

TIOGA INN SPECIFIC PLAN – KEY AMENDMENTS

January 2016

(Key amendments to original Tioga Inn Specific Plan and Environmental Report approved, July 12, 1993)

1. Hotel

- a. Page 7 of the original Specific Plan calls for a “proposed two-story hotel structure”. As defined in the revised Specific Plan, a three-story hotel structure is now proposed.
- b. Also defined in the revised Specific Plan, the hotel site is proposed to include a fitness center, a soaking pool (in addition to the proposed swimming pool), and rental car pick-up and drop-off facilities.
- c. Pages 17 and 18 of the original Specific Plan define permitted land use designations for the hotel site. The following amendments to accessory uses are proposed:
 - i. Page 17, “*Implementation measure 1b(1)*” states “swimming pool and spa (indoor or outdoor)”. This is to become “swimming pool and soaking pool (indoor)”. Outdoor swimming facilities are no longer proposed.
 - ii. Page 17, “*Implementation measure 1b(1)*” states “laundry room with coin operated machines for guest convenience”. In addition to coin operated laundry facilities, in-house laundry facilities for use by employees are proposed.
 - iii. Page 17, under “*Implementation measure 1b(1)*”, the following additions to accessory uses are proposed:
 - A fitness center with a maximum capacity of 12 persons;
 - Rental car service facilities;
 - A full-service restaurant with a maximum capacity of up to 200 persons;
 - Use of solar panels on south-facing roof of hotel;
 - A sewage treatment plant
- d. Page 18 of the original Specific Plan defines site development standards for the hotel land use designation. The following amendment is proposed:
 - i. “*Implementation measure 1b(2)*”, states “maximum building height: thirty feet from the top of the stem wall to the top of the roof line...”. The proposed hotel structure will be a three-story structure. The third top plate would be approximately 35’ plus roof form above that at approximately 40’ maximum building height.

2. Full-Service Restaurant

- a. Page 7 of the original Specific Plan calls for a “triangular-shaped” restaurant. A triangular shape is no longer proposed. While the exact shape of the proposed restaurant is yet to be determined, a circular shape may be considered in order to take advantage of panoramic views from the hotel site.
- b. Page 7 of the Specific Plan calls for the restaurant to “include seating for one hundred persons”. As defined in the amended Project Description, it is now proposed that the restaurant “include seating for up to two hundred persons”.
- c. Page 7 of the original Specific Plan discusses the “residential area”, a five-acre parcel on the southwest corner of the subject property. The revised Specific Plan clearly distinguishes between the “new residential area – restaurant parcel” (a newly defined residential area located on the south, southwest portion of the restaurant parcel) and the “existing residential area - residential parcel” (the original “residential area” defined in the original Specific Plan). The new plan proposes the restaurant parcel also be utilized as a new residential site.

3. Convenience Store/Fuel Sales

- a. Page 7 of the original Specific Plan discusses the plans for development of a convenience store and gas station. The revised Specific Plan reflects proposed changes/updates to the since completed convenience store and gas station site.
- b. Pages 19 and 20 of the original Specific Plan define permitted land use designations for the convenience store and gas station site. The following amendments to land uses are proposed:
 - i. Land uses listed under “*Implementation measure 1d(1)*” have been implemented.
 - ii. Under “*Implementation measure 1d(1)*”, the following additions are proposed:

- One additional fuel island with four multi-grade dispensing stations, making a total of 12 pumping stations.
- Expansion of existing public restrooms.
- Use of solar panels.

4. Residential

- a. Page 7 of the original Specific Plan discusses the “residential area”, a five-acre parcel on the southwest corner of the subject property. The revised Specific Plan distinguishes between two different residential areas. The following amendments pertain to the existing residential site discussed in the original Specific Plan.
- b. Page 21 of the original Specific Plan defines permitted land use designations for the residential site. The following amendments to land uses are proposed:
 - i. Land uses listed under “Implementation measure 1e(1)” have been implemented.
 - ii. Under “Implementation measure 1e(1)”, the following additions are proposed:
 - Inclusion of a previous lot line adjustment between parcels one and four recorded via Triad/Holmes Associates. Allowance was granted for adjustment through Cell Tower application and permit granted to vendor Verizon circa 2007-2008. Current cell tower resides on parcel four due to the previous lot line adjustment.
 - Inclusion of a previous submittal (11/25/2013) of a storage garage at the top of the site, adjacent to the existing water storage tank. Function of this structure is to provide storage for vehicles and snow removal equipment.
 - Allowance for an additional water reservoir or storage tank (see Site Plan).
 - An emergency access road.
- c. As per the revised Specific Plan, a new residential designation is proposed on an area currently designated as Open Space – Support (on the restaurant parcel, see Site Plan). The following additions pertain to the newly proposed residential site, to be reflected under *Policy 1e – Residential land use designations*.
 - Forty, one-story workforce housing units, consisting of a combination of one, two, or three bedroom units with a total of up to 80 bedrooms, exclusive of a manager’s unit.
 - Appropriate uncovered parking for residents at each unit.
 - An additional manager’s unit to be located at the corner of parcel two as the service road heads uphill south to the upper residences, unit to be single-level plan, approximately 1,800 – 2,000 sq. ft., two-bedroom with attached two-car garage.
 - Laundry facilities for shared use by residents.
 - A storage facility for snow removal equipment as well as a mini storage facility for residents’ belongings.
 - 30,000 gallon LPG tank for bulk storage and distribution for various facilities (to be screened from view with landscape and natural topography).
 - An emergency access road.
 - If workforce housing units were to be constructed prior to the hotel, a leach field would be developed on parcel two.

5. Other

- a. Other than the addition of 40 residential units to the Open Space - Support site, no changes are proposed to the Open Space - Preserve or Open Space - Facilities sites.