommodate snow removal and snow storage, stormwater treatment, and should maximize solar orientation.
- CC-2.5 Commercial Development Lighting: Require a photometric study for large-scale commercial development to ensure the project does not surpass the minimum lumens necessary to provide visibility. Large-scale commercial development is defined as 10,000 square feet of nonresidential use.
- Goal CC-3: Town Design: Maintain a high standard of design to preserve Truckee's community character.
- CC-3.1 High-Quality Design: Require all new development to incorporate high-quality site design, architecture, and planning to enhance the overall quality of the built environment in Truckee and create a visually interesting and aesthetically pleasing town environment.
- CC-3.3 Neighborhood Mixed-Use Center Design: Require new neighborhood mixed-use centers to incorporate site planning and design that reflects walkability and opportunities for indoor and outdoor social interaction, including clustered buildings, parking dispersed in smaller lots, and pedestrian-scale design features.
- CC-3.4 Pedestrian-Oriented Design: Encourage pedestrian-oriented design through the following measures:
 - o consideration of the relationship of the built environment to the qualities and context of the landscape and natural environment in which it is situated.
 - o building design that is proportionate to the width of the street that it fronts, is oriented to the street, and provides sufficient space for an anticipated increase in pedestrian use.
 - o appropriate design and siting of parking facilities to minimize their visual impact and break up their massing.
 - o design of facades and building frontages with pedestrian-scale detail and a high level of visual interest along the street frontage, including storefront display windows, articulated massing, and fine-grain architectural detail.
- CC-3.5 Spaces to Encourage Social Interaction: Encourage opportunities for social interaction and community activity through the creation of well-designed, accessible public spaces located throughout the town and by encouraging commercial uses that support community interaction,

- such as cafes and restaurants, performance and arts spaces, and child activity centers.
- CC-3.7 Building Material Standards: Require new development projects to incorporate materials, color schemes, and architectural styles that complement the landscape and the rural and mountain environment, while also withstanding the climate challenges of the mountains. The use of rustic and natural materials such as stone and wood, as well as color palettes that reflect the natural environment, should be encouraged.
- CC-3.11 Landscaping in New Developments: For all new development in Truckee, consider how the integration of trees and native landscaping can contribute to the overall quality of development-specific design and the town’s unique character, while also utilizing best methods to reduce impacts on the environment.
- CC-3.13 Surface Parking Lots: Prohibit development of surface parking lots that dominate the parcel frontage.

The proposed project is part of the larger Village at Gray’s Crossing project, which included shared parking and a park. The purpose of the project amendment is to enhance the hotel’s architecture to better meet the General Plan’s goals for high-quality site design. The materials proposed include wood siding, standing seam metal roofing, metal siding, box rib siding, and board formed concrete and are consistent with the materials approved on the mixed-use commercial project. While double-loaded surface parking is located internally within the Village at Gray’s Crossing along Edwin Way, the parking is oriented away from State Route 89N, which is the more visually prominent public frontage. Staff believes that the Village at Gray’s Crossing project, as a whole, is consistent with the 2040 General Plan policies and that the proposed project amendment is furthering the goals and policies of the 2040 General Plan.

Gray’s Crossing Specific Plan/Development Code Consistency

The project site is designated as Neighborhood Commercial within the Village Center in the Gray’s Crossing Specific Plan. The Gray’s Crossing Specific Plan states that “a mixed-use Village Center is intended to provide land areas for a range of retail, office, lodging services and business activity relating to the needs of the recreational activities and surrounding neighborhoods. The project includes lodging units, community or church facilities, and residential loft units above the retail shops.”

Where a specific Gray’s Crossing standard is provided, the Gray’s Crossing standard is the governing standard. In general, when there is no standard identified in a specific plan, the zoning ordinance (Development Code) is the default. The Gray’s Crossing Specific Plan does not have identified setbacks, site coverage, or snow storage standards. Therefore, the Development Code standards for the Neighborhood Commercial (CN) zoning district are provided below in Table 1.

Table 1: Development Standards Comparison

Standard	Gray’s Crossing Specific Plan Requirement	Development Code for CN zoning district (For Reference)	Proposed	Notes
Setbacks	None specified	None, except as may be required through land use permit conditions of approval	~58’ east side ~48’ south side ~28’ north side ~24’ west side	Consistent – based on hotel parcel only.
Site Coverage	None specified	70%	69.1%	Consistent – based on whole of the Village.
Size	120-unit lodge	0.20 FAR	129-unit hotel; 0.20 FAR	Planning Commission previously approved the additional 9 units. FAR is based on the whole Village and does not

Standard	Gray's Crossing Specific Plan Requirement	Development Code for CN zoning district (For Reference)	Proposed	Notes
				include square footage for the residential units.
Height	50 feet or 3½ stories	Same	50'; 3 stories + basement with less than 7-feet in head height	Consistent
Parking	None specified	Retail: 1 space/250 s.f. Storage: 1 space/600 s.f, Hotel: 1 space/unit + 1 space/employee for the largest shift Conference center: 1 space per 50 s.f. Restaurant: 1 space/75 s.f. 74% allocated to the hotel) Outdoor Dining: 1 space/100 s.f. (74% allocated to the hotel) 25% shared parking reduction 275 parking spaces required	271 parking spaces proposed with a four space credit based on Vehicle Code Section 22511.2*	Consistent. Based on the whole of the Village. The applicant conducted research into other hotels of similar size and quality and determined that that they believe that, on average, 74% of a hotel's restaurant usage by hotel guests. 26% was allocated to members of the public. (See Applicant Submittal in Attachment #2). See "Parking" Discussion.
Bike Parking	Defers to the Development Code	15% of the number of vehicle parking spaces required, with a minimum of three spaces in all cases; 55 bicycle spaces for the nonresidential uses in the whole Village project; 37 required for the hotel	32 approved as part of the building permits for the mixed-use and 4 plex buildings. 12 short-term proposed. 16 interior/long-term proposed.	Consistent, with Planning Commission approval. See "Parking" Discussion.

* Vehicle Code Section 22511.2 states that "An accessible parking space with an access aisle served by electric vehicle supply equipment or an accessible parking space with an aisle designated as a future electric vehicle charging space shall count as at least two standard automobile parking spaces for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction."

The Gray's Crossing Specific Plan does not require workforce housing; however, affordable housing units equal to 20% of the market rate residential units in the Gray's Crossing Specific Plan area are required. With the nine affordable housing units approved within the remainder of the Village at Gray's Crossing, the Village at Gray's Crossing is consistent with the affordable housing requirements of the Specific Plan. Staff has determined that the project is consistent with the Gray's Crossing Specific Plan as well as the CN zoning district standards of the Development Code. Further, the Planning Commission reviewed the Village at Gray's Crossing 2019 overall site design and only required further design modifications to the architecture of the hotel. Staff has provided analysis of the requested changes to the architecture, parking, and Condition of Approval No. 23 of Resolution 2019-17 (Trash enclosure location).



Figure 10: 2019 Conference Building Design

At the time of the review, the Planning Commission noted that the architecture of the hotel deviated substantially from the rest of the Village at Gray's Crossing design. Additionally, the Planning Commission required that the applicant revise the design to ensure that the hotel's roofline does not run in continuous plane for more than 60 feet without offsetting or jogging the roof plane, articulation through the use of full roofs, projecting wing walls, wall offsets, recessed entries, awnings, roof overhangs, second floor setbacks, and/or covered arcades. In order to ensure consistency with the design guidelines, the Planning Commission required these modifications as part of Condition of Approval No. 21.

The applicants submitted a new design, with a similar site plan, to help address the Planning Commission's comments. Figures 11, 12, and 13 show the new elevation designs.



Figure 11: Proposed hotel design – west and east elevations



Figure 12: Proposed hotel design – north and south elevations



Figure 13: Proposed conference building

Although the design of the hotel and conference center deviates from the design of the approved mixed use buildings and fourplex, the deviation is not as substantial as the 2019 design. Staff believes that the amount of proposed variation to architectural style provides diversity and interest to the Village at Gray's Crossing while still appearing compatible with the other approved buildings. Additionally, the applicant is proposing to use the same material and color palette as the rest of the Village at Gray's Crossing. The applicant has not incorporated every design feature listed in the Gray's Crossing Specific Plan such as recessed entries, second floor setbacks, or large massing changes; however staff believes that the design is more compatible with the remainder of the approved Village at Gray's Crossing and incorporates vertical roof articulation, larger roof overhangs, a one-story entry feature, and material variation that helps break up the massing. Staff has proposed changes to Condition of Approval No. 21 in Resolutions 2019-17 and 2021-12 to remove language requiring design changes to the hotel (Condition 14.D of Resolution No. 2024-02).

Exterior Lighting

Changes to the building also necessitated modifications to the exterior lighting plan and landscaping. Staff has found that the proposed exterior lighting plan is consistent with Development Code Section 18.30.060 (Exterior Lighting and Night Sky) for night sky compliant lighting and no light trespass beyond the property lines.

Landscaping

The applicant has identified locations for mounding of the landscaping at the northwest corner of the building and east of the pool area. The mounds range from four feet wide to 10 feet wide and are approximately 18" to 30" in height. The landscape plans notes that the final heights are to be measured to the center of the mound and shall be based on allowable space and final width. No mounding is proposed along the conference center or south of the hotel project, but notes that the "proposed site sits approximately four feet to six feet lower than natural grade of the project, which creates an additional buffer through elevation change." Along this area, Jeffrey Pines and mountain sagebrush are proposed. Staff recommends requiring the applicant to work with staff onsite prior to and during landscape installation to ensure there is adequate screening along State Route 89N. This language has been incorporated into Condition of Approval No. 51 of the 2019 and 2021 resolutions as identified in Resolution 2024-02 (Condition of Approval No. 14.I of Resolution No. 2024-02).

Signage

The 2019 approval did not include a sign program for the hotel. The applicant is proposing one ground-mounted sign, two wall-mounted signs at the entrance of the hotel, one wall-mounted sign located approximately 39 feet from the sidewalk surface above the entrance of the hotel, one canopy sign on the porte cochere of the hotel, and one sign on the conference center canopy. The strict application of the Development Code does not allow more than one wall sign per customer entrance or wall signs above eaves or greater than 20 feet from the sidewalk surface, whichever is lower. With the three wall-mounted signs and the canopy sign on the porte cochere, which is also considered a wall sign, the quantity of signage is inconsistent with the Development Code. Additionally, the wall-mounted sign that is 39 feet from the sidewalk surface is also inconsistent with the standards. However, the Development Code allows for deviations to the sign standards, including number of signs if the following two primary findings can be made:

1. Requested deviation is based on site-specific conditions or design features, including business entry location, site visibility, architectural style, building mass, and or/historic resource compatibility, that are unique to the applicable property; and
2. The requested deviation is the minimum necessary to create a superior Sign Plan with the highest quality signs that are well-integrated with the overall building/project and are compatible with existing and future land uses in the vicinity.

Staff believes that the proposed sign plan (See Figure 14) is appropriate for the project site and scale of the building. No signs are proposed on State Highway 89N and the proposed signs are oriented towards visitors within the Village at Gray's Crossing project. The west elevation is approximately 283 linear feet while the total square feet of the three canopy signs is approximately 150 s.f. Staff believes that the design of the signs, which are individually mounted non-reflective metal, is compatible with the design of the building. Internal lighting or external downshielded lighting is proposed. The locations of the signs are appropriate, fit with the architecture of the building, and are oriented toward directing visitors to the main entrance. Staff has amended the Conditions of Approval to include the updated sign plan for the hotel

(Condition of Approval No. 14.H of Resolution No. 2024-02).

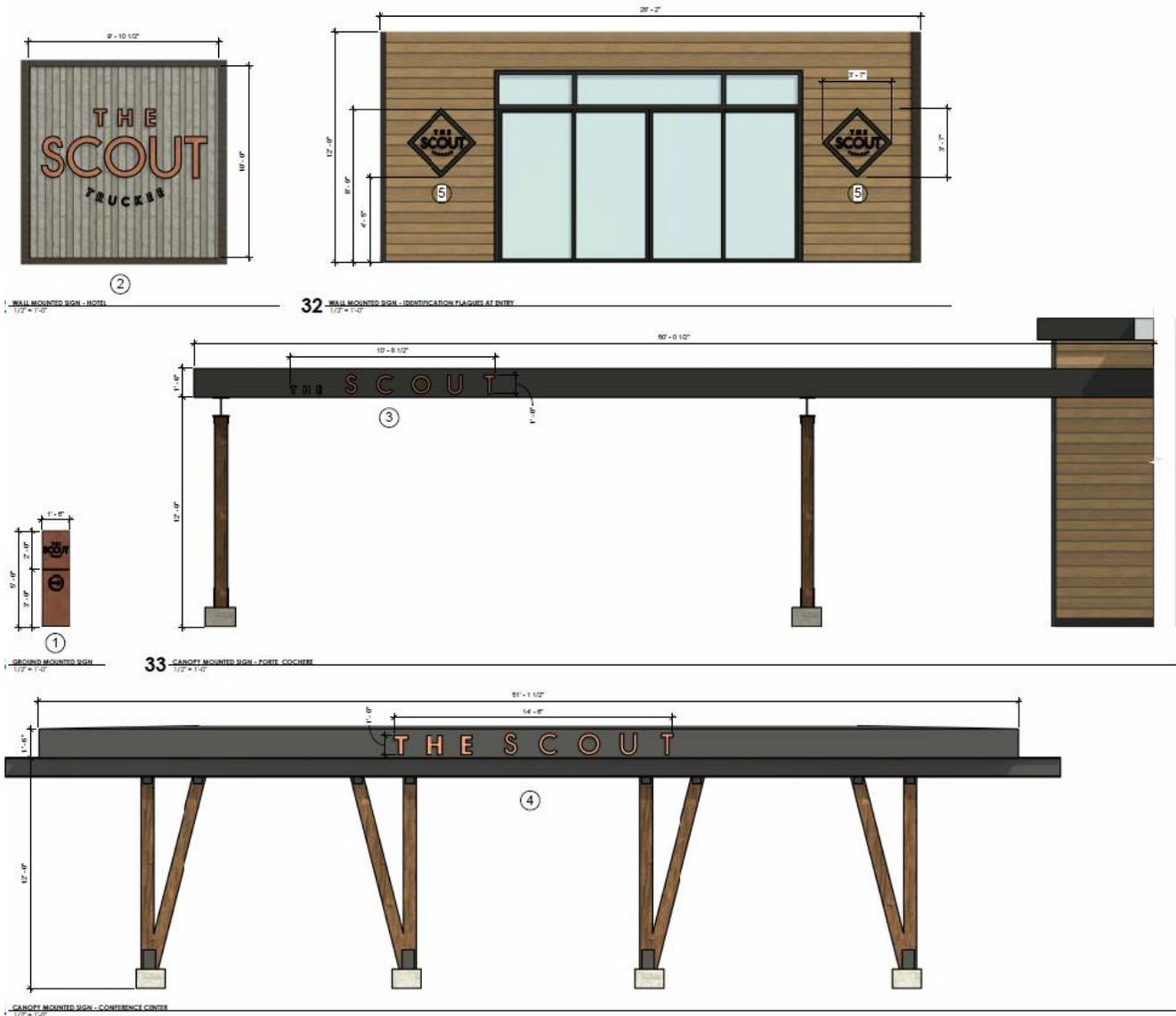


Figure 14: Proposed signs

Parking – Condition of Approval No. 18

Condition of Approval No. 18 of the 2019 and 2021 resolutions required 269 parking spaces to be shared among the hotel, conference center, mixed use buildings (including the 21 residential lofts), and the fourplex. The current application is required to provide 275 shared parking spaces. The applicant is proposing 271 parking spaces and use of a four-space credit for each van accessible EV parking space as allowed per Vehicle Code Section 22511.2. Vehicle Code Section 22511.2 states that “An accessible parking space with an access aisle served by electric vehicle supply equipment or an accessible parking space with an aisle designated as a future electric vehicle charging space shall count as at least two standard automobile parking spaces for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction.” The total physical parking spaces is proposed to be 271 parking spaces. The increase in parking is required to accommodate the new dining opportunities within the hotel and conference center. Although the total number of parking has not increased significantly, since parking was reduced through a shared parking credit, discussed explicitly by the

Planning Commission in 2019, and is part of a larger request for changes to the project, this condition could not be modified by the Community Development Director.

The applicant has provided research on other hotels of the same quality and size that indicates that hotel guests will be the primary customers of the restaurant within this hotel. The applicant believes that 74% of the restaurant's business would be from hotel guests. As part of the parking calculation, staff only counted 26% of the parking generation for the dining and outdoor dining toward potential public users who are not guests of the hotel. The applicant has also noted that the third-floor lounge will be used only for hotel guests and would not be open to the public. With the reduction allowed for shared parking among the entire Village at Gray's Crossing, the hotel, the slightly smaller conference building, and the slight increase of potential users of the newly incorporated restaurant/outdoor dining, staff believes that the proposed parking is consistent with the requirements of the Gray's Crossing Specific Plan and Development Code and supports the modification to Condition of Approval No. 18 (as modified in Condition of Approval No. 14.D of Resolution 2024-02).

Development Code Section 18.48.090 (Bicycle Parking and Support Facilities) requires that all non-residential projects provide short-term bicycle parking equal to 15% of the number of vehicle parking spaces required, before any reductions are applied. For the Village at Gray's Crossing, as a whole, the total required short-term bicycle parking is 47 spaces, with the hotel being required to provide 37 spaces. The applicant has already provided a robust bicycle parking plan with 30 bicycle parking spaces provided across the five mixed-use buildings. The applicants are proposing an additional 12 short-term bicycle parking spaces for the hotel and is proposing 16 indoor bicycle parking spaces for hotel guests. The total outdoor short-term parking spaces for the Village at Gray's Crossing is 42 spaces. While indoor parking is typically considered long-term parking per the Development Code, staff believes it is appropriate to allow the 16 indoor parking spaces to fulfill the short-term bicycle parking requirements for the hotel use. Long-term bicycle parking is required for residential units in the mixed-use buildings and fourplex, which are already planned as part of the submitted building permits. Staff recommends modifications to Condition of Approval No. 37 of the 2019 and 2021 resolutions which updates the bicycle parking requirements as described in this section (Condition of Approval No. 14.G of Resolution 2024-02).

Trash Enclosure Site Design - Condition of Approval No. 23

As part of the Gray's Crossing project, a scenic corridor area adjacent to State Route 89N where the Village at Gray's Crossing is located was abandoned. The Town approved the abandonment of this section of the scenic corridor to allow for development of the Village at Gray's Crossing. The Gray's Crossing Specific Plan EIR also discusses the scenic corridor and visual impacts of the project and required further development of design guidelines for a landscape enhancement plan for the setback area, which would include construction of planted berms (not to exceed 10 feet in height) along the Village Center project area with the intention of avoiding existing mature trees and filtered views of the project through vegetation and topography. Additionally, Development Code Section 18.24.090 (Services and Utility Placement Design Guidelines) also notes that refuse containers, service areas, loading docks, and similar facilities are required to be located in areas out of view from the general public.

Condition of Approval No. 23 of the 2019 and 2021 resolutions required relocation of the dumpster and enclosure on the southwest side of the hotel to reduce the visual impacts from State Route 89N. Since the 2019 approval, the applicant has redesigned the project, refined the grading where the dumpster and enclosure are located, and provided additional site analysis that shows that the grade change is sufficient to screen the trash enclosure. See Figure 15 for a site section showing the location of the trash enclosure grade in relation to vehicles on State Route 89 North. With this new information, staff supports the requested removal of Condition of Approval No. 23 in the 2019 and 2021 resolutions. The deletion is identified in Condition of Approval No. 14.E of Resolution 2024-02.



Figure 15: Site section

Special Districts and Utilities: All applicable special districts, utility companies, and Town departments with an interest in this application have been notified. No objections were filed and all conditions of approval that were imposed by other agencies have been incorporated into Resolution 2023-02. The project will be required to be in compliance with all utility and special agency requirements.

Environmental Review: Staff is proposing to determine the project to be exempt from additional environmental review pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning). The Town certified the Gray's Crossing Specific Plan Final Environmental Impact Report (SCH #2002072115) in February 2004 based on a finding that the Gray's Crossing Specific Plan will not result in significant environmental impacts with the incorporation of mitigation measures with the exception of Impact 4.4.6 (Cumulative Air Quality) and Impact 4.2.12 (Cumulative Traffic on I-80) for which the impacts are identified as significant and unavoidable and overriding considerations were adopted. The project will be subject to the mitigation measures identified in the Gray's Crossing Specific Plan. In 2019, the Planning Commission found the project, with a 129-unit hotel, to be consistent with the Gray's Crossing Specific Plan.

Public Communication: The public hearing notice was published in the *Sierra Sun* on January 5, 2024 and mailed on January 3, 2024 to all property owners within 500 feet of the project site, as shown on the latest current tax roll of Nevada County. Staff also sent an email notice of this hearing on January 4, 2024 to community members that have specifically requested updates on the project. The applicant posted an onsite sign on August 7, 2023 indicating a notice of application and information about the public hearing was added to the sign on January 4, 2024.

Staff Summary and Recommendation: The applicant is proposing modifications to the Village at Gray's Crossing hotel, in the Village Center District of the Gray's Crossing Specific Plan. The project is consistent with the 2040 General Plan and the development standards associated with the Gray's Crossing Specific Plan's Village Center District and, where applicable, the CN (Neighborhood Commercial) zoning district of the Development Code. The Village at Gray's Crossing was envisioned as a mixed-use development with residential, retail, office, gas station, and lodging. In 2019, the Planning Commission found that the 129-unit hotel with conference center was largely consistent with the Gray's Crossing Specific Plan and only required modifications to the building design to ensure full consistency with the design guidelines and compatibility with the rest of the approved Village at Gray's Crossing. The applicant has taken steps to respond to the Planning Commission's condition with a more modern design, use of materials approved on the mixed-use and fourplex buildings, and staff believes that the hotel, as currently designed, is more appropriate for the Gray's Crossing Specific Plan area. With incorporation of the recommended conditions of approval, staff recommends that the Planning Commission adopt Resolution 2024-02, approving the Development Permit Amendment and Sign Plan for the Village at Gray's Crossing hotel.

Alternative Actions: Actions that the Planning Commission may take as an alternative to the recommended action include:

1. Continue the public hearing to a date and time certain.
 - a. The Planning Commission may request additional information from the applicant and/or staff (if new information is presented at the next meeting, the public portion of the hearing must be reopened on the new information submitted).
2. Land Use Permits
 - a. Add, delete or modify the proposed conditions of approval
 - b. Deny the project on the basis that all of the required findings cannot be made.
 - c. Require additional environmental review.

Attachments:

Attachment 1: Resolution 2024-02

- Exhibit A: Plans
- Exhibit B: Conditions of Approval
- Exhibit C: Draft Findings

Attachment 2: Applicant submittal

Attachment 3:

- Gray's Crossing Specific Plan:
<https://www.townoftruckee.com/home/showpublisheddocument/18061/637124440809130000>
- Gray's Crossing Specific Plan EIR:
<https://portal.laserfiche.com/Portal/Browse.aspx?id=4758919&repo=r-6a91ddbc>

Attachment 4: History of the Village at Gray's Crossing from 2004-2007