

June 19, 2024

Town of Truckee
Planning Division
10183 Truckee Airport Road
Truckee, CA 96161

**RE: Amendment to Planning Commission Resolution 2020-05
(Industrial Way Mixed-Use Project) 10969 Industrial Way (APN 019-700-006-000)**

Dear Ms. Laura Dabe:

We are applying for an amendment to the approved Planning Commission Resolution 2020-05 for the Development Permit, Zoning Clearance, and Sign Plan for the Project located at 10969 Industrial Way.

We want to apply for the Public Art Floor Area Bonus via 18.12.050 (B)(9) to provide more mezzanine spaces to future tenants.

Project Description:

The Project is a mixed-use development with three buildings for industrial and residential uses. Two are industrial shell buildings with 28,336 square feet of general manufacturing space. Building A has eight potential commercial condominium spaces, and Building C has 12 potential commercial condominium spaces. Building B is a residential apartment building with nine multifamily residential units and six enclosed parking spaces.

Zoning Clearance:

We are not proposing any changes to the previously approved Zoning Clearance.

Sign Plan:

We are not proposing any changes to the previously approved Sign Plan.

Development Permit - Proposed Amendment:

The Public Art Floor Area bonus allows up to a 5% FAR bonus. This additional area would allow us to meet the demand from interested buyers to build mezzanine spaces in their units. The Density Calculation, Parking Calculation, and Project Valuation for the Public Art Bonus follow. The proposed architectural site plan illustrating the additional parking is a separate document.

Bonus Density Calculation:

Site Area (sq ft)	116,741
Commercial Buildings A & C (sq ft)	28,336
Apartment Building B (sq ft)	5,877
Total Project (sq ft)	34,213
Max.Allowable Density @ 25% of Site Area (sq ft)	29,185
5% Mixed Use Bonus (Granted in 2020)	5,837
5% Public Art Bonus (2024 Project Amendment)	5,837
Total Allowable Density with Bonuses (sq ft)	40,859
Existing Project (sq ft)	34,213
Remaining Allowable (sq ft)	6,646

Although the remaining allowable area is 6,649 sq ft, we request a total increase of only 6,499 sq ft to comply with the space available to meet the required parking requirements.

Parking Calculation:

6,499 sq ft / 1000 sq ft per space = 6.49 spaces = 6 required spaces.

The approved project site plan already incorporates one extra space, so the amended site plan shows five additional spaces added to the Project to meet the required parking ratio.

Art Valuation:

To receive the density bonus, Public Art must be valued at one percent of the development cost for new construction per 18.12.050 (B) (9).

Building Permit Valuation = \$4,250,000.00
One Percent for Public Art = \$42,500 Fee

If you have any questions, please get in touch with me by phone at 415-730-4444 or e-mail at joseph@sagemodern.com.

Sincerely,



Joseph Remick, AIA