

Mono County
Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

USE PERMIT
APPLICATION

APPLICATION # _____ FEE \$ _____
DATE RECEIVED _____ RECEIVED BY _____
RECEIPT # _____ CHECK # _____ (NO CASH)

APPLICANT/AGENT David Carmichael

ADDRESS PO Box 667 CITY/STATE/ZIP JUNE LAKE, CA

TELEPHONE (503) 866-6369 E-MAIL DavidCarmichael@gmail.com

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

PROPERTY DESCRIPTION:

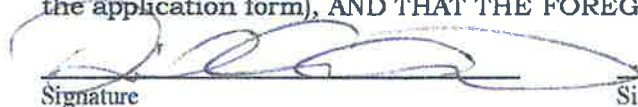
Assessor's Parcel # 015-086-001-002 General Plan Land Use Designation Commercial

PROPOSED USE: Describe the proposed project in detail, using additional sheets if necessary.

NOTE: An incomplete or inadequate project description may delay project processing.

See attached appendix 1 for project description and
appendix 2 for parking plan description

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.



Signature

Signature

9/29/16
Date

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PROJECT INFORMATION

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

I. TYPE OF PROJECT (check any permit(s) requested):

- Director Review Use Permit Lot Line Adjustment Land Division (4 or fewer)
- Subdivision Specific Plan Variance General Plan Amendment
- Other _____

APPLICANT David Carmichael

PROJECT TITLE June Lake Charcoal Conversion - "The Lift"

LOT SIZE (sq. ft./acre) _____ ASSESSOR'S PARCEL # 015-086-001-000

PROJECT LOCATION 2597 Highway 159 June Lake, CA 93529

Has your project been described in detail in the project application? Yes No

Please Specify:

Number of Units _____ Building Height/# of floors 2
Number of Buildings 1 Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) 90%
a. Buildings (first-floor lot coverage /sq. ft. & %) 1,400 sq. ft.
b. Paved parking & access (sq. ft. & %) 2,000 sq. ft.

Landscaping/screening and fencing:
a. Landscaping (sq. ft. & %) 15%
b. Undisturbed (sq. ft. & %) 10%

Total parking spaces provided:
a. Uncovered 10
b. Covered _____
c. Guest/Handicapped _____

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No

III. ENVIRONMENTAL SETTING

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

More on back...

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes No

Current residence on second floor, first floor used for storage

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) Highway 153 & Lakeview Dr

Paved Dirt No existing access

Are there any private roads, drives or road easements on/through the property?

Yes No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes No

Does the property have any existing driveways or access points? Yes No

Are any new access points proposed? Yes No

Does the Plot Plan show the driveways or access points? Yes No

Describe the number and type of vehicles associated with the project _____

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North open land

South commercial - Rainbow Ridge Realty

East Commercial - Dream Art Studio

West Commercial - Sierra Inn Restaurant

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes No If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? _____

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) _____

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) none

B. Are there any drainage easements on the parcel? Yes No

C. Will the project require altering any streams or drainage channels? Yes No If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) Row of aspen trees on NE corner

B. How many trees will need to be removed? 0

- C. Are there any unique, rare or endangered plant species on site? Yes No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes No
- E. Is landscaping/planting of new vegetation proposed? Yes No

8. WILDLIFE:

- A. Will the project impact existing fish and wildlife? Yes No
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife _____

- B. Are there any unique, rare or endangered animal species on site? Yes No

9. CULTURAL RESOURCES:

- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes No Specify _____

10. SITE GRADING:

- A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes No If YES, how much? _____
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes No
- C. Will the project require more than 200 cubic yards of cut or fill? Yes No If YES, how much? ____ If YES to A, B or C, contact the Department of Public Works for a grading permit.
- D. Will site grading of 10% or more occur on slopes? Yes No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters _____

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? 1
- B. What fuel sources will the proposed project use? Wood Electric Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes No

12. VISUAL/AESTHETICS:

- A. How does the proposed project blend with the existing surrounding land uses?
existing building to use natural colors - grey, brown, white
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? no change
- C. If outdoor lighting is proposed, describe the number, type and location 2-4 outdoor sconces will mounted to building

13. NATURAL HAZARDS:

- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes No
(Circle applicable hazard[s]).
- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes No
- C. Does the project require the disposal or release of hazardous substances? Yes No
- D. Will the project generate significant amounts of solid waste or litter? Yes No

E. Will there be a substantial change in existing noise or vibration levels? Yes No
If YES to any of the above, please describe _____

More on back...

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans.*
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other _____

IV. **SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity existing
Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access existing - no change

Water Supply existing


Sewage Disposal existing

Fire Protection existing sprinkler system for commercial space

School District existing

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature  Date 9/29/16

For _____

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

June Lake Chevron Conversion - The Lift

Appendix 1: Project Description

Convert the first floor of the June Lake Chevron building at 2587 Highway 158 to support a 50 seat coffee shop/restaurant that will be leased to Maribeth Kramer and Elisha Mistretta, who will own and operate "*The Lift Cafe*".

The Lift will offer the highest quality coffee drinks, simple, fresh bites to eat as well as beer and wine. We aim to create a town hub, an uplifting atmosphere where June Lake locals and visitors alike can conveniently grab coffee & food to-go, or feel welcome to relax and enjoy dining in our cozy establishment. The Lift will be one of the only establishments in June Lake offering indoor and outdoor dining with pristine views of the Sierra Nevada range.

We would like to request an open time of 5:30am and close of 2:00am. We would also like to have the option of occasionally offering live music Thursday – Sunday.

The attached plans show the layout of a first floor restaurant with 2 bathrooms and a total interior footprint of approximately 1,400sqft, a third of which will be used for kitchen and work area while the remaining space to be used for seating. Approximately half of the seating will located inside while the remaining seating will be situated on the outside patio during warmer months.

June Lake Chevron Conversion - The Lift

Appendix 2: Parking Plan Summary and Explanation

Our application is for a 50 seat restaurant with a max of 3 employees. Based on a review of the Mono County parking plan, and the fact that the site is located in June Lake's central business district, our understanding is that we would need a total of 14 parking spaces on site to account for both the size of the restaurant and the upstairs residence. Our site however can only accommodate the equivalent of 10 spots.

Given the unique shape and location of our lot, the majority of our property line is along either Highway 158 or Lakeview Drive. I understand that while we can not use street parking to account for our parking requirements, I hope however that some consideration can be given for the limitations this poses for an on-site parking plan. We have shown in the site plan that street parking along our Lakeview frontage can fit up to four spots, we looked at extending the retaining wall west to allow for direct pull-in parking off of Lakeview which would have given us four additional on-site spots, however they would take away the street parking and not result in a net gain for parking for the area so we decided not to pursue that option, instead we ask that some credit can be given for maximizing the use of this site along with the unique location. The site is also one of the first commercial buildings in the central business district and there is ample unused street parking north on the 158 and south on Lakeview Drive.

We are also willing to create two new parking spots at the June Lake Pines located at 2733 Highway 158. While this location is too far from this project to use as direct parking for either employees or residents it is also located in the central business district and can be used to further alleviate parking congestion in town. The new parking at June Lake Pines will be used by employees or guests of that business that often have to park on the street.

This site and building is unique for several reasons, it is the first business you see as you drive into June Lake's Central Business District and has uninterrupted views of Carson Peak and the Eastern Sierras. We feel the best use of this space for the community is a coffee shop/ restaurant, it is something that will great visitors as they come into town and the view will provide guests with a unique dining experience. We are committed to make this project successful and are willing to explore any parking options or site plan modifications to do so.

Singage/Logo Proposal for 'The Lift' 2016

2 proposed signs Indicating business from street view:

Sign 1:

Location: Front/corner of property on Hwy 158

Materials: reclaimed wood & existing metal structure

Size: Estimated 3.5' Wide x 4.5' Tall



Sign 2:

Location: On building, Next to door to entry

Materials: reclaimed wood & metal

Size: Estimated 2' Wide x 3' Tall





(https://gis.mono.ca.gov)

PARCEL VIEWER 4.0



Map (/apps/pv/map)

Search (/apps/pv/) Results (/apps/pv/search/) Parcel (/apps/pv/parcel/015086001000)

PLACES

Measure 100

29 Sierra Suns Townhouses
Sierra Inn
2568
2610 Ernie's Tackle & Ski Shop
2604
2616 Sierra Wave T-Shirt Company
2620 Tiger Bar & Cafe
2620
2620
2640
June Lake Villager Motel
2640
Rainbow 2603 Ridge Realty & Reservations
2587
45
45
The Heidelberg

101	114	112	MGR	125
102	115	111	124	
103	116	110	123	
104	117	109	122	
105	118	108	121	
106	119	107	120	

0 50 100ft

Scale 1:1,128