

USE PERMIT 23-002

Parking
Management Plan
and
Off-Site Snow
Storage



PROJECT LOCATION

- Project is located at: 2616 State Route (SR) 158, APN 015-075-005-000 (in blue)
 - 0.11-acre parcel located in the June Lake Central Business District
- Off-site snow storage on a nearby parcel (in yellow): APN 015-075-117-000
- Commercial (C) Land Use Designations; surrounding parcels are also C



PROJECT DESCRIPTION

- Existing structure includes a retail business (Sierra Wave) and two long-term rental residences.
- Director Review 01-12 previously approved off-site parking spaces for this property. The off-site parking parcel has been sold and therefore a parking management plan pursuant to MCGP LUE §6.090 is proposed.
- The property is existing nonconforming for snow storage and two of the new parking spaces uses current snow storage space. Off-site snow storage is proposed to address these issues.

**Mono County
General Plan**

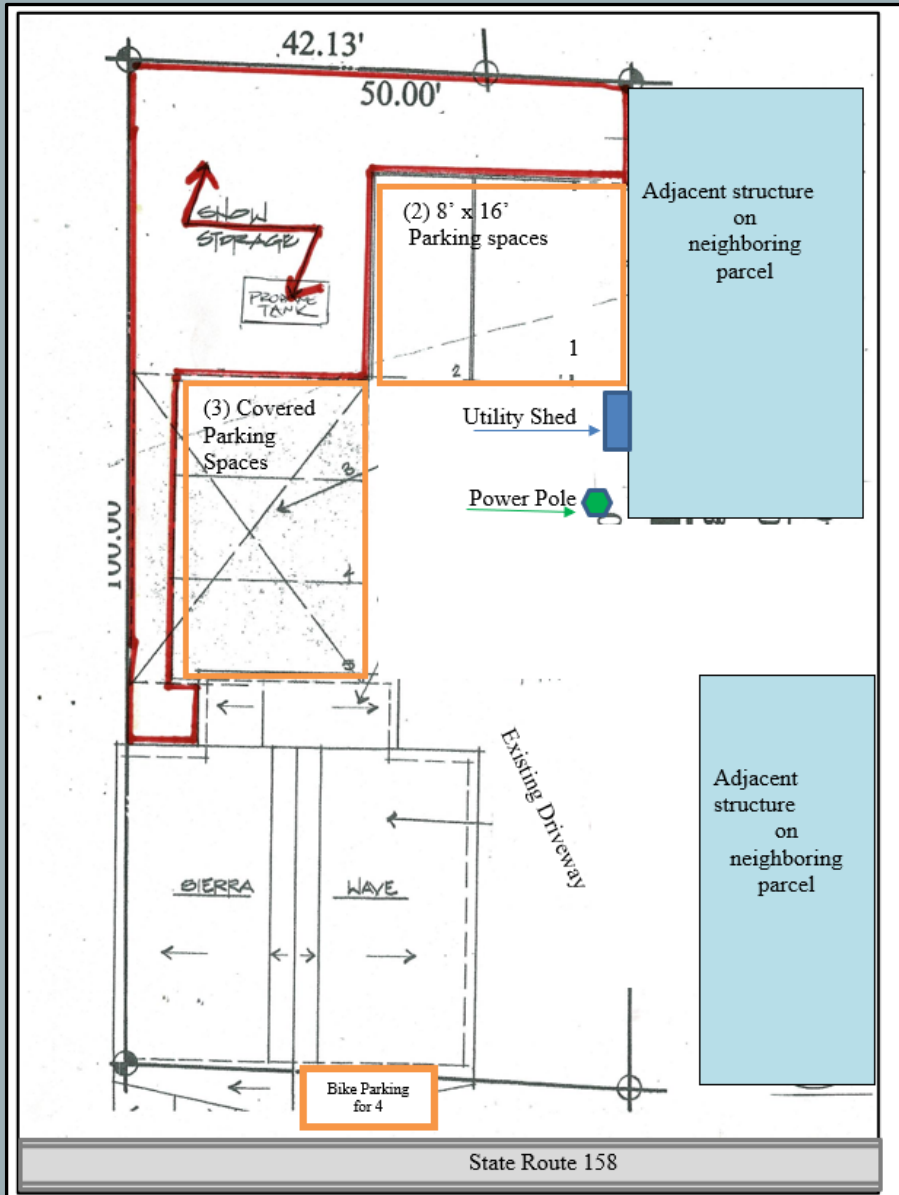
**Land Use Element
§06.090**

Required parking without management plan = 8

Required parking with management plan = 5

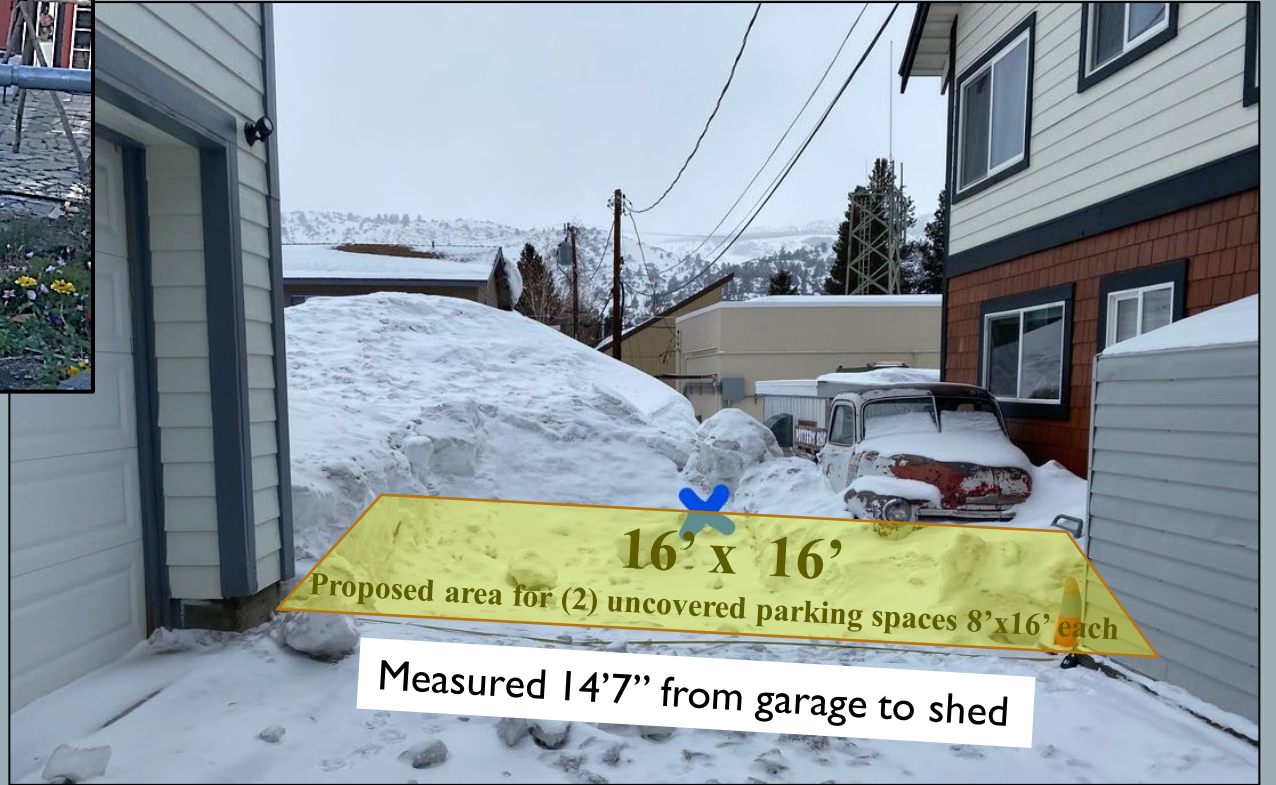
- See Table 2 in staff report.
- 40% reduction for non-overnight commercial uses
- Substitution of four bicycle parking spaces for one parking space
- Up to 40% of spaces may be an alternate size, minimum 8'x16'

Site Plan and Parking Spaces





Site Photos



Snow Removal Plan



- Applicant to remove snow using his own equipment: a CASE 1840 Uniloader.
- Snow would be removed to a nearby undeveloped parcel (APN 015-075-026) which is owned by the applicant.
- Condition #5 requires a covenant to be recorded against this property to require snow storage.
- A contract is in place to allow Caltrans to also store snow on this property.

LAND DEVELOPMENT TECHNICAL ADVISORY BOARD (LDTAC)

- LDTAC accepted the application on January 18, 2023.
- LDTAC reviewed and approved the conditions of approval on March 6, 2023.

PUBLIC NOTICING & COMMENTS

- The project was noticed in the February 25, 2023, edition of The Sheet.
- Mailers noticing the project were sent to properties within 300 feet of the subject property on February 25, 2023.
- No public comment was received as of the drafting of this presentation.

CEQA

This project is categorically exempt from CEQA because it meets the conditions of *CEQA Guideline §15301 - EXISTING FACILITIES*.

Class 1 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 existing or former use.

The project qualifies for this CEQA exemption because there is no new construction and no expansion of uses.

Use Permit Finding I:

All applicable provisions of the Land Use Designations and Land Development Regulations 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.

- Use is consistent with MCGP LUE §6.090 – Central Business Parking Districts.
- Property lines shall be surveyed to ensure parking area is on the property.
- Snow shall be removed and stored off site to provide for snow storage and maintain space for parking.

Use Permit Finding 2:

The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.

- The retail and residential uses are existing and therefore will not change the quantity and type of traffic. The two new on-site parking spaces and off-site snow storage will not change traffic.
- The property is accessed by SR 158, which is adequate for traffic.
- The off-site snow removal location has been reviewed by Public Works and Caltrans.

Use Permit Finding 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.

- The parking and off-site snow storage are an adjustment to an existing parking management plan, and provide sufficient parking in compliance with MCGP LUE §6.090 – Central Business Parking Districts.
- No new construction is proposed.
- Other nearby parcels also utilize off-site snow storage.

Use Permit Finding 4:

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

- The project is consistent with MCGP LUE Objective 13.1 and Action 13.E.1.a., which are stated in the staff report.
- The project complies with the criteria for alternations to existing nonconforming uses, buildings, and structures (MCGP LUE §34.020).

Use Permit Finding 4 / Existing Nonconforming Findings:

A. Alterations of the nonconforming use shall not be detrimental to the intent of the land use designations, objectives and policies, specified in this General Plan.

- The off-site snow storage improves the existing nonconforming situation with snow storage by providing a location for removing the snow from the property.
- The off-site location addresses both the existing nonconforming snow storage and the loss of snow storage due to the two new parking spaces.

Use Permit Finding 4 / Existing Nonconforming Findings:

B. The granting of permission to alter the nonconforming use shall not be substantially detrimental to the public health, safety or welfare or injurious to the property or improvements in the vicinity or adversely impact the surrounding properties more than the existing nonconforming use.

- The off-site snow storage reduces the potential for adverse impacts to adjacent properties by removing snow to another lot, and therefore improves public safety.

Use Permit Finding 4 / Existing Nonconforming Findings:

C. The alteration shall not increase the intensity of the use-category of the land, building or structure.

- No new construction is proposed, no existing uses are modified, and therefore the project does not increase the intensity of the uses on the land.

Use Permit Finding 4 / Existing Nonconforming Findings:

D. If the proposed alteration could generate public controversy, the Director shall refer the application to the Planning Commission for its consideration.

- No public controversy has been identified; however, the application is before the Planning Commission for a determination.

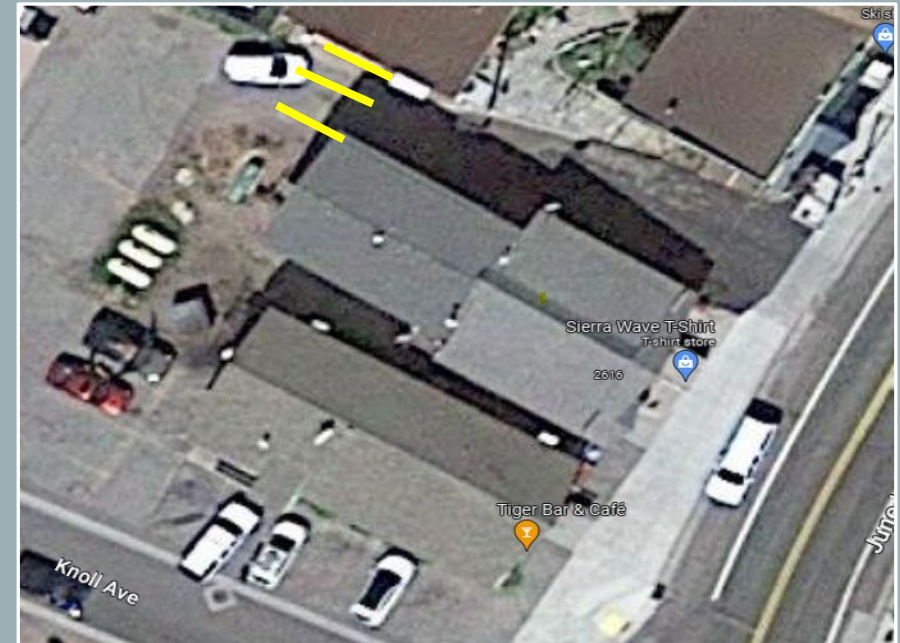
SPECIFIC CONDITIONS OF APPROVAL

- 1) The uncovered parking spaces must meet minimum dimensions of 8' wide by 16' long at all times of the year and snow must be removed from these parking spaces to provide for the parking of vehicles.
- 2) Vehicles parked in the uncovered parking spaces shall not block turning movements into the garage parking spaces.
- 3) The property lines bordering APN 015-075-004 and APN 015-075-026 must be surveyed to verify the parking spaces are entirely located on APN 015-075-005 by July 31, 2023.
- 4) The project shall comply with any Caltrans requirements.
- 5) Per MCGP LUE §48.040, a Covenant shall be recorded for off-site snow storage against the originating property, APN 015-075-005-000, and the snow storage property, APN 015-075-117-000, to ensure the availability of the snow storage lot for as long as the project exists. The Covenant shall run with the land, be in a form approved by County Counsel, and be recorded in the office of the County Recorder by July 31, 2023. The Director may issue releases from such covenants when they are no longer applicable.

CONDITIONS TO CONSIDER

Snow to be removed when accumulation is 6 inches or greater and/or when snow is falling at a rate of 1 inch / hour or greater.

Staking or fencing placed to delineate rear property line to prevent snow storage from adjacent property on the outdoor parking spaces.



QUESTIONS?