

June Lake Villager UP 22-012

April 20, 2023
Mono County
Planning Commission

*(continued from
February 16, 2023)*



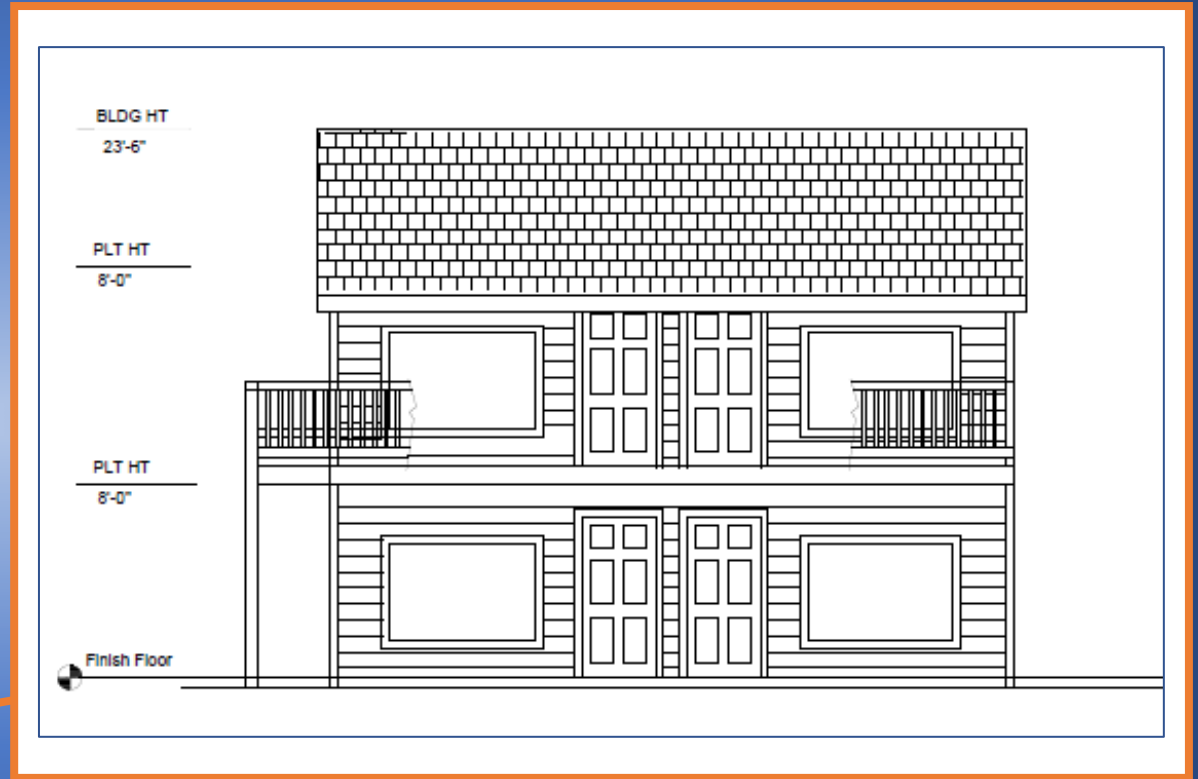
Project Description

- Replacement of one existing structure
 - Existing: 2 units, 698 sf
 - Proposed: 4 units, 718 sf
- 2640 State Highway 158, June Lake
- 0.76 acres
- Commercial (C)
- June Lake Central Business District
- (26) existing lodging units located throughout seven existing buildings
- (1) existing Manager's unit





Proposed replacement structure



Background

- June Lake Villager has been in operation since 1954.
- The existing two-unit, one-story structure proposed for demolition was built in 1963 (*Mono County Tax Assessor's Office*).
- February 2023 Planning Commission requested additional information from the applicant regarding:
 - off-site snow storage and
 - the viability of the proposed parking plan.
- Applicant revised parking plan to be compliant with Mono County General Plan (MCGP) Land Use Element (LUE) Chapter 6.

General Plan Consistency

- Land Use Designation
- Density
- Parking
- Snow Storage
- Lot Coverage
- Setbacks
- Alterations to nonconforming uses, buildings & structures

General Plan Consistency: Land Use Designation

- Commercial (C)
- Intended to provide for a wide range of uses and services for the resident and visitor...including commercial lodging and higher density housing
- Increasing the number of lodging units is subject to use permit under the C land use designation

General Plan Consistency: Density

- Maximum density allowed under C designation is 40 units/acre.
- Project site is 0.76 acres
- Maximum density allowed for property is 30 units
- Density proposed to increase from 26 units to 28 units (plus one residential unit)

General Plan Consistency: Parking

MCGP LUE Chapter 6 Parking Requirements	
(1) parking space for each lodging unit §06.030	28
(1) parking space for every two employees on largest shift §06.100	2
(2) Parking spaces for each residential unit §06.100	2
TOTAL	32
NOTES:	
<i>Must include 1 ADA space for every 25 spaces §06.040(D)</i>	<i>2 required</i>
<i>Reduced-size spaces allowed in June Lake Central Business District §06.090</i>	<i>12 allowed</i>
<i>Tandem parking can be utilized for employee parking §06.090</i>	

June Lake Central Business District

§06.090 Central Business Parking Districts:

(C) The purpose of these districts is to balance off-street parking requirements with existing community context and character, and provide flexibility in allowing alternative means of addressing parking demand to encourage more economically productive land uses.

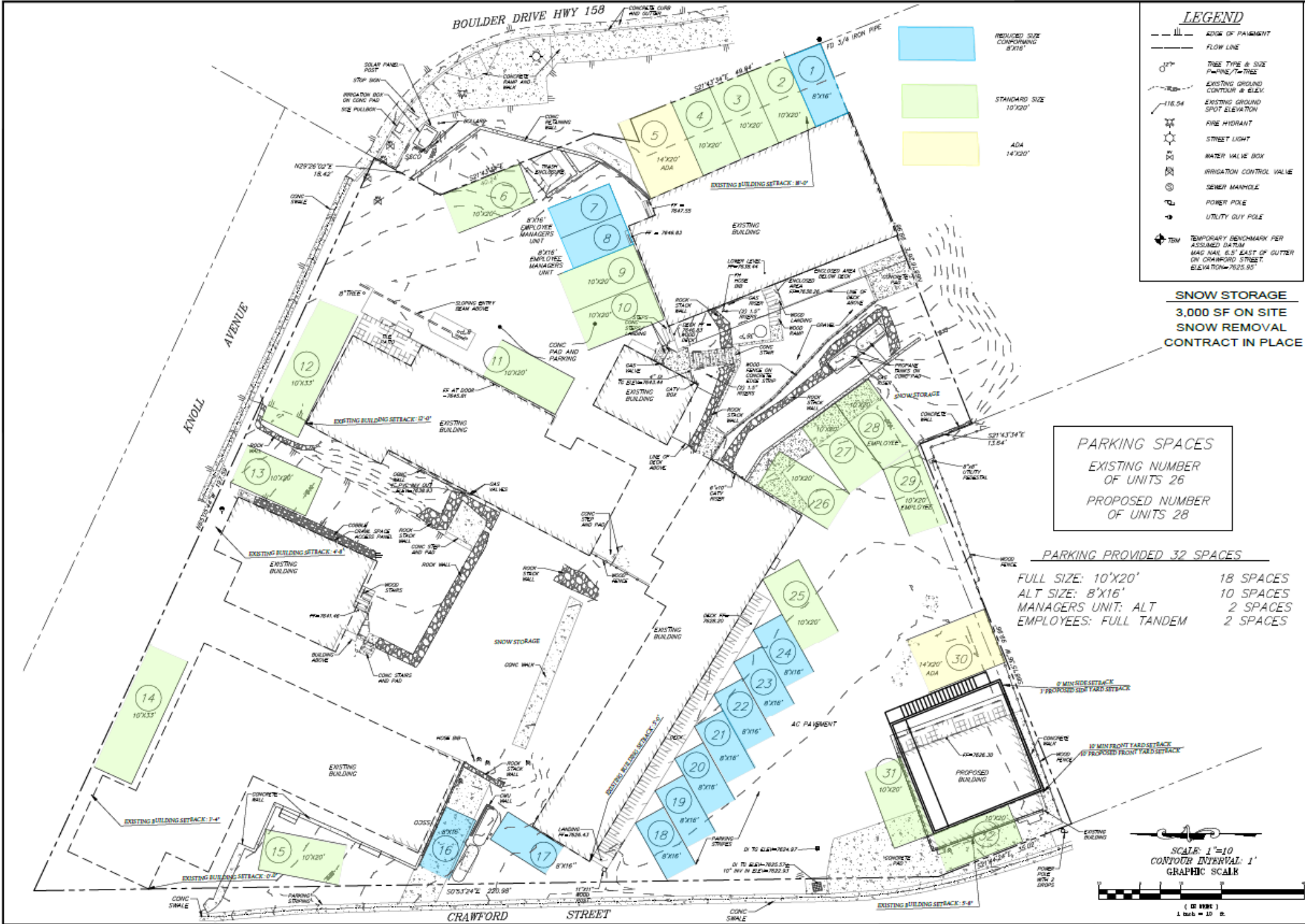
8. Alternative parking space dimensions (not less than 8' x 16' or angled equivalent) allowed for up to 40% of required spaces.

9. Tandem parking can be utilized for employee or longer-term parking requirements;

June Lake Villager Updated Parking Management Plan

Type of Spot	# of spots
Lodging Total	28
<i>Standard-Size (Lodging)</i>	16
<i>ADA (Lodging)</i>	2
<i>Reduced-Size (Lodging)</i>	10
Employee Total	4
<i>Employee Full-size Tandem</i>	2
<i>Employee Residential (Reduced-Size)</i>	2
Total Spaces Required	32
Total Planned Spaces	32

Table 1



DATE: 4-4-20
DRAWING NO. 1 OF 1

RMS GROUP
LAND DEVELOPMENT
PLANNING AND DESIGN SERVICES
BOB STRONG, P.E.
mstrong@rmsgroup.com
949.573.2135

CUP EXHIBIT
PROPOSED 4 UNIT MOTEL BUILDING
3400 HIGHWAY 158
JUNE LAKE, CA 92529

General Plan Consistency: Snow Storage

- Existing, non-conforming snow storage
- Snow removal contract currently in place, but not required
- Use permit requires snow removal contract

General Plan Consistency: Lot Coverage

- Existing, non-conforming lot coverage
- Replacement structure has 20 sf larger footprint than the existing structure
 - Approximately 0.06% increase in building coverage on lot
- No new lot coverage is proposed because the area where building coverage increases is already paved

General Plan Consistency: Setbacks

- Current structure is existing, non-conforming to the setback from the south property line.
- Replacement structure footprint will be relocated 3' north of the southern property line.
- Replacement structure will meet MCGP LUE setback requirements for Commercial land use designation.

Discussion

Existing nonconforming:

- Lot coverage
- Snow storage
- Setbacks
- Parking

MCGP Chapter 24, Nonconforming Uses, §34.010

The lawful uses of land, buildings or structures existing on the effective date of the adoption of this General Plan, when such use does not conform to the land development regulations, may be continued except as provided in this chapter.

The regulations of this chapter are intended to set standards that will not inhibit the continued and/or expanded or altered use of such properties, provided that the general intent of the provisions of the land use designations and land development standards are met, the character of the community is not adversely affected, and that wherever practical, deficiencies are mitigated.

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.

- Lot coverage
- Setbacks
- Parking
- Snow Storage

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.

- Lot coverage
- Setbacks
- Parking
- Snow Storage

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

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

LDTAC

- October 17, 2022 – Application acceptance
- February 6, 2023 – Conditions of approval reviewed

Public Noticing and Comments

- Notice of project was published in the February 4, 2023 edition of The Sheet.
- Mailers were sent to property owners within 300' of the project site.
- Public hearing was opened by the Planning Commission on February 16 and on March 16, 2023, then continued to April 20, 2023.

CEQA

Class 3 Exemption - CEQA Guideline 15303(c), New Construction or Conversion of Small Structures

- *construction and location of limited numbers of new, small facilities or structures*
- *(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area*

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

Conditions of Approval

1. Off-site snow storage is required in order to meet snow storage demand when existing on-site snow storage areas are full. An agreement with a legitimate and licensed snow removal business with authorized snow storage locations shall be valid each year as long as the project exists. Staff may request a copy of the agreement to validate this condition is met.
2. Parking spaces shall be striped and maintained in accordance with the site plan submitted for the use permit.
3. Project shall substantially comply with the site plan submitted with the use permit.

Questions?