



Letter of Justification
Coldstream Shopping Center
March 2023

Property Information

Property Address: 12848 & 12833 Deerfield Drive, Truckee, CA 96161

APN: 018-850-018 & 019

Gross Acreage: ~ 1.08 acres (total)

General Plan Designation: Coldstream Specific Plan

Zoning: MUC (Village Mixed-Use Commercial)

Utilities: TDPUD (Water & Electric) & TSD (Sewer)

Owner: PC-1 Investments (Kurt Stitser)

Applicant: Built. (Kelsie Hieber)

Representative: Millennium Planning & Engineering (Rob Wood, Principal Planner)

Existing Site Conditions

The subject properties are part of the Coldstream Specific Plan, adopted by the Town of Truckee in 2014. The infill sites are partially developed with existing utilities, retention and detention facilities, and off-street parking. Adjacent surrounding properties have been recently developed including streets, parking, curb and gutter, sidewalks, public trails, transit stops, and including residential and commercial land uses.

Both sites are relatively flat with slopes ranging from 0-5% except for two stormwater basins and one bioretention area designed to treat existing stormwater runoff from surrounding development.

The properties are located within the Village Mixed Use Commercial (MUC) zoning district near the entrance to the Coldstream Specific Plan. The stated purpose of the MUC zoning district is *to provide a centralized, pedestrian-oriented Neighborhood Village Center offering a variety of retail, commercial, entertainment, office, and residential land uses that will serve residents within the plan area and neighboring Truckee community.*

Project Description

This project proposes approximately 19,812 square feet (sf) of building area within two buildings. There will be one building on each property (West Building & East Building). The West building proposes 2-stories consisting of retail trade uses, including rooftop dining. The East building

proposes 3 stories consisting of retail space on the ground floor and office space on the upper floors. The project has been designed with a focus on pedestrian connectivity and view sight lines. Ground floor storefronts will be activated with appropriate amounts of transparency as well as weather protection to enhance the pedestrian experience. Proposed uses within the two buildings will consist of retail trade uses and office space, all of which are permitted uses within the MUC zoning district. A summary of the proposed buildings are as follows:

Parcel 1 ~ 0.75 acres (West Building) Two Stories

- 5,973 sf - Main Level
- 5,082 sf - Second Level
- 1,729 sf – Outdoor Dining – Main Level
- 1,281 sf - Outdoor Dining – Second Level

Total: 11,055 sf Gross Floor Area

3,010 sf Outdoor Dining Area

Parcel 2 ~ 0.33 acres (East Building) Three Stories

- 2,863 sf - Main Level
- 3,073 sf - Second Level
- 2,821 sf - Third Level

Total: 8,757 sf Gross Floor Area

Floor plans, elevations and additional building information are included within the Architectural Plans provided in this submittal.

General Site Design Guidelines and Development Standards

The MUC zoning district shall be designed as one cohesive, integrated district utilizing the common entry road as its organized structure. The building requirements state a maximum height limit of 50 feet or 3.5 stories and a minimum water course setback of 50 feet from the 100-year floodplain of Cold Creek. There are no requirements for minimum setbacks, maximum floor area ratio, or maximum site coverage in the MUC Development Standards portion of the Coldstream Specific Plan [4.3.3].

Parking Summary

With multiple tenants and a combined gross floor area of more than 10,000 sq. ft., this project fits the Towns Development Code definition of a “Shopping Center” (see below).

Shopping Center: *Primarily retail commercial sites with at least five separate tenants whose combined gross floor area totals at least 10,000 square feet, and where any underlying separate*

lots comprising the site are tied together by a binding legal agreement providing rights of reciprocal parking and access.

Parking Spaces Required

A general summary of the overall parking requirements for a “shopping center” are as follows: $19,812 \text{ sf} \times (1 \text{ space} / 250 \text{ sf}) = 80 \text{ Parking Spaces Required}^*$

A general summary of the overall parking requirements for “outdoor dining area” are as follows: $3,010 \text{ sf} \times (1 \text{ space} / 250 \text{ sf}) = 12 \text{ Parking Spaces Required}^*$

Total = 92 Parking Spaces

** Per the Shared Parking Reduction definition below, this project qualifies for a parking reduction up to 25%, however a reduction is NOT needed nor requested at this time.*

Parking Spaces Provided

West Side (Retail/ Restaurant): 66 spaces

East Side (Retail/ Office Space): 28 spaces

Total = 94 spaces**

*** Includes 4 ADA, 8 EV, 7 compact and 75 standard spaces*

Shared parking reduction. Where two or more non-residential uses are developed as a recognized shopping or professional center and two or more uses have distinct and differing peak traffic usage periods (for example, a theater and a bank) or share customers (for example, a restaurant and retail store), a reduction in the required number of parking spaces may be approved, provided that the most remote space is located within 500 feet of the use it is intended to serve (as measured along the most direct pedestrian path). The amount of reduction may be up to 25 percent of the total parking spaces required for the uses.

Snow Storage

West Property

Area of Paved Surface = 13,590 sf

Snow Storage Required (50% per Coldstream Specific Plan) = 6,795 sf

Snow Storage (Not Ramped) = 3,333 sf

Snow Storage (Ramped) * = $1,800 \text{ sf} \times 2 = 3,600 \text{ sf}$

Total Snow Storage Provided = 6,933 sf (51%)

East Property

Area of Paved Surface = 4,996 sf

Snow Storage Required (50% per Coldstream Specific Plan) = 2,498 sf

Snow Storage (Not Ramped) = 2,709 sf

Total Snow Storage Provided = 2,709 sf (55%)

** An area of ramping will be provided on the western property which may count for up to twice the amount of required snow storage, if approved by the Town Engineer in accordance with Development Code Section 18.30.130.B.4(a).*

Solid Waste/Recyclable Materials Storage

On the east property, one Solid Waste/Recycle enclosure has been designed in accordance with Development Code Section 18.30.150. The west property has a Solid Waste/Cardboard/Recycle & Organic waste enclosure that has been designed in accordance with Development code. This four-section enclosure has been designed to be large enough to service the entire western property building **plus** future development on APN's 018-850-016 & 018-850-020 (Lots 16 & 20).

Project Entitlements

1. **Development Permit:** To allow for a Shopping Center within the MUC zoning district.

Development Permit Findings

1. The proposed development is:

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; and 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.

The proposed Shopping Center is an allowable use in the Village Mixed-Use Commercial zoning district, subject to approval of a Development Permit.

There are no conflicts with any Specific Plans/Master Plans, Trails Master Plan, Truckee Tahoe Airport Land Use Compatibility Plan or Particulate Matter Air Quality Management Plan.

2. 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 project design and architecture are consistent with the Town design guidelines and Coldstream Specific Plan.

3. The Development 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 properties are located within the 2014 Coldstream Specific Plan in which an environmental impact report (EIR) was prepared and adopted by the Town of Truckee.

4. 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.

The proposed project is designed to meet current fire standards and will be served by public water and sewer. The project as designed does not pose any public health or safety risks for the Town nor properties in the vicinity.

5. The site for the proposed use is:
 - A) Physically suitable for the type and density/intensity of development being proposed;
 - 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
 - C) Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

The density proposed is less than allowed per the Coldstream Specific Plan (up to 30,000 sf commercial). The project is physically suitable and is consistent with the MUC zoning, the development standards, and the Coldstream Specific Plan. The Coldstream development is served by newly paved streets adequate in width and pavement type to carry traffic generated by the proposed development.

6. 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 proposed use for this project is consistent with Town and County regulations and will be reviewed by Environmental Health and the Truckee Fire Protection District during the Development Permit review process to ensure consistency with all applicable regulations.