

RESOLUTION NO. 97-37

BOARD OF SUPERVISORS, COUNTY OF MONO

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
AMENDING THE TIOGA INN SPECIFIC PLAN**

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4 **WHEREAS,** the Tioga Inn Specific Plan, which was originally approved in July 1993,
5 requires that the Plan be reviewed on an annual basis; and

6 **WHEREAS,** during this review, several adjustments to the Plan have been proposed;
7 and

8 **WHEREAS,** as discussed in the attached staff report, the proposed changes are
9 minor in nature and are consistent with the County General Plan and the other
10 provisions of the Tioga Inn Specific Plan; and

11 **WHEREAS,** an Environmental Impact Report has previously been certified for the
12 Specific Plan; and

13 **WHEREAS,** in accordance with Section 15162 of the California Environmental
14 Quality Act Guidelines, since no new significant impacts are anticipated, substantial
15 changes in project circumstances have not occurred, and new information does not
16 indicate additional significant effects or the need for additional mitigation measures,
17 no further environmental analysis is required.

18 **NOW THEREFORE BE IT RESOLVED** that the Mono County Board of Supervisors
19 adopts the following revisions to the Tioga Inn Specific Plan: {Note: the standard text
20 is to remain; the strike through text are deletions, and ; the italicized text refers to
21 changes.}

22 **1) Amend Page 7 - Full service restaurant:**

23 The restaurant will be ~~triangular-shaped, conforming to the shape of~~ *be built on*
24 the flat area on top of the ridge, with a parking lot screened by the terrain to the
25 south and access from the same road as the hotel.

26 **2) Amend Page 10 - Project facilities and services - first paragraph**
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1 The water delivery system and sewage disposal system are not designed to
2 serve any projects other than the four components of the Tioga Inn Specific
3 Plan.

4 **3) Amend Page 27 - Policy 5a**

5 Implementation measure 5a(2): Other than access for authorized personnel to
6 the ~~parcel east of US 395~~ *parcels adjacent to US 395*, there shall be no access to
7 the project from US 395.

8 **4) Amend Page 28**

9 ~~6- 8.~~ Financing the Specific Plan

10 **5) Amend Page 17 - Policy 1b: The Hotel land use designation shall permit the**
11 **following land uses:**

- 12 • *A public restroom/shower/laundry facility may be permitted.*

13 **Amend Page 17 - Under Implementation measure 1b(2): Site development**
14 **standards for the Hotel land use designation shall be (Refer to Footnote 13):**

- 15 • *The public restroom/shower/laundry facility shall not exceed 20 feet in height, shall*
16 *not exceed 1,500 square feet of interior floor space, and shall not exceed an occupancy*
17 *load of 30 persons. Location of building will be in the vicinity of the swimming pool.*

18 **6) Amend Page 19 - Implementation measure 1c(2): Site development standards for**
19 **the Full Service Restaurant land use designation shall be :**

- 20 • *One flag pole shall be allowed on the restaurant parcel. Flag pole shall not exceed 20*
21 *feet in height. The maximum area of the flag shall be 40 square feet. Illumination is*
22 *not permitted.*

23 **7) Amend Page 18 under Implementation measure 1b(2):**

- 24 • ~~Signs shall be coordinated in design and concept with all other facility signs.~~
25 ~~Directional signs for registration parking, office, or deliveries shall be~~
26 ~~permitted with a maximum area of three square feet per sign facing.~~
27 ~~Illumination shall be indirect in conformance with the Mono County Code.~~
28 ~~On-structure or on-hotel site signs identifying the hotel property, name,~~
~~ownership, and amenities shall be limited to a maximum of one hundred~~
~~square feet.~~
• *Signs - See Master Sign Program.*

Amend Page 19 under Implementation measure 1c(2):

- ~~Signs shall be coordinated in design and concept with all other facility signs.~~
~~Directional signs for observation deck, parking, office, or deliveries shall be~~
~~permitted with a maximum area of three square feet per sign facing.~~
~~Illumination shall be indirect in conformance with the Mono County Code.~~

1 Signs on the restaurant parcel identifying the restaurant name, ownership,
2 and amenities shall be limited to a maximum of sixty-four square feet.

- Signs - See Master Sign Program.

3 **Amend Page 20** under Implementation measure 1d(2):

- ~~Signs shall be coordinated in design and concept with all other facility signs. Directional signs for fuel islands, parking, air and water, or deliveries shall be permitted with a maximum area of three square feet per sign facing. Illumination shall be indirect in conformance with the Mono County Code. Signs identifying the convenience store property, name ownership, and amenities shall be limited to a maximum of forty eight square feet. One monument style fuel brand logo identification sign with a maximum of twenty square feet per facing shall be permitted at a height of no greater than permitted by the Mono County Code.~~
- Signs - See Master Sign Program.

10 **Amend Page 28**

11 6. *Master Sign Program*

12 6a) *Intent*

13 *The Master Sign Program is a requirement and mitigation measure of the Tioga Inn Specific Plan. The Specific Plan requires that all signs be coordinated in design and concept with all other facility signs. The Master Sign Plan will coordinate design, theme, and placement of signs within the Tioga Inn Specific Plan area. This Specific Plan is one site with four separate parcels. All signs are required to be on site.*

16 6b) *General Provisions*

17 *These provisions apply to all sign within the Tioga Inn Specific Plan.*

- *Signs and sign faces will be constructed with natural materials like stone, wood, and other natural materials to enhance the overall architectural theme of the Tioga Inn. Plastic, metal, and other materials may be used but should not be the dominate feature of any sign or sign face. The exceptions to this are directional signs which may be plastic or metal.*
- *The background or unused portions of the sign facing will be painted in muted earth tone colors, or left in a natural state.*
- *The sign area is calculated as the area that would enclose all words and letters of a sign face. The portions of the sign enclosed by the decorative border or frame and the foundation are not calculated as sign area.*
- *Illumination for all signs shall be indirect or back lit channel letters.*

24 6c) *Permitted Signs*

25 *Monument signs - The Tioga Inn Specific Plan is permitted three monument signs for the three commercial land uses. These signs will be visible to travelers on Highways*

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1 120 and 395. The maximum height will not exceed 10 feet. The sign will not exceed 64
2 square feet per facing. Approximately 21 square feet will be allocated for each
commercial use (convenience store/fuel sales, hotel, and full service restaurant).

3 The three monument signs are permitted within the Tioga Inn Specific Plan on the 30
4 acre Hotel parcel. One sign may be installed along the Highway 120 corridor
5 approximately 150 feet east of the gas station. Two monument signs may be installed
6 below the restaurant knoll adjacent to Highway 395. These signs are not permitted to
be silhouetted against the skyline or located on top of the knoll. Placement may be on
either side of the knoll but on the hotel parcel.

7 A fourth monument sign is permitted in the vicinity of the hotel entrance site. This
8 sign is an interior monument sign and will be used to primarily direct visitors to the
9 various facilities within the Tioga Inn Specific Plan site. This sign will generally not
be visible to travelers on Highway 120.

10 Directional signs - Signs for air and water, registration, observation deck,
11 parking, office, or deliveries shall be permitted with a maximum area of three
square feet per sign facing. Directional signs may be combined subject to
12 Director Approval.

13 Other signs

- 14 • Convenience store/fuel sales - Signs identifying the property, name
ownership, and amenities shall be limited to a maximum of forty-eight total
15 square feet.
- 16 • Hotel - Signs identifying the property, name, ownership, and amenities shall
17 be limited to a maximum of ~~one hundred square feet~~ sixty-four total square
feet.
- 18 • Restaurant - Signs identifying the property, name, ownership, and amenities
19 shall be limited to a maximum of ~~sixty-four square feet~~ forty-eight square feet.
- 20 • Required signs- These signs include those mandated by federal, state, or local
21 agencies (i.e. display of gas prices).

22 6d) Prohibitions

- 23 • No signs shall be permitted within the residential land use.
- 24 • No monument or freestanding signs shall be permitted off the Tioga Inn Specific Plan
site.

25 **8) Integrate** the letter from Tom May, lighting consultant, into the Specific Plan as
26 number 7. Lighting.

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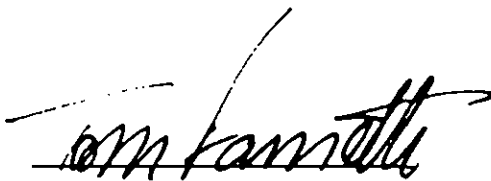
7. Lighting.

Night time lighting for the project site is required to be screened and aimed in a manor to reduce off site impacts. In order to reduce potential lighting impacts the following changes are required:

- Replace the light fixture at the front entrance and on the picnic island near the gas pumps. A KIM Mfg. 2B-ET4 400 watt MH. This change should eliminate any light deflection toward the town and would maximize light distribution on the ground surface.
- Place metal glare shields on two side of the canopy lights facing town. These shields should project 2 - 6 inches below the prismatic lens.
- To light the parking area immediately to the rear of the store add one light pole at the southeast corner near the dumpster area. A KIM 2B-ET3 will spread the light satisfactorily.
- To light the road to the restaurant site, place bollard lights with 50 watt lamps on the down slope at 100 feet intervals. This will light the road with the light directed away from town.

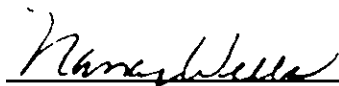
PASSED AND ADOPTED this 3rd day of June 1997 by the following vote:

- AYES: Supervisors Farnetti, Inwood, Lawrence, Ronci and Rowan.
 NOES: None.
 ABSENT: None.
 ABSTAIN: None.



Tom Farnetti, Chairman
Mono County Board of Supervisors

ATTEST:



Nancy Wells
Clerk to the Board

APPROVED AS TO FORM:



Marshall Rudolph
County Counsel

DATED: June 3, 1997