

**Mono County  
Community Development Department**

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**Planning Division**

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**PREAPPLICATION  
REVIEW REQUEST**

DATE 12/28/202

**PROJECT NAME** Crowley Lake Commercial/Triplex

**ANTICIPATED PERMIT OR APPLICATION:**

- General Plan Amendment  Specific Plan  Conditional Use Permit  Director Review  
 Other \_\_\_\_\_

**REPRESENTATIVE** Lorenzo Tovar

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**REVIEW REQUEST:** A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.  
(See attached)

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**PLEASE PROVIDE:** Maps, drawings, illustrations and narrative that may be useful for staff review.

## Crowley Lake Commercial/Triplex

This project was born out of a desire to address what we believe to be a growing problem in the community, a lack of affordable housing. Three of the four members of our group are local healthcare workers and teachers. They have all experienced, first hand, how difficult it can be to find decent and affordable housing in the area. Not only do we seek to provide housing, but we hope that the property will add function and value to the community by providing commercial space to be used by local businesses. Lastly, we intend on having as minimal of an impact on the land as possible by leaving the property's wetlands largely untouched and designing the property such that landscape and views are not only preserved, but enhanced.

The primary structure on the property will be a triplex, backed up to the wetlands side of the property to maintain privacy from the commercial structure on the Northwest corner of the property. A small commercial building will provide space to be used by local businesses and potentially for a small coffee shop. The third structure will include a small private gym to provide athletic rehabilitation services and a garage/workshop for the owners of the property. This structure will also have two offices on the second floor to be used by local businesses. The mix of commercial space and housing will allow us to use this project to add value to the community, provide space for new local businesses and also create unique housing for local employees with beautiful mountain views.

### Structure #1: Triplex

All three units in the triplex will have the same floor plan, but will differ slightly in design and will be slightly offset from the neighboring unit to allow for large windows and plenty of sunlight. Each unit will have three bedrooms, two and a half bathrooms and will be approximately 1,920 sq ft, totalling 5,760 sq ft for all three units. The current plan is to build the majority of the structures on the property with 40ftx8ftx8ft containers. The first floor of each unit will be three containers wide (40ftx24ft), the second floor will be two containers wide (40ftx16ft) and the top floor will be made of a single container(40ftx4ft), built out to create the appropriately pitched roof. Using fewer containers on the upper floors will allow for a large deck to be built on the second floor. The first floor will include two bedrooms, one full bathroom and a one-car garage. The second floor will be the living room, kitchen, a half bathroom, dining room and a large deck. The third floor will be the master bedroom and the second full bathroom.

The layout of the property allows the residents of the triplex to be backed up against the large wetland side of the property, which gives them privacy and a beautiful backyard. Each unit will have large windows and decks on the south-facing side of the property to allow for sunlight

to enter the units for the majority of the day. The entire property is organized to preserve the beautiful mountain views on the south side of Crowley Lake, while maintaining separation from the commercial building on the Northwest corner of the property.

Structure #2: Commercial

Structure #3: Gym/Garage/Offices

Lorenzo Tovar  
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5545 Tuxedo Terrace  
Los Angeles, CA 90068  
APN# 60-210-027  
Lot area = 54,014 sf  
Scale 1" = 40'

Commercial Space = 640 sf  
Parking for Commercial Space = 400 sf  
Garage & Gym = 1,440 sf  
Tri-Plex:  
Unit 1 = 1,920 sf  
Unit 2 = 1,920 sf  
Unit 3 = 1,920 sf  
Driveway/Parking for Tri-Plex/Garage/Gym = 1,980 sf  
Total lot coverage = 7,180 sf  
Or 13%

