

Town of Truckee Community Development Department
10183 Truckee Airport Road
Truckee, California 96161

August 3, 2023

Re: Development Permit Application
Pioneer Commerce Center Phase II, Building K-4

On behalf of Hidden Lake Properties, enclosed are the following to support a Development Permit Application for Building K-4 of the Pioneer Commerce Center Phase II Project:

- Completed Land Use / Zoning Application;
- Completed Development Permit Submittal Checklist;
- Completed Environmental Application;
- Architectural Drawings (six sheets); and
- Civil Site and Grading/Drainage Drawings (two sheets).

Background:

The purpose of this application is for re-approval of Boat Storage Building K-4 as the Development Permit for construction of the building (Resolution 2016-13) has expired:

3. The effective date of approval shall be August 1, 2016, unless the approval is appealed to the Town Council. In accordance with Section 18.84.050 of the Development Code, the land use permits shall be exercised within two (2) years of the effective date of approval, and the project shall be completed within four (4) years after the effective date of approval. Otherwise the approval shall become null and void unless an extension of time is granted by the Planning Commission (*Planning Division*)

Pioneer Commerce Center Phases I (south) and II (north) were originally approved in 2001 (Resolution 2001-25). Subsequent Resolutions 2005-01 through 2005-04 modified the original approval with respect to Environmental Review, Floor Area Ratios, Floor Space (by type of use) and the original Parcel Map. Planning Commission Resolution 2016-13 approved construction of the last six buildings (K-1, K-3, K-4, H, L and M). Subsequent Resolutions (2017-16 and 2019-10) amended the uses and sizes of Buildings H and M and allowable floor areas for restaurant related uses respectively.

The 2016 Application's Land Use Zoning Application, Environmental Application and Letter of Justification very specifically described the need for a realistic construction period to complete construction:

- Project Description/Request: *...Establish a project schedule for construction...*
- Environmental Application: Project Description: *...change schedule for construction...*
- Letter of Justification: *"This Development Permit Application proposed to allow completion of Phase II of the Pioneer Commerce Center over a 10-year period. This timing, as compared to the typical four-year limit, is necessary to allow construction of the remaining buildings in response to market demand for boat storage ("K" buildings) and general manufacturing/industrial floor*

space ("H", "L" and "M") rather than speculation. A 10-year timeframe eliminates the very likely requirement to make yet another application to the Town and the resulting use of Staff and Planning Commission time to review a twice approved project that does not propose any changes."

The 2016 Planning Commission Resolution's allowed time frame of four years to complete six buildings was entirely unrealistic as noted by Hidden Lake Properties at the time. The Staff Report for the 2017 Application noted the requested 10-year construction window but that was not addressed by the Staff or Planning Commission at the time. Hidden Lake Properties was able to complete five of the six buildings within the four-year construction window of Resolution 2016-13, but not K-4.

This Development Application is to allow construction of Building K-4, the last building in the Pioneer Commerce Center Phases I and II Project. The building's footprint is smaller than allowed by Resolution 2016-13; all other aspects of the building and site improvements are entirely consistent with the previous approval(s). The premanufactured metal building (PMB) has been ordered and construction drawings (architectural, structural, electrical, metal building and civil) have been completed and were submitted to the Town on July 6th as Hidden Lake Properties was not aware the time-frame to construct the building had expired.

Sincerely,



Ciro Mancuso
President, Hidden Lake Properties, Inc.

Town of Truckee Community Development Department
Ms. Laura Dabe
10183 Truckee Airport Road
Truckee, California 96161

September 11, 2023

Re: Development Permit and Zoning Clearance Application 2023-0000107/DP-ZC
Pioneer Commerce Center Phase II, Building K-4

On behalf of Hidden Lake Properties, enclosed is additional information requested on September 5, 2023 for the referenced project:

- The Landscape Plan approved as part of Resolution 00-111. Note that no landscaping was proposed or required for the "K" Boat Storage Buildings at that time and none is proposed as part of the current application;
- A parking analysis for Pioneer Commerce Center Phase II was prepared in 2017 and approved as part of Resolution 2017-16. The portion of the analysis related to the Boat Storage Buildings included the square footage for Building K-4 and showed nine spaces east of the structure. As shown on the Sheets C-1 and C-2 of the K-4 application, those nine spaces will be constructed as part of the site improvements;
- At present, the Pioneer Commerce Center Phase II project provides a total of 10 bike parking spaces (two at the south end of Building L, two at Building M and six at Building L). Rather than construct bike parking adjacent to Building K-4 that will not be used, Hidden Lake Properties proposes to construct three new bike parking spaces on the west end of Building L;
- As shown on Sheet C-2, trash enclosures (four trash and one cardboard recycle) for all of Pioneer Commerce Center Phase II are located at the east end of Building L behind a screen wall/fence. The designated area is approximately 70-foot long and has capacity for at least three additional enclosures, if necessary, considering the Boat Storage Buildings do not generate trash with the exception of the small office in K-1;
- Enclosed are cut sheets for the proposed exterior lighting fixtures;
- The architectural drawings have been revised to show the color of the Building (Charcoal Grey) and are enclosed; and
- The Hearing Notification Sign has been posted at the entrance to the boat storage area as shown on the accompanying photo.

Please do not hesitate to contact me at 530-587-2167 or by email at ciro.m@me.com

Sincerely,



Ciro Mancuso
President, Hidden Lake Properties, Inc.

enclosures