

Mono County Community Development Department

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Planning Division

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Bridgeport, CA 93517
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NOTIC OF DECISION Director Review 21-001 La Parilla Mobile Food Vendor/Gamon

APPLICANT: Daniel A. Gamon

SUBJECT PROPERTY: 101 Crawford Avenue, June Lake, APN 015-113-065

PROPOSAL: Placement of a mobile food vendor trailer for temporary operation (fewer than 180 days).



Location of property

Pursuant to the Mono County General Plan, Chapter 31 Director Review Procedures, based upon the following findings, you are hereby notified that Director Review 21-001 has been:

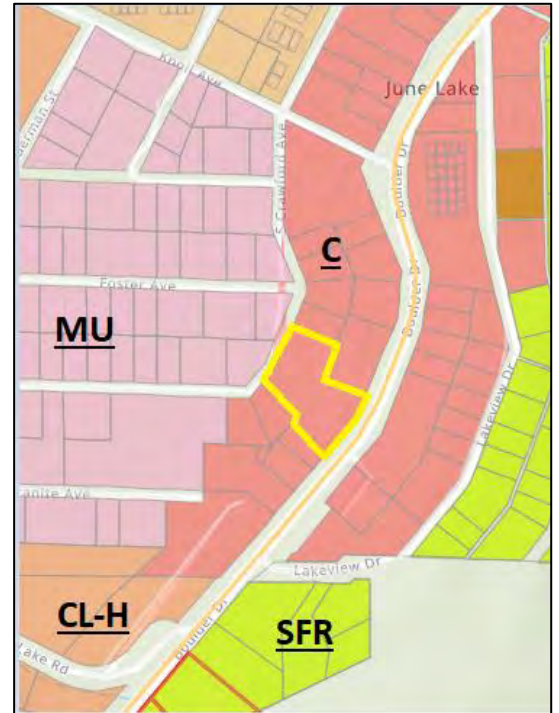
- Granted as requested.
 Granted subject to the attached Conditions of Approval.
 Denied

PROJECT DESCRIPTION

This project is located at 101 Crawford Avenue (APN 015-113-065), June Lake, and would allow the applicant to place an 8' x 20' mobile food vending trailer on the property for the purpose of conducting food sales as La Parrilla restaurant less than 180 days of the year. Sales will take place three-days per week, Monday through Wednesday, from 11:00 am to 7:00 pm. The operation will open in April and close in October, and provide to-go food orders only, and nonalcoholic, canned, and bottled beverages. During the busiest shift, a maximum of four employees will be present.

The property is 0.68 acres and designated Commercial. Adjacent properties to the northwest are designated Mixed Use and all other surrounding parcels are designated Commercial. The properties to the south (APN 015-113-054, -014, -035, and -010) are under the same ownership and are developed to compliment the June Lake Brewery operation.

This property is within the June Lake Village commercial core district. The mobile food vending trailer will comply with General Plan regulations including Section 4.340, Mobile Vendor Standards and Guidelines, and the Commercial land-use designation standards. This permit satisfies requirements of General Plan section 04.340;



Surrounding land use designations.

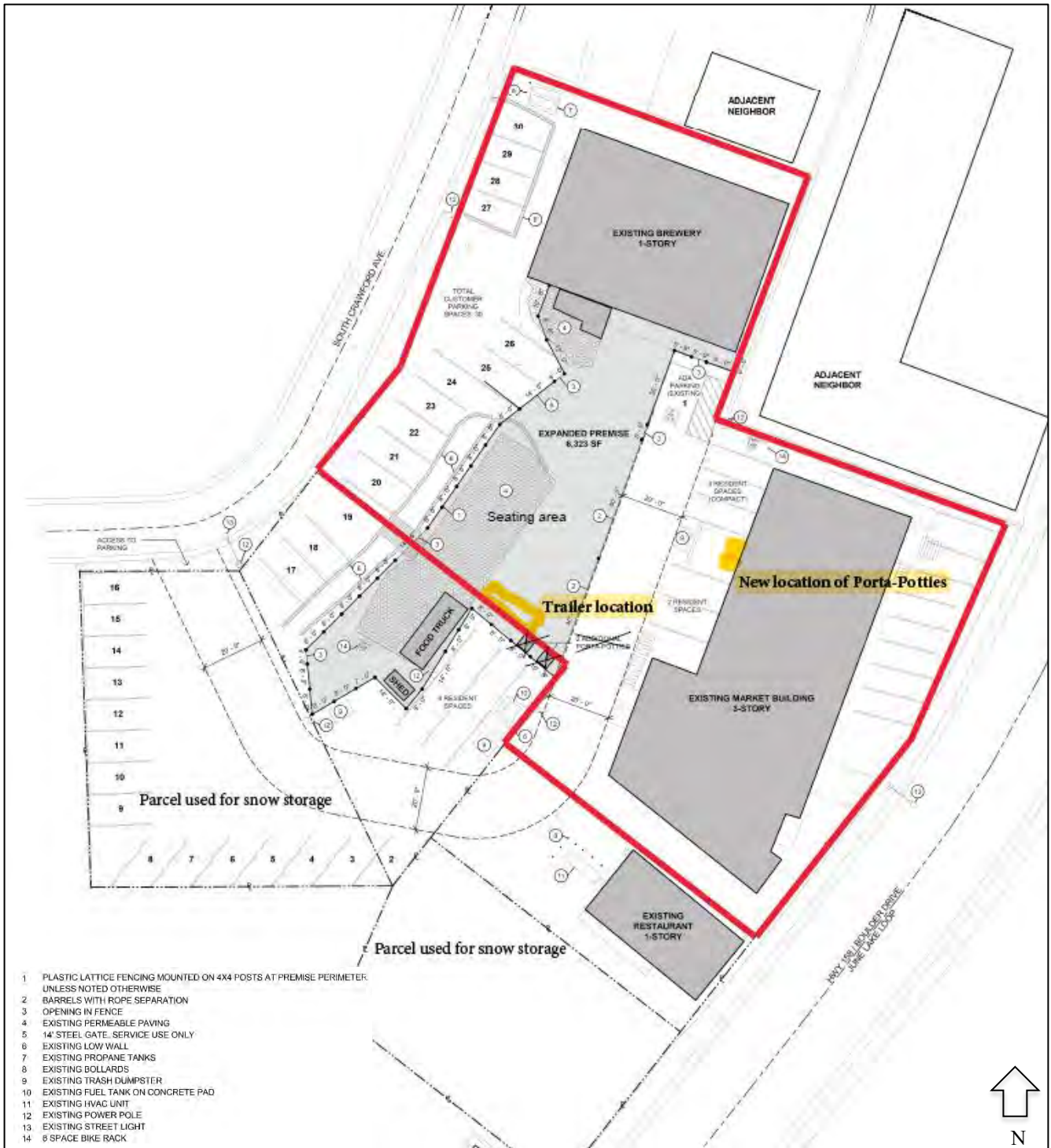
The sale of food and other retail items from a motorized vehicle or from a trailer, or from a portable unit, is permitted in Commercial land use designations. Temporary uses (i.e., fewer than 180 days) may be permitted through a Director Review or Special Event permit.

The operation will use the June Lake General Store as the commissary and has approval from the owner. Within the trailer, food will be prepared using a gas propane stove. The trailer will be equipped with two propane tanks, 30 gallons each, for cooking.



Rendering of mobile vendor trailer.

One side the trailer will contain the restaurant's logo and a QR-code for customers to scan using their phones to access the menu digitally. Orders will be taken through the service window and once the food is ready an employee will walk outside the trailer to deliver the order to the customer. The trailer will not disrupt required on-site parking spaces or patron seating.



Site Plan

BACKGROUND

The project site contains the June Lake Brewery (permitted via UP13-003 and UPM20-003, attached), the June Lake General Store, two residential apartments, and parking for the land uses. Use Permit Modification 20-003 permitted the Brewery to expand the outdoor premise while closing the indoor seating area to the public except to use the bathroom facilities. The owner voluntarily provided two Porta-Potties and will relocate these on-site outside the customer premise, emergency access lane and avoiding parking (see Site Plan above).

The adjacent property to the southwest (117 South Crawford Ave.) has the same ownership and contains Ohanas 395 mobile food vendor trailer (permitted via UP15-003), and parking for the June Lake Brewery operation. Ohanas 395 mobile food vendor was required to provide four bicycle parking spaces and zero vehicle parking spaces. An easement on the parcel was also required for the purpose of providing parking spaces to June Lake Brewery. Off-site snow storage for the project site was approved in Use Permit Modification 20-003 and will not be impacted in approving this project. A recorded easement for snow storage is required on the adjacent properties, APN 015-113-014 and 015-113-010.

A 20' wide access lane from South Crawford Avenue provides emergency vehicle access to the June Lake General Store and residential units, and access to the ADA parking space. This project shall not block the access lane. Use Permit Modification 20-003 also requires an easement to be recorded against adjacent properties APN 015-113-014, 015-113-054, and 015-113-035 for the purpose of providing the emergency access lane/ADA access lane for as long as the project or residences exist unless an alternative, approved lane is created.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

LDTAC met on April 5, 2021, to accept the application for processing and on May 17 to review the final conditions. No public comments were received.

DIRECTOR REVIEW FINDINGS

Under Mono County General Plan, Land Use Element, Chapter 31.030, the Community Development Department Director may issue a Director Review permit after making all the following findings:

1. *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.*

Mobile food vending is permitted in Commercial land use designations and when the use is temporary (fewer than 180 days) it may be permitted through a Director Review permit (GP 04.340).

The location of the trailer meets the Commercial LUD setbacks; the front setback is 10', the side-yard setback is 0' and rear is 5'.

The parcel meets development standards and contains a primary use, however total lot coverage currently exceeds the maximum allocations of 70%. The placement of this trailer does not increase lot coverage and the proposed footprint is already accounted for in the existing total calculation.

The project meets standards established in General Plan section 04.340, *Mobile Vending Standards and Guidelines*. All application materials required in this section have been provided. The project will comply with applicable Building Code, California Health and Retail Code, and Mono County Environmental Health regulations. The June Lake Fire Protection District has reviewed and approved the project. Vending will not occur in or block the existing fire lane. The project will operate in compliance with County Code Chapter 10.16 (Noise Regulation) for commercial uses – noise levels shall not exceed 65 dBA at all times. The applicant will utilize the existing on-site bear-proof waste and recycling containers for trash generated by the business, and a fire extinguisher shall be kept with the trailer at all times.

Additional on-site parking spaces are not required. The operation will have a maximum of four employees. Impacts to parking will not be significant because the business will operate less than 180 days, between April through October. The business is to-go food only and will not install additional seating at the site. This project will complement the existing operation, June Lake Brewing, where seating and parking has been memorialized in UPM 20-003. During summer months June Lake Brewery provides surplus parking spaces on the adjacent property APN 015-113-014. These spaces may be used as needed by staff without impacting the parking requirements for the existing operation.

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 site is adequate to carry the quantity and kind of traffic generated by the proposed use. The site is established for commercial purposes. The operation may generate additional traffic Monday-Wednesday, however the site and streets are adequate to accommodate the potential increase of use on these days similar to Thursday-Sunday.

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 proposed operation will not be detrimental to the public welfare or injurious to property or improvements in the area. The project will not significantly impact traffic or circulation needs. The land use standards and noise standards are met, and the project has approval from the June Lake Fire Department. The project site is within the June Lake Village's commercial core which is intended to support a variety of business types.

4. *The proposed use is consistent with the map and text of this General Plan and any applicable area plan.*

The proposed use supports the existing commercial activity on the property and is consistent with the General Plan and June Lake Community Plan, as listed below. The proposed operation provides a local business-owner the opportunity to vend without expanding outside of the June Lake Village commercial core. The operation is complimentary to and compatible with the existing commercial use of the property.

Mono County General Plan, Countywide Land Use Policies

Objective 1.A. Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of public facilities and services.

Policy 1.A.1. Contain growth in and adjacent to existing community areas.

Objective 1.E. Provide for commercial development to serve both residents and visitors.

Policy 1.E.1. Concentrate commercial development within existing communities.

Policy 1.E.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.

Objective 1.I. Maintain and enhance the local economy.

The project supports an existing commercial use within an established commercial area.

Mono County General Plan, June Lake Community Plan Policies

Objective 13.B. Promote well-planned and functional community development that retains June Lake's mountain-community character and tourist-oriented economy

Objective 13.C. Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.

Policy 13.C.1. Encourage compatible development in existing and adjacent to neighborhood areas.

Action 13.C.1.b. Encourage compatible infill development in the Village and Down Canyon areas

Objective 13.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.

The project supports infill activity within the community to support June Lake's community character and tourist-oriented economy.

5. *The improvements indicated on the development plan are consistent with all adopted standards and policies as set forth in the Land Development Regulations, this General Plan and any applicable area plan.*

The project is consistent with adopted polices for the June Lake community and standards of the Commercial land use designation and General Plan section 04.340, *Mobile Vendor Standards and Guidelines*.

6. *The project is exempt from the California Environmental Quality Act (CEQA).*

The project qualifies for a categorical exemption under CEQA Guideline 15301, Class 1, 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 use beyond that existing at the time of the lead agency's determination.

The proposed project falls within a Class 1 exemption because the project site already contains a commercial operation, and the addition of a temporary mobile food vendor trailer is a negligible land alteration. The trailer will be parked in a location that was previously developed for parking.

CONDITIONS OF APPROVAL

DR 21-001 is issued with the following conditions:

1. The mobile food vending operation shall take place for a maximum of 180-days. The first day of sales shall start the 180-day period. In no circumstances shall the business operate past November 1.
2. The mobile food vending trailer shall be located as designated by the applicant's site plan and affirmed within this report. Relocating the trailer will require a new Director Review Permit to be issued.
3. Noise generation shall comply with the Mono County General Plan Noise Element and Mono County Code, Chapter 10.16.
4. A fire extinguisher shall be kept with the trailer at all times.
5. The operation shall not block or interfere with the existing emergency access lane.
6. Any power cords or drainage pipes pertaining to the vending operation shall not create a potential hazard for passersby.
7. The project shall comply with Mono County Building Division, Public Works Department, and Environmental Health Department requirements.
8. Termination. A Director Review shall terminate, and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
 - A. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in compliance with the terms of the Director Review.
 - B. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
 - C. No extension is granted as provided in Section 31.080.
4. Extension: If there is a failure to exercise the rights of the Director Review within two years of the date of approval, the applicant may apply for an extension for an additional one year. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. Conditions of Approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews approved concurrently with a tentative parcel or tract map; in those cases, the approval period(s) shall be the same as for the tentative map.
5. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the Director Review or the violation by the owner or tenant of any provision pertaining to the premises for which such Director

Review was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

This Director Review permit shall become effective 10 days following the issuance of the Director's decision. This decision may be appealed within 10 days by filing a written notice of appeal with the secretary of the Planning Commission. If an appeal is filed, the permit will not be issued until the appeal is considered and the Planning Commission renders a decision.

PREPARED BY: Michael Draper, Planning Analyst

DATE OF DECISION: May 12, 2021

SIGNED: *Wendy Sugimura*
Wendy Sugimura, Community Development Director

Enclosed:

Attachment A: Previously approved permits for the property.

Attachment B: June Lake Fire Department approval letter.

Attachment C: Site Plan

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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

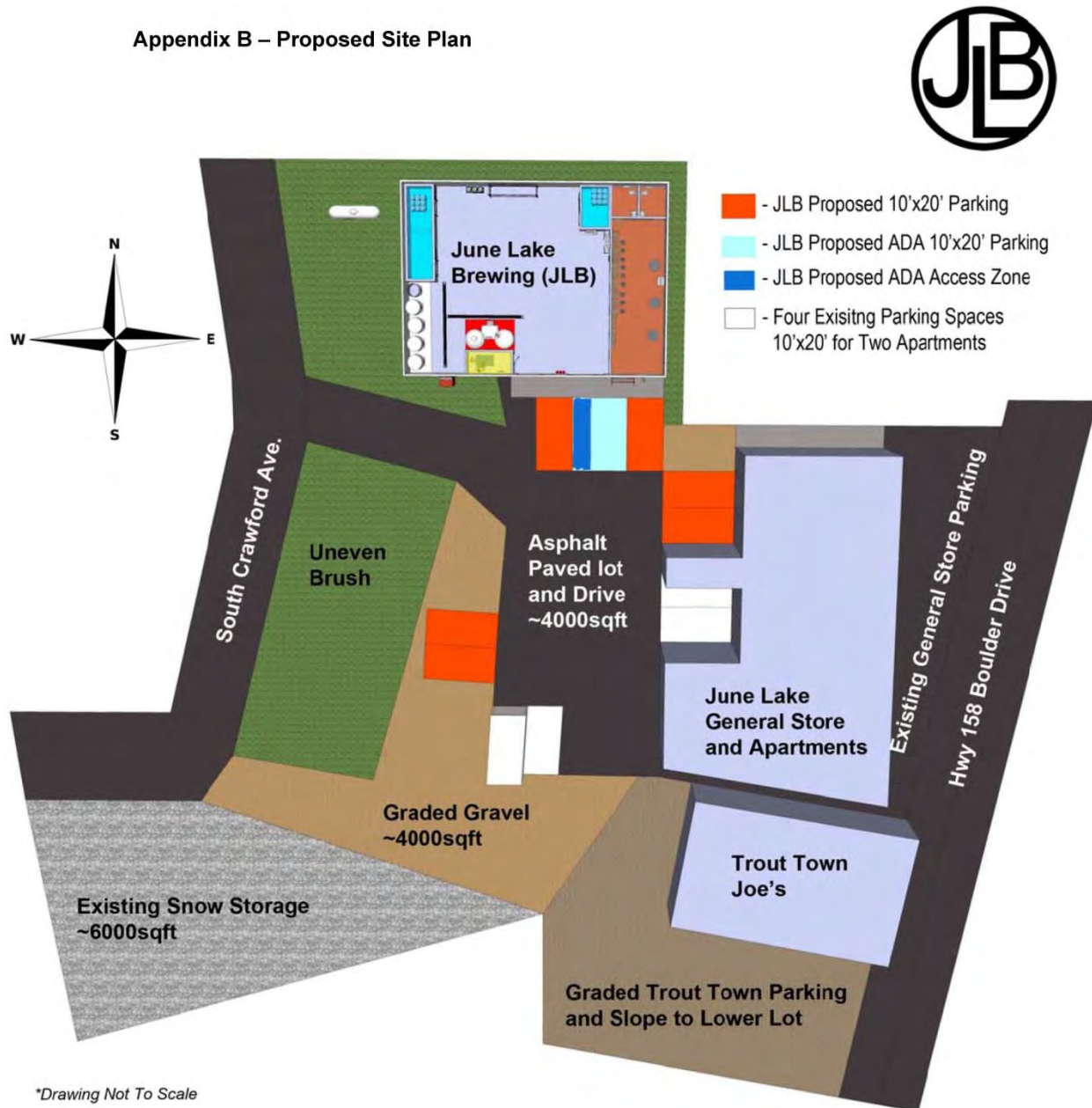
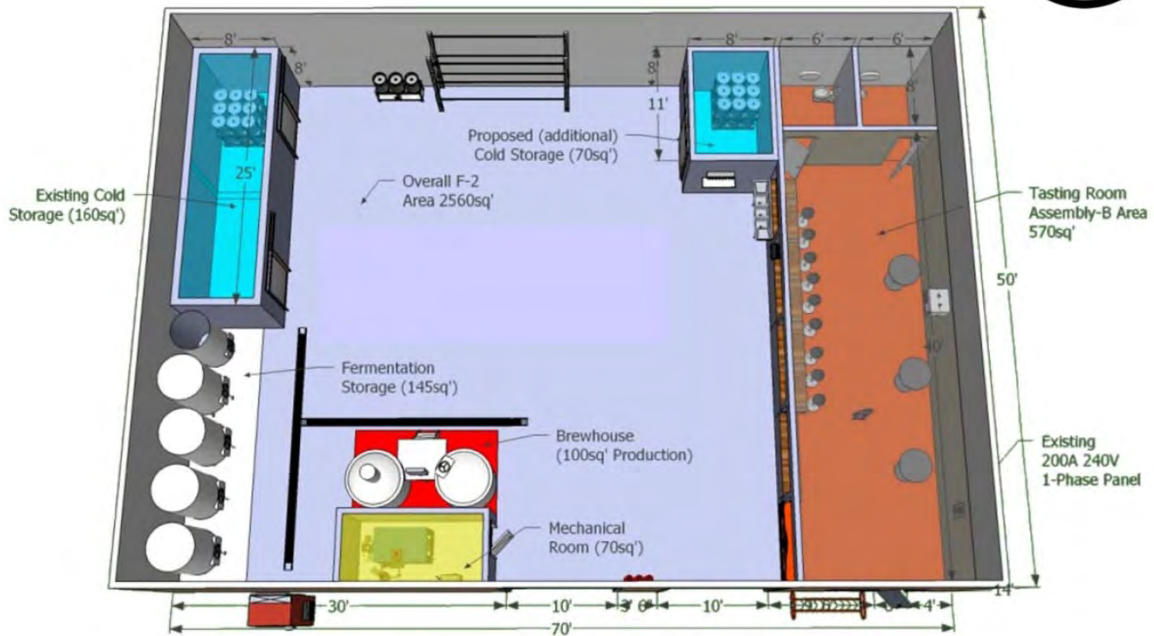


FIGURE 3: FLOOR PLAN

Appendix A – Proposed Floor Plan



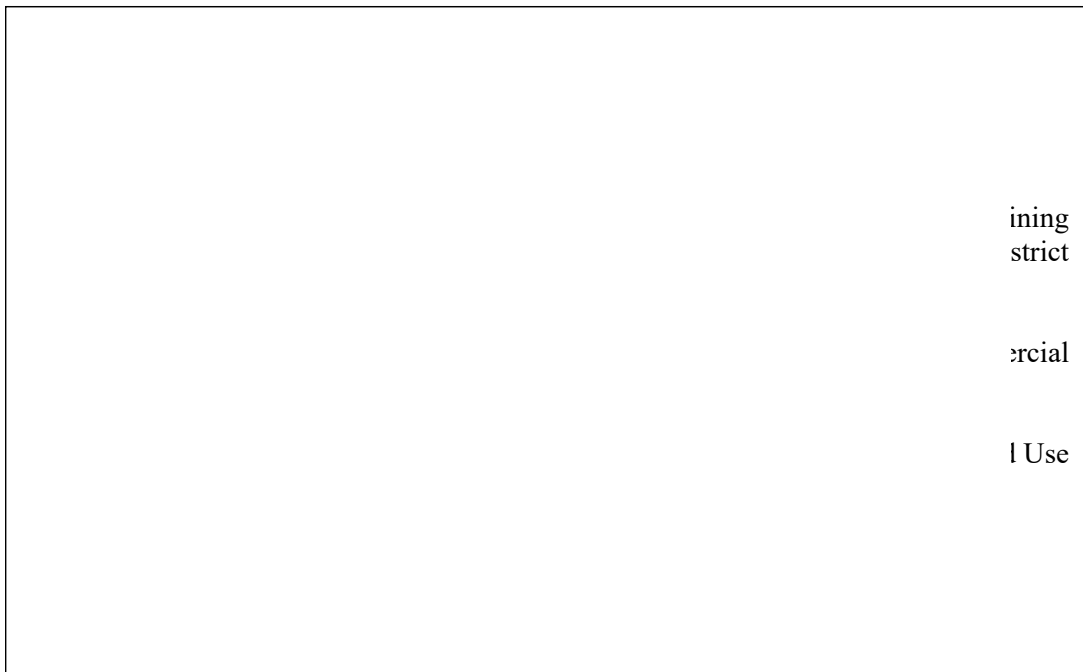
Proprietary and confidential, all rights reserved June Lake Brewing© 2013



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.

Mono County Community Development

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
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Planning Division

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

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

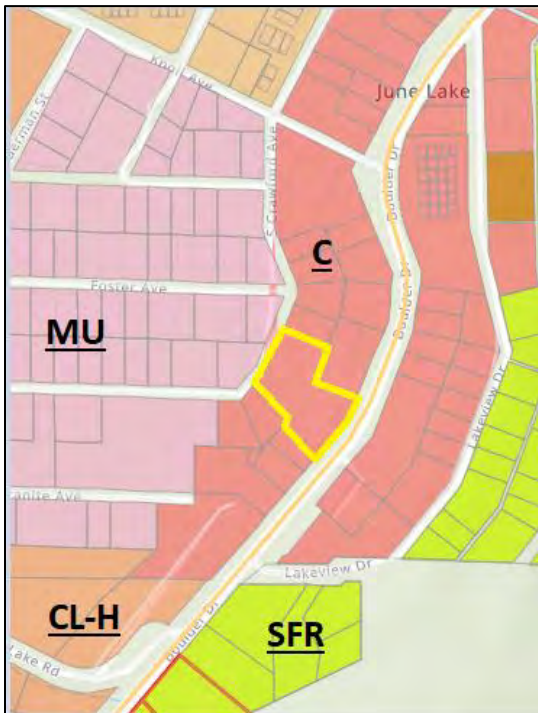


FIGURE 3: SITE PLAN



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.

Attachment B

Michael Draper

From: J Baldwin <capt3410@gmail.com>
Sent: Thursday, April 22, 2021 12:48 PM
To: Michael Draper
Subject: Re: JL Brewing new food trailer

[EXTERNAL EMAIL]

Hey Michael,

Thanks for sending me this. I am aware of the additional food truck. Parking was my concern but that seems to have been addressed. I have reviewed the placement of the new trailer as well. The June Lake FPD has no additional concerns with this addition.

Have a nice weekend.

Juli Baldwin
June Lake Fire Protection District
760-914-1836

On Apr 22, 2021, at 12:35 PM, Michael Draper <mdraper@mono.ca.gov> wrote:

Hi Juli,

June Lake Brewing is proposing a second mobile food vendor trailer for their site. This one will operate temporarily (April – October), Monday-Wednesday from 11 am – 7 pm, when Ohanas is not open. The trailer will contain 2, 30 gallon propane tanks for cooking food and the commissary will be in the June Lake General Store. They are required to have fire extinguishers at all times. The trailer is 8' x 20'.

Similarly to Ohanas, they will not be required to provide additional parking as their employees will walk to work and their service will be to-go only. A Condition of Approval will be to keep clear the emergency access lane from Crawford into the site.

The permit is being issued under a Director Review permit (no public hearing or Planning Commission determination) per General Plan regulations:

04.340 Mobile Vendor Standards and Guidelines The sale of food and other retail items from a motorized vehicle or from a trailer, or from a portable unit, is permitted in Commercial land use designations. Temporary uses (i.e., fewer than 180 days) may be permitted through a Director Review or Special Event permit.

Included in this section is a requirement to comply with the local Fire Protection District.

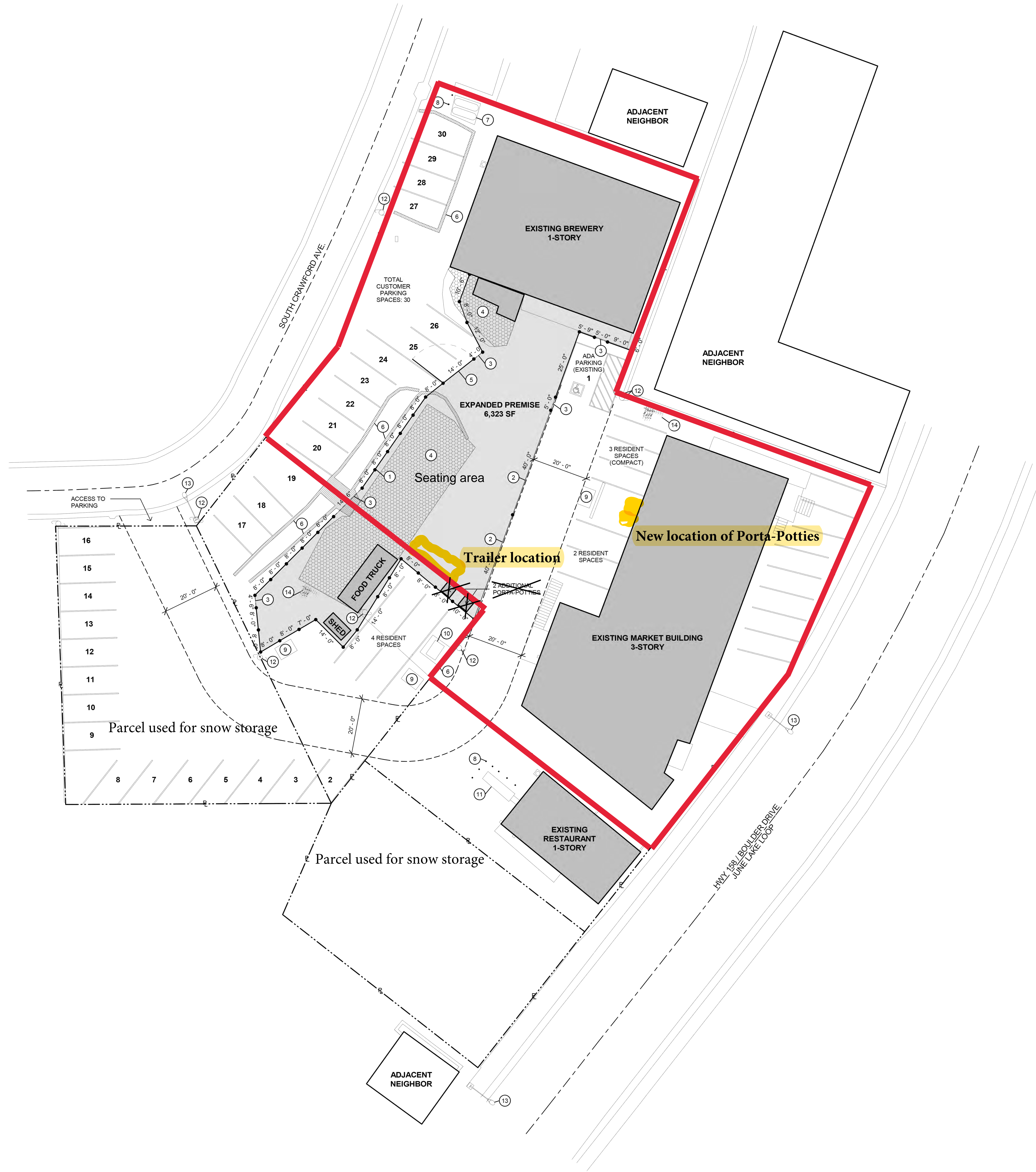
The application shall be sent to the applicable Fire Protection District for a compliance review prior to permit approval.

I've attached a site plan for your review. Please let me know if you'd like any other information.

Thank you!

Michael Draper
Mono County Planning Analyst II
Community Development Department
PO Box 347
1290 Tavern Road
Mammoth Lakes, CA 93546
760-924-1805

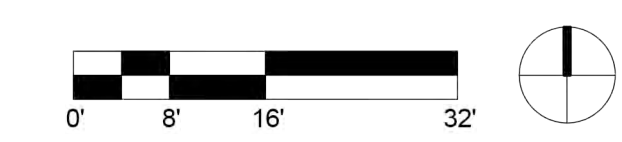
<4.21_La_Parrilla_and_Bathroom_Location.pdf>



1. ALL DIMENSIONS ARE TO FACE OF STRUCTRE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL PARKING SPACES TO BE STANDARD SIZE 10' x 20' UNLESS OTHERWISE NOTED
5. ALL COMPACT PARKING STALLS TO BE 8' x 16' MINIMUM

GENERAL PLAN NOTES
NOT TO SCALE 3

- 1 PLASTIC LATTICE FENCING MOUNTED ON 4X4 POSTS AT PREMISE PERIMETER UNLESS NOTED OTHERWISE
- 2 BARRELS WITH ROPE SEPARATION
- 3 OPENING IN FENCE
- 4 EXISTING PERMEABLE PAVING
- 5 14' STEEL GATE, SERVICE USE ONLY
- 6 EXISTING LOW WALL
- 7 EXISTING PROPANE TANKS
- 8 EXISTING BOLLARDS
- 9 EXISTING TRASH DUMPSTER
- 10 EXISTING FUEL TANK ON CONCRETE PAD
- 11 EXISTING HVAC UNIT
- 12 EXISTING POWER POLE
- 13 EXISTING STREET LIGHT
- 14 8 SPACE BIKE RACK



PREMISE PLAN
1/16" = 1'-0" 8

1 PREMISE PLAN NOTES
NOT TO SCALE 4



2517 24th St.
Santa Monica, CA 90405
jpaama@rnda.com
767.225.5192
rnda.com
R-N
D+A
RODRIGUEZ-NOYOLA DESIGN + ARCHITECTURE

JUNE LAKE BREWING
June Lake, CA 93529
CONFIDENTIAL: This document is confidential and privileged. Unauthorized use is strictly prohibited.

PREPARED FOR:
June Lake Brewing
June Lake, CA 93529
760.017.1738

PREMISE PLAN

JULY / 22 / 2020

20003.00

A1.01






DR21-001_5.11.21

Final Audit Report

2021-05-13

| | |
|-----------------|--|
| Created: | 2021-05-11 |
| By: | Michael Draper (mdraper@mono.ca.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAG0XfLT_lubF5CB3o6IkN5VzMG_76xye4 |

"DR21-001_5.11.21" History

-  Document created by Michael Draper (mdraper@mono.ca.gov)
2021-05-11 - 10:11:56 PM GMT- IP address: 162.252.88.209
-  Document emailed to Wendy Sugimura (wsugimura@mono.ca.gov) for signature
2021-05-11 - 10:12:32 PM GMT
-  Email viewed by Wendy Sugimura (wsugimura@mono.ca.gov)
2021-05-12 - 1:08:04 AM GMT- IP address: 162.252.90.161
-  Document e-signed by Wendy Sugimura (wsugimura@mono.ca.gov)
Signature Date: 2021-05-13 - 9:27:17 PM GMT - Time Source: server- IP address: 162.252.90.161
-  Agreement completed.
2021-05-13 - 9:27:17 PM GMT

