



November 21, 2024

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Community Development Department - Planning Division Town of Truckee  
10183 Truckee Airport Road Truckee, CA 96161

**RE: LETTER OF JUSTIFICATION – MINOR USE PERMIT APPLICATION  
FIFTY FIFTY BREWERY AT THE OLD LUMBERYARD  
10242 CHURCH STREET.**

Letter of Justification – Provide a letter that discusses the following items:

***Proposed Use. (This discussion should focus on information not provided on the project plans [types of uses and businesses, hours of operation, etc.]***

- **Project Narrative:** Fifty Fifty Brewery at the Old Lumberyard
  - **A New Life for a Historic Space**
    - The Fifty Fifty Brewery project aims to revitalize a historic building in Truckee, California, transforming it into a vibrant community gathering place. By repurposing the Old Lumberyard, we seek to create a space that celebrates local culture, fosters a sense of connection, and supports the local economy.
  - **A Modern Brewery Experience**
    - Our brewery will offer a unique and inviting atmosphere, featuring timber accents, and industrial-style finishes that nod to the building's past while creating a contemporary ambiance. The spacious taproom will provide a comfortable and welcoming environment for socializing, enjoying craft beer, and experiencing live music.
  - **A Destination for Locals and Visitors**
    - The Fifty Fifty Brewery will be a must-visit destination for both locals and visitors to Truckee. Our goal is to create a space that offers a unique and memorable experience, attracting people from all walks of life. Whether you're a beer enthusiast, a foodie, or simply looking for a place to relax and enjoy the company of friends, Fifty Fifty Brewery will have something to offer.
- **Location:** Situated in the vibrant heart of Truckee, Fifty Fifty Brewery is within The Railyard Master Plan zoning district that encourages community-centric projects. The tenant space is in the renovated West Shed in The Old Lumberyard mixed-use project.
- **Design and Construction:** Fifty Fifty Brewery will complement and harmonize with the new architecture of North Shed at the Old Lumberyard.
- **Compliance and Permits:** Fifty Fifty Brewery will adhere to all relevant regulations per the Truckee Development Code, the Truckee Municipal Code, and the Public Improvement and Engineering Standards.
  - **Proposed Uses-Permitted with a Minor Use Permit in the Railyard Master Plan**  
Offices, business and professional
  - **Hours of Operation**  
Fri-Sat 8 am to 12 am  
Sun-Thurs 7 am to 12 am

## **Findings**

### **1) The proposed development is**

#### **A) Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Use Permit, and complies with all applicable provisions of the Truckee Development Code, the Truckee Municipal Code and the Public Improvement and Engineering Standards:**

- **Zoning District:** The Old Lumberyard and the Fifty Fifty Brewery Tenant Improvements in the West Share are within the Railyard Master Plan and Zoned Downtown Master Plan (DMP) which permits for various land uses, including breweries.
- **Use Permit:** The brewery requires a Minor Use Permit from the Town of Truckee to ensure compliance with all applicable zoning regulations and development standards due its proposed service of spirits.
- **Truckee Development Code, Truckee Municipal Code, and Public Improvement and Engineering Standards:** The brewery tenant improvements are in the West Shed of Phase I of the previously approved Old Lumberyard project. This Phase complies with all relevant provisions of these codes, including requirements for building design, parking, and environmental impact.

#### **B) Consistent with the Town of Truckee General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan, and the Particulate Matter Air Quality Management Plan:**

- **Town of Truckee General Plan:** The brewery project aligns with the General Plan's goals of promoting economic development, preserving the town's character, and protecting the environment.
- **Railyard Specific Plan:** The brewery project is consistent with the Railyard Master Plan, which outlines the desired development patterns and land uses for the Railyard area.
- **Trails Master Plan:** The brewery project should avoid any adverse impacts on the town's trail network. The future Phase II of the Old Lumberyard project proposes additional trails allowing for pedestrian and bike access to Phase I.
- **Truckee Tahoe Airport Land Use Compatibility Plan:** The brewery project must comply with any noise or other restrictions related to the airport.
- **Particulate Matter Air Quality Management Plan:** The brewery project will comply with air quality regulations to minimize emissions and protect public health.

By meeting these standards, the proposed Fifty Fifty Brewery can contribute to the successful development of The Old Lumberyard and the Railyard area

### **2) The design, location, size and operating characteristics of the proposed development would be compatible with the existing and future land uses in the vicinity**

The proposed Fifty Fifty Brewery at the Old Lumberyard would be compatible with the existing and future land uses in the vicinity for the following reasons:

#### **Design:**

- **Historic Preservation:** The brewery design incorporates elements of the Old Lumberyard's historic architecture, preserving the building's character and contributing to the area's sense of place.
- **Scale and Massing:** The brewery's scale and massing are compatible with the surrounding buildings, avoiding any negative impacts on views or sunlight.
- **Architectural Style:** The brewery's architectural style is consistent with the overall character of the Railyard area, creating a cohesive and visually appealing environment.
- **Location:** The brewery is located within the Railyard Master Plan, which allows for various land uses, including commercial and residential uses. This ensures that the brewery is compatible

with the surrounding development.

- **Proximity to Amenities:** The brewery's location near other amenities, such as restaurants, shops, and open space, makes it a convenient and attractive destination for visitors.
- **Appropriate Scale:** The brewery's size is appropriate for the site and the surrounding area, avoiding any overcrowding or negative impacts on traffic or parking. **Sufficient Capacity:** The brewery's size will allow it to accommodate a reasonable number of patrons without overwhelming the neighborhood.

**Operating Characteristics:**

- **Hours of Operation:** The brewery's hours of operation will be compatible with the surrounding businesses and residential areas, minimizing any noise or disturbance.
- **Parking:** Located with the previously approved The Old Lumberyard Project, the brewery has adequate parking to accommodate its patrons, avoiding any negative impacts on-street parking or traffic congestion.
- **Noise and Vibration Control:** The brewery will implement measures to control noise and vibration, ensuring it does not disturb neighboring properties.

Overall, the proposed Fifty Fifty Brewery at the Old Lumberyard's design, location, size, and operating characteristics would be compatible with the existing and future land uses in the vicinity. The brewery's integration into the historic fabric of the Railyard and its contributions to the local economy and community make it a positive addition to the neighborhood.

**3) *The proposed development would not be detrimental to the public health, safety or welfare of the Town, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;***

- **Economic Benefits:** The brewery would contribute to the local economy by creating jobs and attracting visitors, thereby enhancing the overall welfare of the town.
- **Responsible Alcohol Service:** Fifty Fifty Brewery has demonstrated a commitment to responsible alcohol service and has implemented measures to mitigate potential risks to public health and safety.
- **Land Use Compatibility:** The property's location within a commercially zoned area indicates that the establishment of a brewery is consistent with the intended land use for the site.
- **Regulatory Compliance:** The brewery's operations would be subject to the oversight and regulations of local authorities, ensuring adherence to health, safety, and property standards.

In conclusion, the establishment of the new Fifty Fifty Brewery is anticipated to have a positive impact on the local community and is consistent with the applicable land use and zoning requirements.

**4) *The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood;***

- The architecture of the West Shed in The Old Lumberyard and design of the brewery align with the overall design objectives of the area's design guidelines. The proposed brewery's design respects the historical character of the Old Lumberyard while incorporating modern elements that contribute to the area's revitalization.
- The brewery's design and architectural integrity complement the surrounding neighborhood. The proposed building's scale, massing, and materials are in harmony with the existing structures in the vicinity, ensuring that it enhances, rather than detracts from, the neighborhood's architectural character. The design also incorporates landscaping and outdoor spaces that promote pedestrian activity and community engagement, aligning with the design guidelines' objectives for creating a vibrant and welcoming neighborhood.

Overall, the new Fifty Fifty Brewery's design and architectural features are in line with the Railyard Master Plan area's design guidelines, and its construction would not impair the design and architectural integrity and character of the surrounding neighborhood.

**5) *The Use Permit 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***

- The Fifty Fifty Brewery Tenant Improvements are part of the more extensive The Old Lumberyard (previously The Crossing) Phase I project and exempt from the California Environmental Quality Act.

**6) *The site for the proposed use is:***

**A) *Physically suitable for the type and density/intensity of development being proposed;***

- The Old Lumberyard is zoned for commercial and industrial use, making it an appropriate site for a brewery. Additionally, the infrastructure and utilities in the area can support the demands of a brewery operation. The size of the property also allows for the necessary facilities and parking spaces to accommodate visitors without causing congestion in the area. Furthermore, the design and architecture of the proposed brewery align with the aesthetic and historical character of the Old Lumberyard, contributing positively to the overall ambiance of the district. Overall, the new Fifty Fifty brewery appears to be a suitable fit for the location and complies with the town's requirements for development

**B) *Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by the Truckee Development Code; and***

- The design and architecture of the proposed brewery align with the aesthetic and historical character of the Old Lumberyard, contributing positively to the overall ambiance of the district. Therefore, the brewery is adequate in size and shape to meet the town of Truckee's requirements for development, the project maintains fencing around the north and west side, prohibiting access to the adjacent transformers. Furthermore, it includes a solid concrete wall that reduces the visible impact of the electrical infrastructure from the plaza. These measures ensure that the brewery tenant improvements not only meet the town's requirements but also contribute to the safety and aesthetic considerations of the area. In addition, the new Fifty Fifty brewery at the Old Lumberyard meets the town of Truckee's requirements for size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by the Truckee Development Code. The size of the property allows for the necessary facilities and parking spaces to accommodate visitors without causing congestion in the area.

**C) *Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.***

- Located in Phase I of The Old Lumberyard, the Fifty Fifty Tenant Improvements project is served by adequate streets within the adjacent Railyard Master Plan to accommodate customers, employees, and deliveries.

**7) *There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water and public utilities and services 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;***

- **Public and Emergency Vehicle Access:** Located in Phase 1 of The Old Lumberyard project, located in historic downtown Truckee, has been thoughtfully designed to ensure adequate access for both public and emergency vehicles. The site plan includes well-defined pathways that allow smooth movement for fire trucks, ambulances, and other emergency responders. By adhering to these provisions, the project minimizes any hindrance to emergency

services during its operation.

- **Fire Protection:** The Tenant Improvements for the Fifty Fifty Brewery in The Old Lumberyard incorporates fire safety measures to protect occupants and neighboring properties. The project complies with local fire codes and standards, ensuring fire protection infrastructure is in place. The tenant space in the West Shed includes a fire suppression system. The fire suppression system will be modified to protect the new kitchen, dining, and mezzanine areas.
- **Sanitation and Water Services:** Adequate sanitary facilities are essential for public health. The Fifty Fifty tenant improvements include a new accessible bathroom on the mezzanine level in addition to the existing bathrooms on the lower level. The Phase I development included grease traps for the restaurant use that the Fifty Fifty Brewery will utilize. The Old Lumberyard project connects to the town's water supply to meet the needs of customers and tenants. Proper sewage disposal systems are in place to maintain hygiene and prevent environmental contamination.
- **Public Utilities and Services:** The Fifty Fifty Brewery Tenant Improvements in The Old Lumberyard West Shed integrates with existing public utilities, including electricity, gas, and telecommunications. It ensures reliable utility access for lighting, heating, cooling, and other essential services. By collaborating with local utility providers, the project guarantees uninterrupted services. The improvements will provide building permit plans illustrating the existing utilities are adequate to operate the brewery and its facilities.
- **Infrastructure Installation and Development Fees:** The brewery tenant improvements adhere to the principle of adequate provisions by installing necessary infrastructure during development. All development fees will be paid before occupancy, ensuring the project contributes to community resources. This approach aligns with responsible development practices and promotes the well-being of residents and visitors.

In summary, the Fifty Fifty Brewery prioritizes safety, sanitation, and infrastructure, making it a valuable addition to Truckee while safeguarding public health and well-being.

**8) 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.**

- The brewery has implemented stringent safety protocols and procedures to ensure compliance with all relevant regulations. This includes proper storage of materials, regular safety inspections, employee training on handling and disposal, and maintaining up-to-date permits and licenses. Additionally, the brewery will undergo thorough inspections by the relevant regulatory agencies to ensure compliance with all applicable regulations.

Please let us know if you have any questions regarding the proposed Fifty Fifty Brewery Tenant Improvements. Thank you in advance for your assistance with this project.

Sincerely,

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**Development Standard Consistency Matrix**  
**Fifty Fifty Tenant Improvements**

The following matrix demonstrates compliance with the Town's development standards. General development standards are available in Development Code Article II (Zoning Districts and Allowable Land Uses), and additional development standards are provided in Article III (Site Planning and General Development Standards).

| <b>Development Standard</b> | <b>Required</b>   | <b>Proposed</b>  | <b>Consistent?</b> |
|-----------------------------|---|--|--------------------|
| Setbacks                    | None, this a tenant improvement<br>Within an existing building. All setbacks for the building are based on the approved "The Old Lumberyard" Project <b>2022-00000386</b> (formally The Crossing)                 | N/A  | N/A                |
| Floor Area Ratio            | Not Applicable, not changes to F.A.R. are proposed from the previously approved "The Old Lumberyard" Project <b>2022-00000386</b> (formally The Crossing)   | N/A  | N/A                |
| Site Coverage               | None, this a tenant improvement<br>Within an existing building. No new coverage is being added or modified from the previously approved "The Old Lumberyard" Project <b>2022-00000386</b> (formally The Crossing) | N/A  | N/A                |
| Mixed Use Component         | None, required for a tenant improvement   | N/A  | N/A                |
| Open Space                  | None, all open space requirement were approved per "The Old Lumberyard" Project <b>2022-00000386</b> (formally The Crossing)  | N/A  | N/A                |
| Height limit                | 35' 0"  | 21'2" Approved as Project <b>2022-00000386</b> (formally The Crossing)   | Yes                |
| Snow Storage                | Not Applicable: all snow storage areas were previously approved per "The Old Lumberyard" Project <b>2022-00000386</b> (formally The Crossing)   | Areas approved per Project <b>2022-00000386</b> (formally The Crossing)  | Yes                |
| Parking                     | 0 required  | 0 proposed   | Yes                |
| Bike Parking                | 0 required  | No new spaces proposed. The project will utilize the bike parking spaces that were previously approved per "The Old Lumberyard" Project <b>2022-00000386</b> (formally The Crossing) | Yes                |

|             |   |   |     |
|-------------|---|---|-----|
| Solid Waste | Dumpster enclosure interior dimensions (10' wide x 9' deep x 8' high); wheeled cart storage dimensions (2.6' wide x 2.6' deep x 4' high per cart) | The Tenant Improvement Project will utilize one of the existing (three) dumpsters and the storage area for recycling carts as approved per Project <b>2022-00000386</b> (formally The Crossing) | Yes |
|-------------|---|---|-----|