

## **Letter of Justification** **West River Cottages**

### **Project Description**

The project proposes to remodel/relocate and preserve portions of the seven existing cottages located at 10199 & 10191 West River Street, also known as APN's 19-130-06 & -07. The project site is located within the DMU (Downtown Mixed Use) zoning district and has a General Plan Land Use designation of DSA (Downtown Study Area).

The overall site and existing cottages are in need of extensive cleanup and repair. The cottages are identified in the Historic Resource Inventory as Category B (Contributory) historic resource, however additional information is provided in the attached "Letter of Intent" from the architect related to the history and identification.

The existing cottages range in size from 322 sf to 459 sf. The remodeled cottages will range in size from 397 sf to 483 sf and have covered porches. The porches will all be oriented to provide southern exposure for passive solar access. 7 parking are provided, one for each unit.

The project also proposes road right-of-way dedication of approximately 2,826 S.F. along Riverside Drive and W. River Street of allow for public road and sidewalk improvements.

This project provides a unique opportunity for this site as follows:

- Reconstruct the 7 cottages to current building codes using materials from the existing historic cottages located onsite.
- Rearrange the cottages and demolish existing dilapidated garage at 10191 W. River St. in order to:
  - Enhance pedestrian/public use by increasing the setback(s) from the existing West River St. to create space for curb/gutter & sidewalk
  - Create parking on-site
  - Provide better solar access to all units
- Dedicate 2,826 S.F. of right-of-way along W. River Street and Riverside Drive to Town of Truckee to allow for public roadway and sidewalk improvements.
- Construct curb/gutter and sidewalk along W. River Street, Mill Street and a portion of Riverside Drive.

To accomplish the above, the applicant is requesting the following:

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1. Find that the project is Categorically Exempt from CEQA per Class 2 exemption consisting of replacement or reconstruction of existing structures and facilities. (Guidelines §15302)
2. Approve the Demolition Plan for the project to relocate and reconstruct the cottages and remove the existing garage;
3. Approve the Zoning Clearance for a project with a gross floor area less than 5,000 sf and less than 26,000 sf of site disturbance;
4. Approve a Tentative Map to create 7 residential lots plus a common area parcel for onsite parking;

**Findings – Tentative Map**

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable provisions of the Subdivision Map Act, the General Plan, any applicable Specific Plan and/or Master Plan, the Development Code, the Trails Master Plan, the Particulate Matter Air Quality Management Plan, and the Public Improvements and Engineering Standards:*

The proposed project complies with the applicable development standards of the DMU zoning district. Both on-site and off-site improvements associated with this project will be reviewed by the building department to ensure consistency with Town standards.

2. *The site is physically suitable for the type and density/intensity of development being proposed:*

The project proposes similar sizes and the same number of residential units that currently exist on the site. All parking and infrastructure associated with the project are physically able to fit on the site if a land exchange is agreed to between the Town and applicant.

3. *There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to the public health and safety. Adequate provisions shall mean:*

1. *There is available capacity in community sewer and/or water systems serving the subdivision or the subdivision will be served by on-site septic systems and/or private wells that comply with Nevada County Department of Environmental Health regulations;*
2. *Distribution and collection facilities for sewer and water and other infrastructure are installed to lot boundaries;*

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***3. Recreation development fees are paid, as required or if required, prior to map recordation.***

The site is currently served by TSD (sewer) and TDPUD (water & electric). Access to the site meets requirements for emergency vehicle access and there are additional public improvements proposed along the project frontage. All applicable fees will be paid prior to map recordation and/or building permit issuance.

***4. 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;***

The proposed development would be beneficial to public health and safety by providing on-site parking for all units, upgrading existing buildings to current building codes, and constructing curb, gutter and sidewalks and improving/widening existing roadways.

***5. The tentative map 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, including fish, wildlife, and their habitat, that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted:***

The proposed project is categorically exempt from CEQA per Section 15302 of the government code. The site is already fully developed and the proposed project does not have any adverse effects on the environment.

***6. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision unless alternate easements for access or use will be provided and the alternate easements will be substantially equivalent to ones previously acquired by the public:***

The proposed subdivision includes a land exchange with TOT that is mutually beneficial by providing right of way necessary to construct frontage improvements along West River Street, Mill Street and Riverside Drive. If approved, the easements and right of way will be substantially equivalent to the existing public easements.

***7. The discharge of sewage from the proposed subdivision into the community sewer system will comply with the requirements prescribed by the Lahontan Regional Water Quality Control Board.***

Hookups to sewer will be coordinate with TSD and will meet all applicable requirements.