

MONO COUNTY PLANNING COMMISSION

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commdev@mono.ca.gov

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SPECIAL MEETING AGENDA

December 17, 2020 – 9 a.m.

As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast with Commissioners attending from separate remote locations. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

The meeting may be observed (no commenting) at:

http://monocounty.granicus.com/MediaPlayer.php?publish_id=c51333a7-0bf1-4af4-b6bf-b52cabbe1052

The meeting may be joined by video at

<https://monocounty.zoom.us/j/96253991283?pwd=eHYzSStKWURLdmNJNDJ4TWNRaHhCdz09> and by telephone at 669-900-6833 (Meeting ID: 962 5399 1283, Password: 1234), where members of the public shall have the right to observe and offer public comment.

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 962 5399 1283, passcode 1234.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

3. MEETING MINUTES

- A. Review and adopt minutes of October 15, 2020 – **p.1**
- B. Review and adopt minutes of November 19, 2020 – **p.3**

4. PUBLIC HEARING

9:00 A.M.

- A. **CONDITIONAL USE PERMIT MODIFICATION 20-003/June Lake Brewing** to modify existing Use Permit 13-003 at 101 South Crawford Avenue (APN 015-113-065). Modifications include expanding the outdoor premise where drinks and food may be consumed to include a 5,979-sf area between Ohanas 395 food truck and the brewery entry. The premise will include not more than 72 seats and two Porta-Potties. Separation between vehicular traffic and seating will include barrels, roping, fencing with a gate, and a low wall. Existing parking plus additional spaces on the adjacent property under same ownership will be utilized. The Modification will prohibit patrons from entering the indoor premise other than to use existing indoor sanitary facilities. Snow storage for the project will be available on adjacent undeveloped properties under the same ownership, APN 015-113-014 and 015-113-010, and an easement for such use shall be recorded against the properties. A vehicular path of travel will be maintained along the premise’s perimeter to access an ADA parking space, and parking for existing

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Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

apartments. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. – p.6

5. WORKSHOP

- A. Update on Mountain View Fire Recovery

6. REPORTS

- A. Director
- B. Commissioners

7. INFORMATIONAL

8. ADJOURN to regular meeting January 21, 2021

***NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni’s restaurant). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to bperatt@mono.ca.gov.

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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DRAFT MEETING MINUTES

October 15, 2020 – 9 a.m.

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris Lizza, Patricia Robertson, Dan Roberts

STAFF: Wendy Sugimura, director; April Sall, planning analyst; Gerry Le Francois, principal planner; Michael Draper, planning analyst; Christy Milovich, deputy county counsel; Melissa Bell, planning commission clerk;

PUBLIC: Marmotly (Heidi Vetter), Mark Langner, Scott Burkard

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 9:02am in Zoom meeting room and attendees recited the Pledge of Allegiance.
2. **REVIEW OF REMOTE MEETING MANAGEMENT & PROTOCOLS:** Wendy Sugimura reviewed meeting procedures and format.
3. **PUBLIC COMMENT:** No public comment.

4. PUBLIC HEARING

9:08 A.M.

- A. **USE PERMIT 20-005/WE ARE EVERYWHERE RV PARK** at 110437 US 395 between Walker and Coleville (APN 002-060-043) for replacement of a nonconforming freestanding sign consisting of four sign faces by a freestanding sign, including one light emitting diode (LED) sign, reducing sign area by 48% and permitted under an overall design theme.

***Chair Bush announced the need to recuse himself from agenda item 4A due to potential conflict of interest. Vice-chair Lagomarsini replaced Bush as Chair during this agenda item.**

- April Sall presented. April and Wendy Sugimura answered questions from the Commission.
- (9:40am) Public hearing opened. No comments from public members. Scott Burkard, applicant, answered questions from the Commission.
- (9:44am) Public hearing closed.
- Commissioners discussed.

***Break (9:59am-10:10am)**

MOTION: Find that the project qualifies as a categorical exemption under CEQA guidelines 15301 and instruct staff to file a Notice of Exemption; make the required findings as contained in the project staff report; and approve Use Permit 20-005 subject to Conditions of Approval; in the event that a future amendment to Mono County's sign regulations provides for flexibility not included in these conditions, those regulations may be applied to this Use Permit.

Roberts/Robertson. Roll-call vote- Ayes: Lizza, Roberts, Robertson, Lagomarsini. Absent: Bush.

***Chair Bush returned to the meeting.**

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5. **MEETING MINUTES:** Review and adopt minutes of August 20, 2020

MOTION: Approve August 20, 2020 minutes.

Lagomarsini/Roberts. Roll-call vote- Ayes: Lizza, Robertson, Lagomarsini, Bush. Abstention: Roberts (not in attendance of August meeting)

6. **WORKSHOP:**

A. REGIONAL TRANSPORTATION PLAN – GENERAL PLAN CIRCULATION ELEMENT AMENDMENT

- Gerry LeFrancois presented and answered questions from the Commission.

7. **REPORTS**

A. DIRECTOR

- Wendy Sugimura provided updates on current and upcoming projects.

B. COMMISSIONERS

- Commissioner Robertson recognized staff for the work conducted for projects that are being reviewed by the Board of Supervisors and announced the rent support program that Mammoth Lakes Housing is providing to the community.
- Commissioner Lizza provided local updates for the Mono Basin.

8. **INFORMATIONAL**

9. **ADJOURN** at 10:51am to regular meeting November 19, 2020

Prepared by Melissa Bell, Planning Commission clerk

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DRAFT MEETING MINUTES

November 19, 2020 – 9 am

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris Lizza, Dan Roberts, Patricia Robertson

STAFF: Wendy Sugimura, director/asst. clerk; Michael Draper, planning analyst; Christy Milovich, deputy county counsel; Gerry Le Francois, principal planner; Jason Davenport, building inspector; Becky Peratt, planning commission clerk

PUBLIC: 760-258-5599

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 9:09 am in Zoom meeting room and attendees recited the pledge of allegiance to the flag.
3. **PUBLIC COMMENT:** Wendy Sugimura briefly commented on meeting procedures and format. No public comment.
4. **MEETING MINUTES**
 - A. **October 15, 2020 minutes:**

MOTION: Postpone approval to December 17, 2020 meeting.
Bush/Robertson. Roll-call vote – Ayes: Lizza, Roberts, Robertson, Lagomarsini, Bush.
5. **PUBLIC HEARING**
 - A. **CONDITIONAL USE PERMIT 20-007/Crowl** to allow a horse boarding operation at 580 Hunter Avenue, Chalfant (APN 026-200-023). The permit would allow 10 or fewer horses to be boarded at the location. The property owners live on-site and will manage the operation without additional employees. No new development on the property is proposed. Existing structures include a primary dwelling, detached garage, accessory dwelling, barn, storage shed, and chicken coop. The operation will utilize existing stalls, arenas, and the four-stall barn. Horses would be dropped-off by customers or picked up by the business. The business may also allow temporary parking for horse trailers. The property has a land use designation of Agriculture (AG). In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed.
 - Michael Draper presented project including changes to the staff report for animal units, Americans with Disabilities Act (ADA) requirements, and recommended modifications to the conditions of approval, and answered questions from the Commission.
Commissioner Lizza was dropped from the meeting due to a power outage.
Break 9:37-9:48 am to allow Commissioner Lizza to rejoin the meeting.
 - Jason Davenport, Gerry LeFrancois and Wendy Sugimura assisted with responding to Commission questions.
 - **The Public Hearing was opened at 10:28 am and Chair Bush called for public comment.**
 - Applicant, Carolyn Crowl (760-255-5599), testified and commented on ADA requirements. Jason Davenport clarified requirements. Ms. Crowl responded to questions from Commission.

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- **The Public Hearing and public comment was closed at 10:34 am.**
- Lagomarsini: Requested the powerpoint slide of modified conditions of approval be posted again, commented that Conditions 1-3 (about the location of the arena and stalls, the location of arena and stall fencing, and the location of the tack room) should be eliminated. Gerry LeFrancois responded that Conditions 1 and 2 are required, but Condition 3 is voluntary and could be eliminated.
- Lizza: Asked questions about Condition 7 about farm labor quarters, staff responded and clarified that farm labor housing on an Agricultural Land Use Designation is the only situation where residential use of a trailer/RV is permitted, which is why this condition is included.
- Bush: Asked if an increase in employees would result in the applicant needing to come back to the Commission. Staff responded, recommended Condition 10 be modified to “Future development and/or expansion shall meet requirements...” and the applicant should advise staff if expanding operations beyond the project description. Staff can work with the applicant at that time to determine the appropriate type of permitting.
- Roberts: Proposed project appears to be appropriate for this location. Asked why Conditions 7-9 (about farm labor quarters; the removal of abandoned, wrecked, dismantled or inoperative vehicles; and the removal of junk, inoperative vehicles and scrap materials stored on the property) were included based on an anonymous comment. Staff responded, these conditions are required per County regulations regardless of whether they are listed, and Planning Division practice is to include regulations and standards in conditions as a communication tool to bring specific concerns to the attention of the applicant.
- Bush: If Conditions 8 & 9 are not related to the operation of the business, then eliminate. If these are issues related to general property compliance, a concerned party can file a complaint through Code Enforcement.
- Robertson: Remove Condition #6 and add building code citation to Condition 11.
- Bush: Agrees, also remove Conditions 7-9.
- Lagomarsini: Raised issue of a registered 290 offender living in the RV/trailer and asked if any protections should be included in the conditions. Christy Milovich responded that the property owner and offender would need to comply with all applicable laws pertaining to the 290 statute, but that the Commission does not need to include those in the conditions. Bush commented further, Milovich responded that separate laws apply and are not under the authority of land use decisions and therefore the Commission need not add any conditions, but that the Commission could include in one of the conditions that all applicable local, state and federal laws need to be followed in the conducting of the business and the planning and preparation of the business.
- **DISCUSSION:**
 - **MOTION:** Find that the project qualifies as a Categorical Exemption under CEQA guideline 15301 and instruct staff to file a Notice of Exemption; make the required findings as contained in the project staff report; and approve Use Permit 20-007 subject to Conditions of Approval as amended and presented (as follows):
 - Removal of Condition 3, “The tack room shall be relocated outside the setback of 50’.”
 - Removal of Condition 6, “ADA accessibility elements shall be provided prior to commencing business, including an ADA parking space, path of travel and sanitary facility approved by the Building Division and Environmental Health Department.”

- Removal of Condition 7, “Farm labor quarters on the property shall comply with General Plan definition 02.500. No personal shall live onsite in recreational vehicles unless the person is engaged in the business.”
- Removal of Condition 8, “Abandoned, wrecked, dismantled or inoperative vehicles or parts thereof on the property shall be removed to comply with Mono County Code Section 11.20.010. This includes vehicles that are mechanically incapable of being driven or prohibited from being operated on a public street or highway pursuant to applicable Vehicle Code sections concerning license plates, registration, equipment, safety, and related matters.”
- Removal of Condition 9, “Any junk or storage of inoperative vehicles and parts thereof, along with the accumulation of other miscellaneous junk and scrap materials shall be removed to comply with the Mono County General Plan Land Use Element Section 04.020 B and California Health and Safety Code Section 17920.3(j).”
- Addition to Condition 10 to include expansion, such that the condition now states that “Future development or expansion shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.”
- Additions to Condition 11 to include California Building Code Chapter 11b, California Senate Bill Number 945 and 1852, and California Penal Code 597 requirements, and all other applicable local, state and federal laws and regulations, such that the condition now states that “Project shall comply with all Mono County Building Division, Public Works, Code Compliance, Environmental Health, California Building Code Chapter 11b, California Senate Bill Number 945 and 1852, and California Penal Code 597 requirements, and all other applicable local, state and federal laws and regulations.”

Robertson/Bush. Roll-call vote – Ayes: Lizza, Roberts, Robertson, Lagomarsini, Bush.

6. WORKSHOP: None.

7. REPORTS

A. DIRECTOR: Director Wendy Sugimura provided a report on upcoming projects.

B. COMMISSIONERS

- Lagomarsini: New District 2 Supervisor.
- Bush: Summarized situation due to Mountain View Fire in Walker.
- No reports from Lizza, Roberts, Robertson.

8. INFORMATIONAL: None.

9. ADJOURN to the next regular meeting on December 17, 2020.

Prepared by Becky Peratt, Planning Commission Secretary

Mono County Community Development

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December 17, 2020

To: Mono County Planning Commission

From: Michael Draper, Planning Analyst

Re: Use Permit Modification 20-003/June Lake Brewing

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes.
2. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15301 and instruct staff to file a Notice of Exemption;
3. Make the required findings as contained in the project staff report; and
4. Approve Use Permit Modification 20-003 subject to Conditions of Approval.

PROJECT SETTING

The project is in the June Lake Village which serves as the commercial center for the June Lake Loop. The area was designed to promote smaller-scale retail or office space and rental housing units and has a mix of developed commercial uses along State Route (SR) 158 and single-family residences to the east of SR 158.

June Lake Brewing (JLB) is located at 101 South Crawford Avenue (APN 015-113-065) on a 0.68 double-frontage property between South Crawford Avenue and SR 158, and has a Land Use Designation of Commercial. Most of the space within JLB's structure is dedicated to the brewing operation, but also includes two sanitary facilities and a 570-sf tasting room. The June Lake General Store is also located on the property, fronting SR 158, and a walkway exists on the property between SR 158 and South Crawford Avenue. The June Lake General Store also contains two residential apartments. Ohanas 395 mobile food trailer is permitted (CUP 15-003) on the adjacent property (APN 015-113-054).

The parcels surrounding the project are designated Commercial (C) and Mixed Use (MU). The parcels south and west of project are under the same ownership and compliment this project.

BACKGROUND

In October 2013, the property was granted Use Permit 13-003 for the purpose of remodeling an existing storage building into on-site manufacturing of beer, product storage, a distribution facility with on- and off-premise sales of product, a small on-site tasting room with restrooms, and parking. The project was exempt from CEQA.

At least 10 vehicular parking spaces were required with a condition that parking may be reduced “in compliance with Mono’s parking regulations as may be amended;” in November 2013, the County adopted reduced parking standards lowering the required spaces to 7. However, the project provided more parking than required; six parking spaces were reserved for patrons including one ADA space, and four parking spaces were reserved for employees.

In July 2015, the adjacent property under the same ownership (APN 015-113-054) received Use Permit 15-003 to allow the operation of a year-round mobile food retailer, Ohanas 395, with an agreement to use the June Lake Brewery (JLB) restrooms and a commissary agreement with the June Lake General Store (also located on the project property). The parking standards applied to the project were one space for each employee on the largest shift and one space per three seats. No seating is being provided and the business had two employees who lived within walking distancing of the property. The property is within the June Lake Central Business District allowing for a reduction of parking by 40% and contains four bicycle spaces which may substitute the need for one vehicular parking space. As a result, the project was approved with no parking spaces required.

In May 2020, June Lake Brewing applied to expand their outdoor premise into the parking lot. At the time, the state imposed indoor dining restrictions due to COVID-19 and the California Alcoholic Beverage Control was offering temporary catering permits for premise expansion outdoors. To allow the business to continue to operate an expanded outdoor premise, interim approval was granted on June 10, 2020 after staff circulated the request through the Land Development Technical Advisory Committee departments (See Attachment 2). In response to restrictions due to COVID-19, the Community Development Department created a set of interim procedures to allow businesses to temporarily modify operations without additional permitting. Interim changes would be valid through December 31, 2020, unless extended and requests for permanent modifications still require a use permit modification.

PROJECT DESCRIPTION

This project makes permanent modifications to Use Permit 13-003 to expand the outdoor premise where alcohol and food may be consumed. The indoor tasting room will be closed under COVID-19 state restrictions but may be reopened in the future. At this time, customers may only enter the facility to use sanitary facilities.

The expanded outdoor premise for customers will be 4,561-sf total and is limited to 101 South Crawford Ave. Additional parking spaces to support the expanded premise will be provided on-site and off-site with a recorded easement. The outdoor premise will accommodate up to 12 tables with six seats at each table (72 seats total). June Lake Brewing will employ a maximum of six employees at any given time and no new development is proposed at this property at this time. The applicant will voluntarily provide two Porta-Potties outdoors on the adjacent premise for customers to further discourage entering the facility. This is not a County requirement.

FIGURE 1: PROJECT LOCATION: 101 South Crawford Avenue.



FIGURE 2: PROJECT LAND USE DESIGNATION

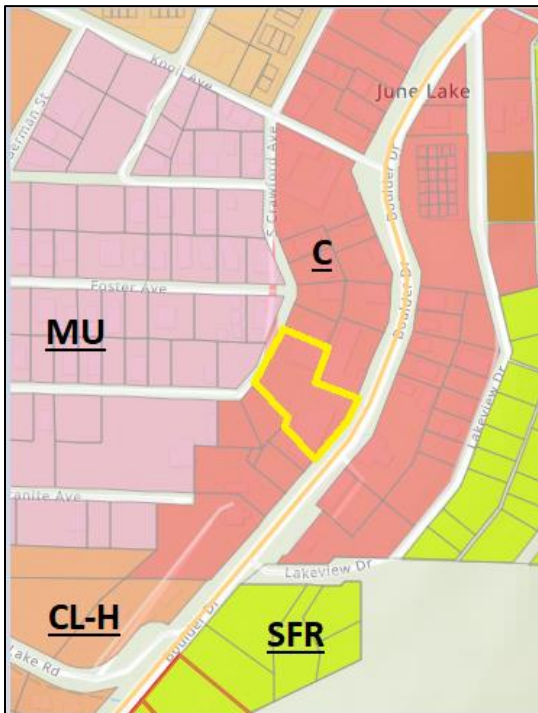
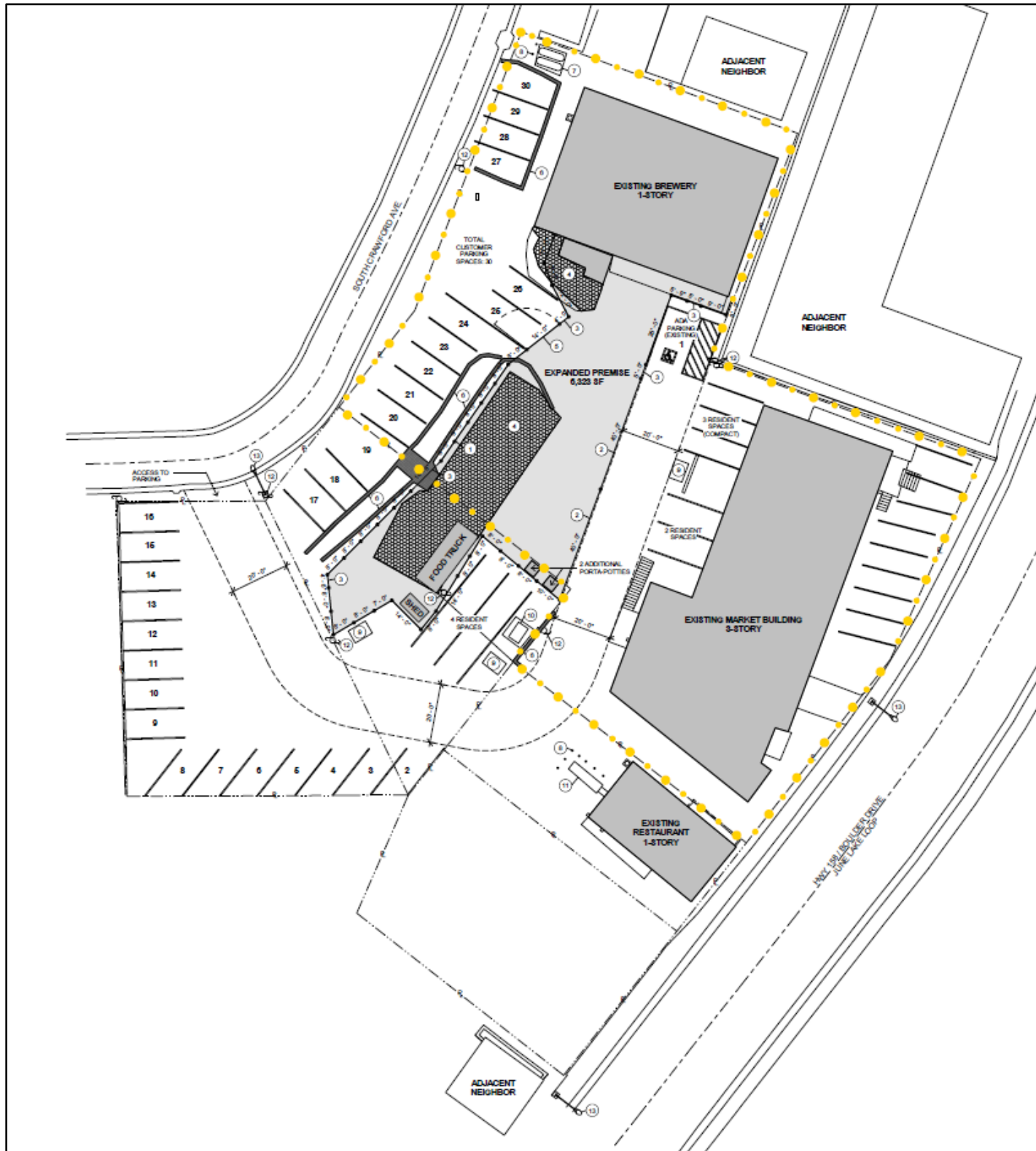


FIGURE 3: SITE PLAN



PARKING REQUIRMENTS

The project is required to comply with current General Plan parking standards listed in Chapter 6, *Parking*. The property is in the June Lake Central Business Parking District and is allowed to

reduce parking requirements by 40%. Uncovered parking stalls at this location require dimensions of 10' x 20', however alternative dimensions (not less than 8' x 16' or angled equivalent) are allowed for up to 40% of required spaces. Tandem parking may be utilized for employees or longer-term parking, and shared parking with any other parcel within 300' may be permitted. Additionally, a maximum of one required parking space may be substituted for four bicycle parking spaces.

The required number of parking spaces is based on the use of a property as listed in General Plan Table 06.010. June Lake Brewing is categorized as "Restaurants, Bars & Food Carts", therefore the analysis is based on one space for each three seats plus one space for each employee on largest shift, and consistent with Use Permit 13-003. The applicant has stated that JLB will have 6 employees and the outdoor premise will contain 12 tables with 6 seats at each for a total of 72 seats.

TABLE 1. Parking

Project element	Past approved parking	New parking requirement
JLB Employees	3	6
Existing Apartments (two units)	4	4
JLB Tasting Room (570 sf)	3	0
JLB Outdoor premise (72 seats)	NA	24
JLB ADA space	1	1
JLB Bicycle rack (4 spaces)	-	-1
Total spaces required	11	34
Central Business District Reduction (- 40%)	-4	-13
RE-CALCULATED TOTAL	7	21
Spaces allowed for alternative sizing (8' x 16')		8
Full size parking spaces (10' x 20')		13

The site plan provided by the applicant identifies 39 total uncovered parking spaces across multiple properties. The project requires a minimum of 21 parking spaces and 8 may be the alternative size. On-site parking includes 17 total spaces; one paved ADA space, 5 residential spaces (3 are the alternative size and 2 are paved), and 11 parking spaces along South Crawford Avenue (numbered 20-30 on the site plan; #25 and #26 are paved).

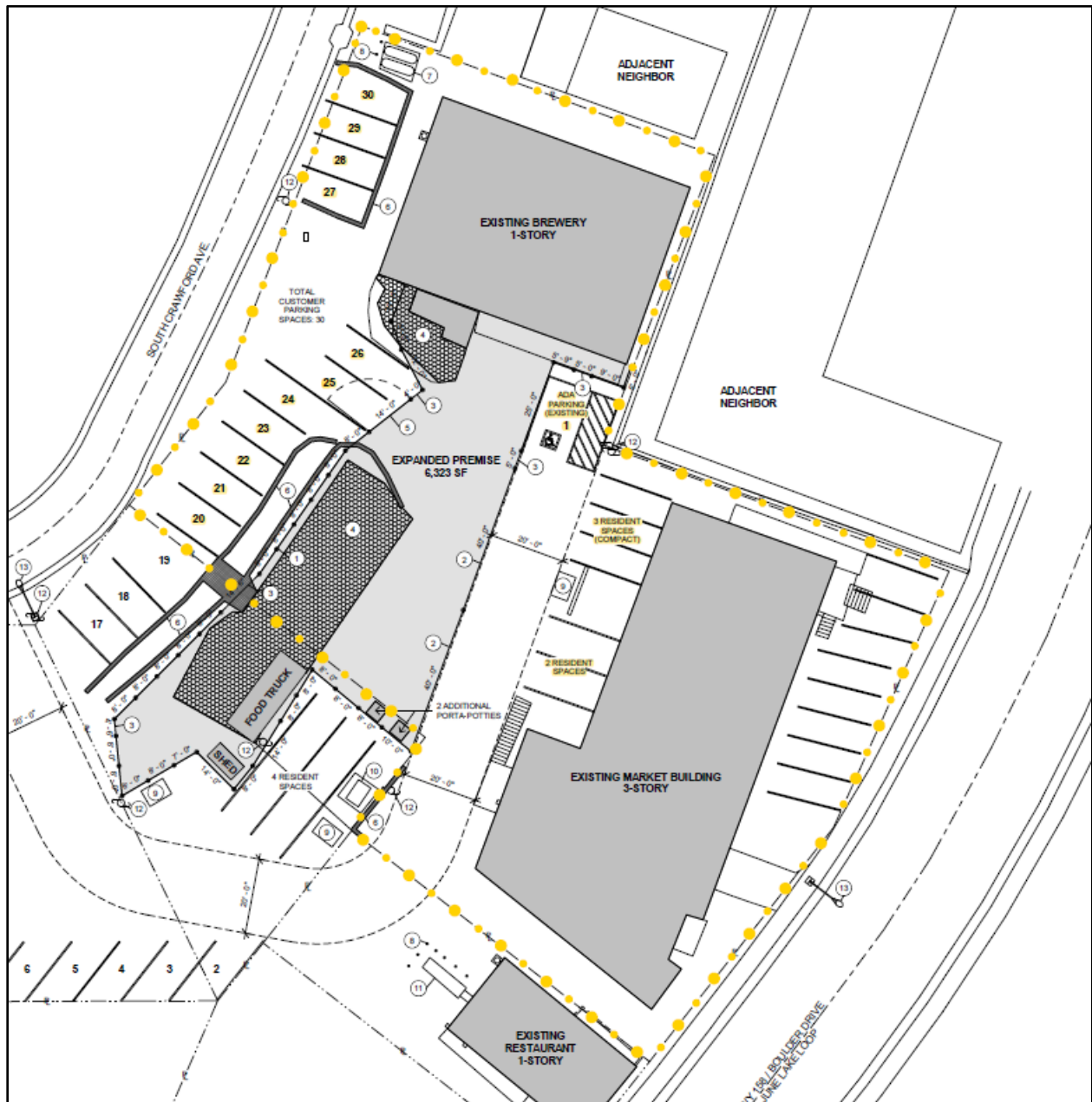
A minimum of 4 additional parking spaces are necessary for this project to meet the General Plan standard. The applicant has requested to provide these spaces off-site on the adjacent parcel. To memorialize off-site parking spaces, the property owner will record a parking easement against the deed of APN 015-113-054 for at least 4 parking spaces.

The site plan identifies 3 off-site parking spaces along South Crawford Avenue (#17-19) and labels 4 off-site tandem parking spaces as "Residential Spaces". Per General Plan section 06.020.E. "tandem parking is prohibited for all multiple residential, commercial, and industrial projects unless specified in an approved Parking Management Plan and within a Central Business Parking District". Additionally, section 06.090.C.9 allows tandem parking in a Central Business Parking District subject to Director Review or Use Permit when "tandem parking [is] utilized for employees or longer-term parking requirements". The project is within the Central Business

Parking District, and these parking spaces may be allowed provide a parking easement is recorded against the property because they are off-site parking spaces for the residential or employee use.

APN 015-113-054 contains the Ohanas 395 mobile food trailer, permitted under Use Permit 15-003 and required to provide four bicycle parking spaces. The recorded easement for parking spaces will not impact this property because no vehicular parking spaces were required.

FIGURE 4. On-site Parking spaces are highlighted



DRIVEWAY AND PARKING SURFACE

Spaces listed as #25 and #26 are paved, however spaces #20-24 and #27-30 are not paved and are of gravel/ decomposed granite. General Plan Section 06.080.A requires all parking and driveway

areas to be paved with asphalt or similar impervious surface, or a semi-pervious surface approved by the County's Public Works Department.

However, General Plan section 6.020.F allows the Planning Commission to modify the parking standards of General Plan Chapter 6 when "the modification provides incentive for and benefit to non-residential development and facilitates access by patrons of public transit facilities". The applicant has requested the paving requirement be modified under this provision, leaving the existing parking surface as is.

This project is not proposing any new construction and is requesting the modification of its premise to prevent the spread of COVID-19 while continuing to operate. Because businesses are already struggling due to the unprecedented pandemic, allowing the project to operate with the existing surface parking would benefit this commercial development. Further, the June Lake Brewery continues to provide more parking spaces than required and provides a pathway from South Crawford Avenue through the property to SR 158, which benefit the June Lake Village a whole and would connect patrons with public transit facilities on the highway if they are available. Thus, the provisions of Section 06.020.F can be met for this project. Lastly, the applicant has considered future new construction on the property, and allowing the existing parking surface prevents new asphalt from being installed and then torn up a relatively short time later should the new construction move forward. The new construction would likely require a use permit modification and General Plan requirements for parking and paving would be applied.

SNOW STORAGE AREA

For this project, snow-storage area(s) shall be equal to 65% of the area from which the snow is to be removed. Snow storage shall be provided on site but may be allowed off site through the use permit process.

TABLE 2. Snow removal

Element	Area
Outdoor premise	5,979 sf
Path of travel (lane to ADA space)	5,840 sf
Parking spaces (21 full size, 3 alternative sized)	4,584 sf
TOTAL	16,403 sf
65%	10,662 sf

The applicant has identified two areas for snow storage totaling 11,863 sf. One area of 5,774-sf is where 15 parking spaces may exist on APN 015-113-014. These parking spaces are not necessary to meet the parking standard and will not be available in the winter if used for snow storage.

The second snow storage area of 6,089 is located on an adjacent property under the same ownership, APN 015-113-010. The property is undeveloped and has been used for parking by the neighboring property north of this parcel (also under the same ownership). The business was formally Trout Town Joe's restaurant; however, in August 2020 the structure burned and was rendered uninhabitable. The property owner will be required to record an easement on both properties identifying their use as snow storage for June Lake Brewery. Snow storage will not impact access to the existing ADA parking space or residential parking spaces.

FIGURE 5. Snow storage areas**SIGNAGE**

No change of signage will occur with this project. Signage will be required to comply with the existing Use Permit for the property and Mono County General Plan Chapter 7.

NOISE REQUIREMENTS

The project is required to comply with Mono County Code, Chapter 10.16, Noise Regulations. Use Permit 13-003 identified the hours of operation as follows: Opening can be as early as 10 am Monday through Sunday and closing can be no later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Operation of the indoor production facility will occur daily between 6 am and 8 pm. The property has had no code violations or complaints to date.

GENERAL PLAN CONSISTENCY

The General Plan Land Use Designation for this property is Commercial (C). According to the Mono County General Plan, “the ‘C’ designation is intended to provide for a wide range of uses and service for the resident and visitor including retail, business and professional uses and services in community areas....” Permitted uses subject to a use permit under the Commercial land use designation include retail trade, services, and business services.

The proposed development is also consistent with June Lake Area Plan policies contained in the Mono County General Plan Land Use Element. The sections below from the Mono County General Plan support the development of commercial services in the community of June Lake.

MONO COUNTY LAND USE ELEMENT, Countywide Land Use Policies

Objective D

Provide for commercial development to serve both residents and visitors.

Policy 1: Concentrate commercial development within existing communities.

Action 1.1: Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.

Policy 2: Commercial uses should be developed in a compact manner; commercial core areas should be established/retained in each community area, and revitalized where applicable.

Action 2.1: Orient new commercial development in a manner that promotes pedestrian use. Avoid strip commercial development.

Objective H

Maintain and enhance the local economy.

Policy 5: Promote diversification and continued growth of the county's economic base.

Action 5.2: Support the retention and expansion of all viable retail trade, consumer, and business establishments.

Action 5.3: Promote the continued growth of compatible industry on sites designated for industry and commerce.

Action 5.4: Concentrate development in existing communities in order to facilitate community economic growth.

MONO COUNTY LAND USE ELEMENT, June Lake 2010: June Lake Area Plan

June Lake Area Plan, Community Development Element

Objective B

Promote well-planned and functional community development that retains June Lake's mountain community character and tourist-oriented economy.

Objective C

Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.

Policy 1: Encourage compatible development in existing and adjacent to neighborhood areas.

Action 1.1: Use the area specific land use maps, specific plans, the Plan Check and Design Review processes to guide development.

Action 1.2: Encourage compatible infill development in the Village and Down Canyon areas.

Objective G

Meet the land needs of the commercial/industrial uses

Objective I

Maintain the June Lake village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.

JUNE LAKE COMMUNITY DESIGN GUIDELINES

The proposed project is located in June Lake's commercial core. The June Lake Community Design Guidelines' goal is to retain its village commercial core by promoting development with a broad range of uses, consistent quality of built form, pedestrian-scaled development, and discrete, well-designed parking areas. The project has been designed to blend with the existing built form and scale of the adjacent commercial buildings and provide additional parking, which is needed by June Lake Village as a whole, in the summer months.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)

The LDTAC reviewed and approved the application for processing on September 7, 2020. The draft conditions of approval for this project were reviewed and approved with edits by LDTAC on December 7, 2020.

Public Works agrees with/recommends the adjacent property (APN 015-113-014) be used for snow storage because it provides maximum contiguous snow storage space from both the parking access and South Crawford road.

PUBLIC HEARING NOTICE

A hearing notice was published in the December 5, 2020, edition of The Sheet. Notices were also mailed December 2, 2020, to property owners within a 300' radius of the site per Land Use Element Chapter 46.

COMMENTS RECEIVED

One comment in support of the project has been received at the time this staff report was written. A comment was also provided from the June Lake Fire Department recommending signage on the gate be improved to clarify that in case of emergency, vehicles must be moved. The applicant has agreed to provide the signage.

CEQA COMPLIANCE

The project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption. Class 1 (15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- Conversion of a single-family residence to office use.

The project is considered a modification or minor alternation for the use of the property already developed with structures. The business currently maintains an outdoor patio for patrons. This project will allow the outdoor premise to expand while lessening the indoor premise to zero. The outdoor patio expansion is negligible and the business will be required to adhere to existing parking and noise standards.

USE PERMIT FINDINGS

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a) Retail trade and services are listed as a Permitted Use, or subject to Use Permit within the Commercial designation when a project triggers an increase in parking.
 - b) Adequate site area exists for the proposed outdoor premise.
 - c) Parking is sufficient for employees, customers, and deliveries. Off-site parking will be provided on an adjacent parcel and the owner will record an easement on the parcel to preserve that parking area as long as the project exists.
 - d) The location of the proposed project is consistent with the June Lake Area Plan's intent for concentrating resident- and visitor-oriented services in commercial core in the June Lake village.
 - e) In compliance with General Plan Section 06.020.F., the existing unpaved parking surface is permitted to benefit this non-residential development and provide extra parking to facilitate access by patrons to public transit facilities (when available) on SR 158.

2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a) The parcel is accessed by South Crawford Avenue, a county-maintained road, and is adequate for the kind of traffic generated by the proposed use. Parking is sufficient for employees, customers, and deliveries. The Mono County Road Operations Superintendent does not foresee South Crawford sustaining an overburden of increased traffic based upon an approved use permit modification. The poor traffic situation throughout the village will likely remain status quo, but by dedicating parking spots and snow storage, JLB's plan will likely maximize the use of space and make it more accommodating to the overall flow of traveler traffic during peak periods.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:*
 - a) The proposed use is not expected to cause significant environmental impacts. Modifications are to disturbed areas, consistent with how customers use the premise which has not been detrimental to the public or improvements in the area.

- b) The property has a commercial designation appropriate for the use.
 - c) The applicant shall comply with all June Lake Fire Department and June Lake PUD requirements. Both agencies received notices for the project.
 - d) The proposed project is a conforming use according to the Mono County General Plan's Land Use Element. The use permit process provides the public the opportunity to comment on the proposal, and one comment was received in support to the project.
4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*
- a) The Commercial land use designation provides for commercial uses such as restaurants and bars.
 - b) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of commercial uses and services for residents and tourists. The project provides for additional retail and encourages well-rounded economy by providing a variety of commercial options within the June Lake Loop.

This staff report has been reviewed by the Community Development Director.

ATTACHMENTS

- Attachment 1: Use Permit 13-003
- Attachment 2: Temporary Approval for outdoor premise expansion
- Attachment 3: Resolution 20-68
- Attachment 4: Public Hearing Notice
- Attachment 5: Public Comments

MONO COUNTY

Planning Division

NOTICE OF DECISION & USE PERMIT

USE PERMIT: UPM 20-003

APPLICANT: June Lake Brewing

ASSESSOR PARCEL NUMBER: 015-113-065

PROJECT TITLE: Expanded outdoor premise.

PROJECT LOCATION: 101 Crawford Avenue, June Lake

CONDITIONS OF APPROVAL

See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHELD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL: December 17, 2020

EFFECTIVE DATE USE PERMIT: December 28, 2020

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

DATED: December 17, 2020

cc: X Applicant
 X Public Works
 X Building
 X Compliance

CONDITIONS OF APPROVAL
Use Permit Modification 20-003/June Lake Brewing

1. The project shall comply with all conditions of Use Permit 13-003.
2. An easement shall be recorded against the properties APN 015-113-014 and 015-113-010 for the purposes of snow storage beginning November 1 through April 15 for as long as this project exists.
3. An easement shall be recorded against property APN 015-113-054 for the purpose of providing off-site parking for as long as this project exists.
4. An easement shall be recorded against property APN 015-113-014, 015-113-054, and 015-113-035 for the purpose of providing an emergency access lane/ADA access lane for as long as this project exists.
5. The property shall have no more than 72 seats for customers. Additional seating will require a revised parking analysis and potentially a use permit modification.
6. The project shall comply with any requirements of the June Lake Public Utility District and the June Lake Fire Department.
7. The project shall comply with provisions of the Mono County General, Mono County Code, and project conditions.
8. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Mono County Building Division, Public Works, and Environmental Health requirements, and any California state health orders.
9. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

October 10, 2013

To: Mono County Planning Commission

From: Gerry Le Francois, Principal Planner
Heather deBethizy, Associate Planner

Re: Use Permit 13-003 / June Lake Brewery

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15303 and instruct staff to file a Notice of Exemption;
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit 13-003 subject to Conditions of Approval.

PROJECT

The proposal would allow operation of on-site beer production, storage of product, limited on- and off-premise sales of product, a small on-site tasting room with restrooms, and parking. Project would remodel a 3,500-square foot storage building behind the June Lake General Store at 2740 Hwy 158 (APN 015-113-065) in the community of June Lake. The existing building is located on the same parcel as the June Lake General Store. The land use designation is commercial (C).

The subject application is to operate a micro-brewery in conjunction with a tasting room. The commercial land use designation requires a Conditional Use Permit (CUP) for a new business with substantial changes to an existing structure and parking requirements.

The proposed location is occupied by a 3,500-square foot storage building. The building is divided into two sections. The larger left half (~2,560 sq ft) is designated for manufacturing with a maximum occupancy of 38. The smaller section (~570 sq ft) is the tasting room, which includes two gender-specific ADA-compliant bathrooms.

The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening can be as early as 10 am Monday through Sunday and closing can be no later than 9 pm



Monday through Thursday and 10 pm Friday through Sunday. Manufacturing is allowed daily between 6 am and 8 pm.

The project will operate under a California ABC Type 23 Microbrewery license (https://www.youtube.com/watch?v=pNInPwpOJ_0). Initial production will be 1,500 barrels (bbl), which is ~46,500 gallons per year. The June Lake PUD had indicated it has the capacity to accommodate this production amount without significantly impacting its water supply.

FIGURE 2: PROJECT PARCEL & EXISTING USES

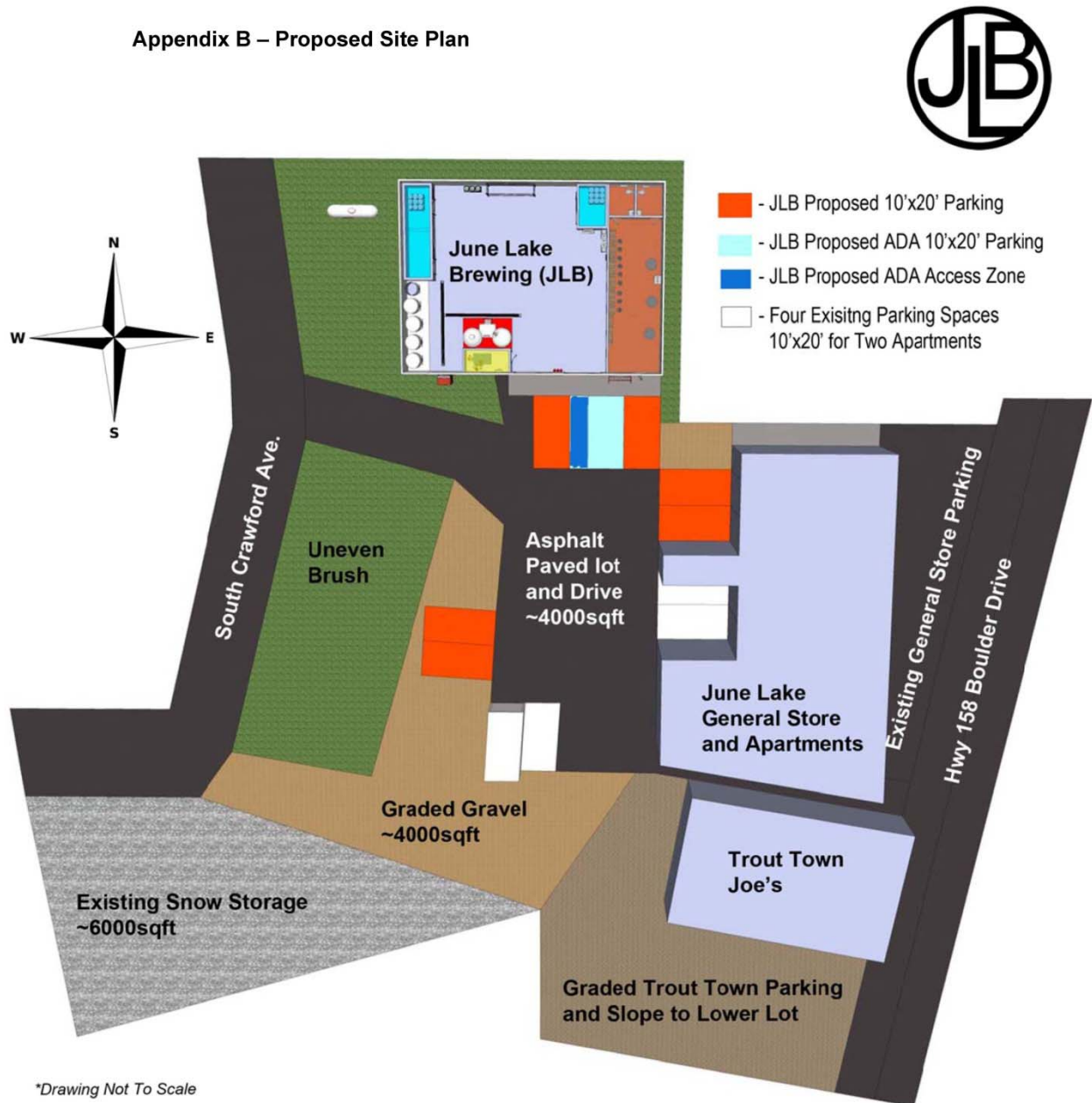
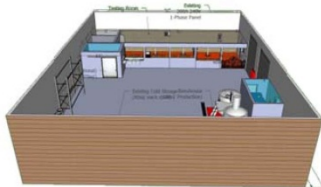
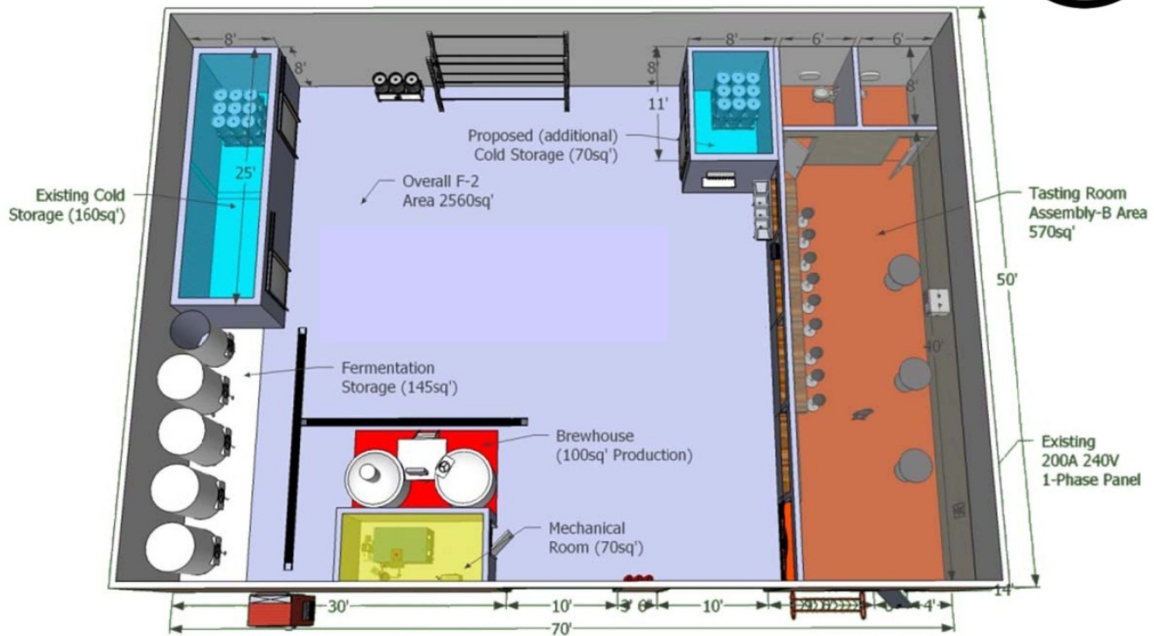


FIGURE 3: FLOOR PLAN

Appendix A – Proposed Floor Plan



Proprietary and confidential, all rights reserved June Lake Brewing© 2013



PROJECT SETTING

The existing 3,500-square foot vacant warehouse is located behind June Lake General Store (2740 Hwy 158, June Lake, CA 93529), adjacent to S. Crawford Avenue. The project area is located in the June Lake village, which serves as the commercial center for the June Lake Loop. The area has a mix of developed commercial uses along SR 158 and single-family residences to the east of SR 158. A mixed-use area, which is designed to promote smaller-scale retail or office space and rental housing units, is located between June Lake and Gull Lake.

FIGURE 4: LAND USE DESIGNATION MAP



The parcels surrounding the project are also designated Commercial (C) and Mixed Use (MU). The neighborhood’s mix of land use designations provides a wide range of compatible residential and commercial uses (see Figure 2). Even with the land use designation as commercial, properties across S. Crawford Ave. have residential use.

The property currently contains the June Lake General Store, two rental units, and vacant office/bank space.



FIGURE 5: GENERAL STORE VIEW

DISCUSSION

The following discusses major components of the proposal and reviews their conformity with General Plan and Planning Commission requirements:

SIGNAGE

Four signs are proposed for the project (see Figures 6 & 7). The first is an addition to the existing freestanding sign for the general store. The freestanding sign is located on Hwy 158 by the storefront entrance.

The next two are attached signs (see Figure 7) mounted flush on the front wall of the existing storage building. According to Chapter 07.030 of the Mono County General Plan’s Land Use Element, “the maximum height of the sign shall be 20 feet or the height of the building, whichever is less. A maximum of two attached signs per occupancy is permitted, but in total combined area cannot exceed the maximum permitted.”

The sign above the brewery entrance (see Figure 7) is considered a building Identification sign, which is a plaque mounted flush to a building to denote the building's identity. This sign shall not be counted against the allowable sign area. The sign area shall be limited to a maximum size of 8 inches by 48 inches and letters shall not exceed 3 inches.

For all signs, colors should relate to and complement the materials or paint scheme of the buildings, including accenting highlights and trim colors. The number of colors on any sign should be limited to three. The project is proposing a black-and-white sign, and all signs proposed comply with County sign requirements. Any additional future signage will need to comply with Chapter 16, Signs.



1

**B
SIGN**

FIGURE 7: PROPOSED FLUSH-MOUNTED AND BUILDING-IDENTIFICATION JLB SIGNS



Proposed Front of Building Signage



Proposed Side of Building Signage

PARKING REQUIREMENTS

Seven paved parking spaces are required for the project, including one handicapped space. Uncovered parking spaces at elevations above 7,000 feet shall be 10’ wide x 20’ long, and the handicapped parking space shall be 14’ wide x 20’ long (allowing for a 5’ loading area). These requirements have been noted on the site plan (Figure 2). A multi-space bike rack will be provided to accommodate customers and employees.

Parking off Crawford Ave. in the rear of the property:

Parking Standards	Required Spaces
3 Employees/Warehouse based on square footage of warehouse	3 parking spaces
570-sq. ft. tasting room	3 parking spaces
Handicapped spaces count as a portion of the total number of parking spaces required.	1 parking space
Existing Apartments	4 parking spaces



NOISE REQUIREMENTS:

Mono County Code, Chapter 10.16, Noise Regulations states:

Table 10.16.070, EXTERIOR NOISE LIMITS
(Levels Not to Be Exceeded More than Thirty Minutes In Any Hour)

Receiving Land Use Category	Time Period	Noise Level (dBA)
Commercial	10 p.m.to7 a.m.	60
	7 a.m.to10 p.m.	65

The project will be conditioned to assure compliance with applicable noise standards. Hours of operation have also been established to avoid impacts during more noise restrictive hours.

GENERAL PLAN CONSISTENCY

As noted above, the General Plan Land Use Designation for this property is Commercial (C). According to the Mono County General Plan, “the ‘C’ designation is intended to provide for a wide range of uses and service for the resident and visitor including retail, business and professional uses and services in community areas...” Permitted uses subject to a use permit under the Commercial land use designation include retail trade, services, and business services.

The proposed development is also consistent with June Lake Area Plan policies contained in the Mono County General Plan Land Use Element. The sections below from the Mono County General Plan support the development of commercial services in the community of June Lake.

The following excerpts are various sections of the Mono County General Plan defining and outlining compliance with the permitting of a brewery and tasting room:

MONO COUNTY LAND USE ELEMENT, Countywide Land Use Policies

Objective D

Provide for commercial development to serve both residents and visitors.

Policy 1: Concentrate commercial development within existing communities.

Action 1.1: Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.

Policy 2: Commercial uses should be developed in a compact manner; commercial core areas should be established/retained in each community area, and revitalized where applicable.

Action 2.1: Orient new commercial development in a manner that promotes pedestrian use. Avoid strip commercial development.

Objective H

Maintain and enhance the local economy.

Policy 5: Promote diversification and continued growth of the county's economic base.

Action 5.2: Support the retention and expansion of all viable retail trade, consumer, and business establishments.

Action 5.3: Promote the continued growth of compatible industry on sites designated for industry and commerce.

Action 5.4: Concentrate development in existing communities in order to facilitate community economic growth.

MONO COUNTY LAND USE ELEMENT, June Lake 2010: June Lake Area Plan

June Lake Area Plan, Community Development Element

Objective B

Promote well-planned and functional community development that retains June Lake's mountain community character and tourist-oriented economy.

Objective C

Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.

Policy 1: Encourage compatible development in existing and adjacent to neighborhood areas.

Action 1.1: Use the area specific land use maps, specific plans, the Plan Check and Design Review processes to guide development.

Action 1.2: Encourage compatible infill development in the Village and Down Canyon areas.

Objective G

Meet the land needs of the commercial/industrial uses

Objective I

Maintain the June Lake village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.

JUNE LAKE COMMUNITY DESIGN GUIDELINES

The proposed project is located in June Lake's commercial core. The June Lake Community Design Guidelines' goal is to retain its village commercial core by promoting development with a broad range of uses, consistent quality of built form, pedestrian-scaled development, and discrete, well-designed parking areas. The project has been designed to discretely blend with the existing built form and scale of the adjacent commercial buildings.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The LDTAC considered the project on Nov. 5, 2012, as a preapplication, July 15, 2013, as application acceptance, and on Sept. 19, 2013, reviewed the application and draft project conditions.

ENVIRONMENTAL REVIEW

The project qualifies for a categorical exemption from the provisions of CEQA as the project is considered a Class 3 (CEQA Guidelines, 15303). CEQA identifies this as a Class 3 – Conversion of Small Structure exemption. A Class 3 exemption consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

USE PERMIT FINDINGS

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a) Retail trade and services are listed as a Permitted Use, subject to Use Permit within the Commercial designation.
 - b) Adequate site area exists for the proposed use of a 3,500-square foot building.
 - c) Parking is sufficient for retail employees, customers, and deliveries.
 - d) The location of the proposed project is consistent with the June Lake Area Plan's intent for concentrating resident- and visitor-oriented services in commercial core in the June Lake village.
 - e) With conditions, the parking plan and sign plan will conform to all requirement of the General Plan.
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a) The parcel is accessed by S. Crawford Avenue and is adequate for the kind of traffic generated by the proposed use. Parking is sufficient for employees, customers, and deliveries.
 - b) The micro-brewery and tasting room is not expected to generate significant amounts of traffic to alter existing circulation patterns. June Lake Brewing project is conditioned to comply with noise regulations and is restricted by operating hours.
3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*
 - c) The proposed use is not expected to cause significant environmental impacts. Modifications are to existing building and disturbed areas. The property has a commercial designation appropriate for the use.
 - d) The applicant shall comply with all June Lake PUD requirements and is in support of the project.
 - e) The proposed project is a conforming use according to the Mono County General Plan's Land Use Element. The use permit process provides the public the opportunity to comment on the proposal, and no comments have been received in opposition to the project.
 - f) The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening can be as early as 10 am Monday through Sunday and closing can be no

later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Operation of production facility will occur daily between 6 am and 8 pm.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*

- a) The commercial land use designation provides for commercial uses such as retail trade, services, and business services.
- b) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of commercial uses and services for residents and tourists. The project provides for additional retail and encourages well-rounded economy by providing a variety of commercial options within the June Lake Loop.
- c) The General Plan Land Use Element notes that the uses listed as permitted refer to typical land uses allowed within a particular land use category, and serve as examples of permitted uses within the designation. Section 04.030 notes that it is recognized that in the development of comprehensive land use development standards, not all uses can be listed nor can future uses be anticipated. Additional specific uses may be permitted if they are similar to the listed uses, and the Planning Commission shall make the interpretation for uses permitted subject to use permit if found similar to and not more obnoxious to the general welfare than the uses listed. In this instance, the Commission finds (04.030):
 1. That the proposed use is consistent with this general plan and any applicable area plans or specific plans.
 - a) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of commercial uses and services for residents and tourists. The project provides for additional retail and encourages well-rounded economy by providing a variety of commercial options within the June Lake Loop.
 - b) Objective D of the countywide policies supports commercial development to serve both residents and visitors and to concentrate commercial development within existing communities.
 2. That the proposed use is compatible with the intent of the land use designation and is applicable throughout the county in that designation.
 - a) A micro-brewery and tasting room is similar to the uses permitted listed under the Commercial land use designation. Food services, restaurants, retail stores, services, transportations, public uses, cultural activities, and business services.
 3. The use is capable of meeting the standards and requirements of that designation.
 - a) The project complies with all land use development standards including setbacks, lot coverage, parking, signage, and noise requirements in a Commercial land use designated parcel.

4. That the use will be similar to and not be more obnoxious to the general welfare (i.e., health, safety) than the uses listed within the designation.
 - a) A micro-brewery and tasting room is similar to and not more obnoxious to food services establishments; e.g., restaurants, and retail stores – e.g., liquor store, services and small-agriculture that are permitted under the Commercial Land Use Designation.
 - b) In discussions with staff, the June Lake PUD is supportive of the project and has met requirements for hookups and water use standards.
 - c) The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening can be as early as 10 am Monday through Sunday and closing can be no later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Operation of production facility will occur daily between 6 am and 8 pm.

Conditions of Approval: Use Permit 13-003/June Lake Brewery

- 1) Future development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
- 2) The project shall be in substantial compliance with the site plan as shown on Figures 2 and 3 found in the staff report.
- 3) Project shall include seven parking spaces (as defined in Chapter 6, Parking Standards) as shown on Figures 2 and 3 in the staff report.
- 4) The site shall be limited to the production, consumption and sale of beer in conjunction with the Conditional Use Permit. The applicant shall obtain an appropriate license from the California Department of Alcohol Beverage Control prior to beginning any brewing, tasting or selling of alcohol.
- 5) The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening may be as early as 10 am Monday through Sunday and closing can be no later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Manufacturing is allowed daily between 6 am and 8 pm.
- 6) The June Lake Brewery may provide occasional music on weekends (Friday, Saturday and Sunday) and seasonal special events at the brewery subject to the noise requirements. A special event permit shall be required for any event that is not contained within the building and/or extends beyond hours approved under the CUP.
- 7) The applicant shall obtain or update encroachment permit from Mono County for S. Crawford Avenue access.
- 8) The project shall operate in compliance with Mono County Code Chapter 10.16 (Noise Regulation).
- 9) All signs shall be in conformance with the Figures 6 & 7 - Sign proposal as outlined above and Chapter 07 of the Mono County General Plan.
- 10) All exterior lighting shall be shielded and directed downward to comply with Chapter 23, Dark Sky Regulations
- 11) Project is required to comply with any requirements of the June Lake FPD. The applicant shall provide a "will serve" letter from the June Lake Fire Protection District indicating the FPD will provide service to the project.
- 12) Project is required to comply with any requirements of the June Lake PUD. The applicant shall provide a "will serve" letter from the June Lake Public Utility District (PUD).
- 13) Project shall comply with all Mono County Building Division and Environmental Health requirements.
- 14) Applicant shall obtain necessary business licenses.
- 15) If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.

From: Bentley Regehr
Sent: Tuesday, May 26, 2020 3:11 PM
To: Garrett Higerd; Gerry LeFrancois; Kelly Karl; Michael Draper; April Sall; Wendy Sugimura; Kalen Dodd; Jim Shoffner; Louis Molina; Nick Criss
Subject: JLB interim expansion
Attachments: JLB.pdf

Follow Up Flag: Follow up
Flag Status: Completed

LDTAC team,

JLB looks to be our first review for interim modifications. Please find the description below (and attached site plan) and provide any comments you may have. You can send comments to me and I'll compile and send to Sarah on Friday.

Thanks!

- Bentley

JLB would like to permanently expand the patio into our top parking lot area. The ABC is offering a temporary COVID catering permit for expansion, however, we are seeking a more permanent solution. We are currently adhering to all county and state laws, with only beer to go, with no onsite consumption. We plan to move to onsite consumption when/if Phase 3 permits. The proposed expansion is related to providing adequate social distancing between patrons this summer and moving forward. We currently have ~1,000sqft of Assembly Group B area (tasting room and patio combined) and when we're busy we have enough room to facilitate one foot of social distancing. Given our 100 person occupancy we figure we need 6x the space to facilitate six feet of social distancing

The proposed expansion would:

- Provide 9 parking spots for residents (four of which are double parked)
- Provide 30 customer parking spots with 1 van accessible handicap spot (our use permit requires us to have 7 spots with one being a van accessible handicap spot, so we will still be 4x over our required parking)
- We have already added two porta-potties and a hand wash sink in our parking lot to facilitate distancing and alleviate the need for people to enter our confined tasting room
- We moved our point of sale to our roll-up bay doors to alleviate congestion within our confined tasting room
- We are integrating our point-of-sale with our website, and soon to launch webstore, to facilitate ordering and pickup

I have been working with the ABC and have submitted an application for review. I have attached a diagram of the proposed expansion area. Please let me know what we need to do in order to process this with the county.

Cheers,

Sarah Walsh
 CEO June Lake Brewing LLC
sarah@junelakebrewing.com
 858.668.6340

From: [Bentley Regehr](#)
To: [Sarah Walsh](#)
Cc: [Gerry LeFrancois](#); [Justin Walsh](#); [Michael Draper](#); [Garrett Higerd](#); [Nick Criss](#); [Wendy Sugimura](#)
Subject: RE: JLB On-Premise Expansion
Date: Thursday, May 28, 2020 10:20:00 AM

Good morning, Sarah,

We had a chance to discuss with staff and we could use clarification on a few points:

1. When you mention that this would be a more “permanent” solution, I wanted to make sure you meant only during the period of COVID related restrictions. Extending it beyond that timeframe would not be covered under interim procedures and would require a Use Permit Modification.
2. In terms of parking, the Use Permit did not cover required parking for seating (I believe the original proposal approved in the Use Permit was standing only and therefore was not subject to the same parking standards created by having seats). Therefore, the seven spaces are not applicable in this case. We would use the standard for restaurants of “One space for each three seats plus one space for each employee on largest shift” and multiply it by the reduction factor for the June Lake Central Business District (60%). For example, if you have 100 seats and two employees, it would look like: $((100/3)+2)*(0.60) = \mathbf{21 \text{ seats}}$. So, it appears you could still be OK – we would just need to know your maximum number of employees on one shift so we can document.
3. Also in terms of parking, we would need to ensure that no overflow parking would occur on S. Crawford. We would need to document this with your submittal.
4. We could use some additional information on your barriers. There needs to be a clear separation between seating and vehicular travel – what will this look like?
5. Please show circulation and dimensions (width) for the path of travel on the site plan for vehicles accessing the apartment parking.

Let me know if you have any additional questions. Thanks!

Bentley Regehr
Planning Analyst
Mono County Community Development
[760.924.4602](tel:760.924.4602)

From: Justin Walsh <justin@junelakebrewing.com>
Sent: Thursday, May 28, 2020 3:27 PM
To: Bentley Regehr
Cc: Sarah Walsh; Gerry LeFrancois; Michael Draper; Garrett Higerd; Nick Criss; Wendy Sugimura
Subject: Re: JLB On-Premise Expansion
Attachments: JLB_Expansion_052820.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Bentley and Team Mono -

Thank you for your service in these trying times. I've answered your questions below in **red**.

1. When you mention that this would be a more “permanent” solution, I wanted to make sure you meant only during the period of COVID related restrictions. Extending it beyond that timeframe would not be covered under interim procedures and would require a Use Permit Modification. **We would like to apply for a Use Permit Modification. We see it as our social responsibility to fully change our service model to facilitate distancing beyond the current situation.**
2. In terms of parking, the Use Permit did not cover required parking for seating (I believe the original proposal approved in the Use Permit was standing only and therefore was not subject to the same parking standards created by having seats). **Our original/existing use permit parking requirements are based on seating for a dozen.** Therefore, the seven spaces are not applicable in this case. We would use the standard for restaurants of “One space for each three seats plus one space for each employee on largest shift” and multiply it by the reduction factor for the June Lake Central Business District (60%). For example, if you have 100 seats and two employees, it would look like: $((100/3)+2)*(0.60) = 21 \text{ seats}$. So, it appears you could still be OK – we would just need to know your maximum number of employees on one shift so we can document. **We currently rent off-premise parking on an adjacent lot for all of our employees. This is a paid for lease we have with the property owner. None of our employees utilize our on-premise parking. Our original/existing use permit was based on requiring employees to bike, walk, or skate to work. We are providing four off-property/premise spots for our employees and have 30 legal sized parking spots for patrons.**
3. Also in terms of parking, we would need to ensure that no overflow parking would occur on S. Crawford. We would need to document this with your submittal. **We have signage on our premise and along S. Crawford indicating if additional parking is needed to park at Gull Lake Park, or along Hwy. 158 (the only municipal parking available in June Lake). The County also has no parking signs all along S. Crawford.**
4. We could use some additional information on your barriers. There needs to be a clear separation between seating and vehicular travel – what will this look like? **The current driveway from S. Crawford will be blocked with a steel gate that can be opened for delivery during non-operational hours. Our upper lot will be separated from the access of travel for the private residence spots adjacent to the lower level of the General Store with wine barrels and rope, much like Distant Brewing, Public House, Liberty Bar and Mammoth Brewing have set up.**
5. Please show circulation and dimensions (width) for the path of travel on the site plan for vehicles accessing the apartment parking. **Please reference attached. Green arrows represent the path of travel for private resident spots adjacent to the lower level of the General Store building, as well as our existing van accessible handicap spot. At the narrowest point it is 20' wide clear of any obstructions.**

Let me know what additional information you need to move forward.

Thanks and Cheers!

--

Justin

Doer of Things

June Lake Brewing

760.419.1738

PO Box 600

June Lake, CA 93529

JuneLakeBrewing.com

facebook.com/junelakebrewing

From: [Bentley Regehr](#)
To: [Sarah Walsh](#); [Justin Walsh](#)
Cc: [Wendy Sugimura](#); [Garrett Higerd](#); [Nick Criss](#)
Subject: Temporary Conditions
Date: Wednesday, June 10, 2020 9:42:00 AM

Sarah and Justin,

Sorry for the delay. Here are the conditions for your temporary approval through the end of the year:

1. Parking: 30 spaces will be provided for patrons, as shown on the submitted site plan. Four employee spaces are being provided off-site under a lease agreement. For the Use Permit Modification, a recorded easement will need to be recorded against the off-site property to ensure access to the parking spaces for as long as the business is open. Signage will be posted that parking on S. Crawford is prohibited and will direct patrons to utilize parking along Hwy 158 or Gull Lake Park in the event of overflow. Please note that any signage will need to be on-site and not on the street to avoid encroachment permitting issues. Parking may need to be re-worked a bit for the eventual Use Permit modification – Public Works is happy to help with this in the fall.
2. There shall be a clear separation between the seating area and vehicular travel/parking. Areas will be separated using barrels connected with rope. A steel gate will be used to close off the loading zone during operational hours.
3. Vehicular path of travel shall be a minimum of 20' wide at all points, including access to the resident parking spots shown on the site plan.
4. Walkways and distance between tables must be at least 5' wide, in accordance with ADA standards. The California Department of Public Health recommends 6' between tables for social distancing purposes.
5. Interim conditions apply through December 31, 2020, but may be extended depending on restrictions. Approval of a Use Permit Modification is required for permanent changes. A "professional" site plan is required for the Use Permit Modification, which clearly delineates the expansion area, table locations, width of path of travel, etc.

Let me know if you have any other questions. Best of luck!

Bentley Regehr
Planning Analyst
Mono County Community Development
760.924.4602



R20-68

**A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS
AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO ALLOW
BUSINESSES TO MAKE TEMPORARY MODIFICATIONS IN RESPONSE
TO COVID-19 WITHOUT THE REQUIREMENT TO OBTAIN
A USE PERMIT OR USE PERMIT MODIFICATION**

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency in the State of California related to the COVID-19 pandemic; and

WHEREAS, on March 15, 2020, the Mono County Health Officer declared a Local Health Emergency related to the COVID-19 pandemic. The declaration was ratified by the Mono County Board of Supervisors on March 17, 2020, and the Board also declared a State of Emergency under the California Emergency Services Act; and

WHEREAS, the State of California has begun authorizing certain businesses, which were previously ordered to close pursuant to federal, state and local stay-at-home orders, to begin reopening to the public provided state-mandated safety measures are implemented; and

WHEREAS, the County has received requests from businesses seeking to use areas for outdoor dining, seating and retail in order to ensure safety protocols are followed, including the implementation of six feet of physical separation between individuals who are not part of a single household unit; and

WHEREAS, the Board now desires to allow certain temporary modified uses to help facilitate the operational needs of these individual businesses during the COVID-19 pandemic.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO RESOLVES that:

SECTION ONE: An overriding public interest exists to justify the authorization of temporary modifications to allow businesses to operate safely during the COVID-19 pandemic.

SECTION TWO: The Community Development Director is hereby authorized to, within her discretion, allow businesses to make temporary modifications to their operations in response to the COVID-19 pandemic without the requirement to obtain a use permit or use permit modification provided:

A. The temporary modification meets all applicable requirements of the Mono County General Plan;

B. The temporary modification and any placement of temporary structures or signs does not interfere with public safety, including but not limited to, pedestrian and vehicular right-of-way;

C. All temporary structures, seating, signs, and other modifications are be kept in good repair; and

D. All businesses implementing modifications understand and agree that all modifications allowed pursuant to this Resolution are strictly temporary and must be removed on a date established by the Community Development Director.

SECTION THREE: Modifications that create a nuisance or are not in compliance with standards under the Mono County General Plan are to be removed promptly.

SECTION FOUR: The authorization delegated pursuant to this Resolution shall expire on December 31, 2020, unless extended, at which time all temporary modifications shall cease, and operations shall be returned to their prior state.

SECTION FIVE: Nothing in this Resolution shall be construed to allow permanent changes to any operation and all permanent modifications are subject to standard permitting procedures.

PASSED, APPROVED and ADOPTED this 7th day of July, 2020, by the following vote, to with:

- AYES:** Supervisors Corless, Gardner, Kreitz, Peters, and Stump.
- NOES:** None.
- ABSENT:** None.
- ABSTAIN:** None.

Supervisors

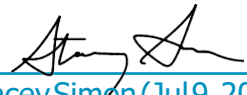


Stacy Corless, Chair
Mono County Board of

ATTEST:

APPROVED AS TO FORM:


ScheereenDedman (Jul 9, 2020 10:16 PDT)
Clerk of the Board


Stacey Simon (Jul 9, 2020 10:59 PDT)
County Counsel

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

December 2, 2020

To: The Sheet

From: Michael Draper

Re: Legal Notice for **December 5** edition

Invoice: Becky Peratt, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **December 17, 2020**. As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by livecast at: <https://zoom.us/join> and by telephone at: 669-900-6833 (Meeting ID# is 962 5399 1283) where members of the public shall have the right to observe and offer public comment, to consider the following: **9:00 a.m. CONDITIONAL USE PERMIT MODIFICATION 20-003/June Lake Brewing** to modify existing Use Permit 13-003 at 101 South Crawford Avenue (APN 015-113-065). Modifications include expanding the outdoor premise where drinks and food may be consumed to include a 5,979-sf area between Ohanas 395 food truck and the brewery entry. The premise will include not more than 72 seats and two Porta-Potties. Separation between vehicular traffic and seating will include barrels, roping, fencing with a gate, and a low wall. Existing parking plus additional spaces on the adjacent property under same ownership will be utilized. The Modification will prohibit patrons from entering the indoor premise other than to use existing indoor sanitary facilities. Snow storage for the project will be available on adjacent undeveloped properties under the same ownership, APN 015-113-014 and 015-113-010, and an easement for such use shall be recorded against the properties. A vehicular path of travel will be maintained along the premise's perimeter to access an ADA parking space, and parking for existing apartments. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. Project materials are available for public review online at by calling 760-924-1800 and hard copies are available for the cost of reproduction. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, **by 3 pm on Wednesday, December 16**, to ensure timely receipt, by email at cddcomments@mono.ca.gov, or via the livecast meeting (technology permitting). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###

Mono County Community Development Department Planning Division

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

PO Box 8
Bridgeport, CA 93517
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For additional questions, please contact the Mono County Planning Division:

Michael Draper, PO Box 347, Mammoth Lakes, CA 93546
(760) 924-1805, mdraper@mono.ca.gov

Project Location



Conditional Use Permit Modification 20-003/ June Lake Brewing

Public comments received as of December 10, 12:00 pm

Michael Draper

From: Lydia March <lydia@sierracrestrealestate.com>
Sent: Wednesday, December 9, 2020 5:05 PM
To: CDD Comments
Subject: Conditional Use Permit Modification 20003/June Lake Brewing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mono County Development,

As June Lake Brewing's closest residential neighbor, I support the changes to the permit. June Lake Brewing has taken these measures to make their business safer during the pandemic. These modifications have had no negative impact on parking or traffic flow from what I have seen.

Please feel free to reach out with any questions.

--

Lydia March

Sierra Crest Real Estate

Realtor Associate BRE: 01955914

Office: (760) 648-7304 Cell: (760) 672-6948 Fax: (760) 648-7979

Lydia@SierraCrestRealEstate.com

<http://www.SierraCrestRealEstate.com>