

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

AMENDED SPECIAL MEETING AGENDA

October 17, 2024 – 9:00 a.m.

Bridgeport Board Chambers
2nd floor County Courthouse
278 Main Street
Bridgeport, CA 93517

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means. Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Mammoth Teleconference Location -Dana Room, Second Floor, Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546.

2. Joining via Zoom

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/83026460452>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 830 2646 0452 To provide public comment (at appropriate times) during the meeting, press the “Raise Hand” hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter Webinar ID: 830 2646 0452

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

**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 September 19, 2024. (pg. 1)

B. Review and adopt amended minutes from July 18, 2024 (pg. 4)

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

4. PUBLIC HEARINGS

- A. 9:00 am Continuation of UP 24-003** The applicant has requested a continuation of this public hearing to the November 21, regular meeting of the Planning Commission. The Use Permit would allow for installation of an overhead power line across Highway 6 to a parcel in Benton (APN 024-290-001). *Staff: Olya Egorov*
- B. 9:05 am Consider approval of Use Permit 24-004 (Morgan)- Amended.** Applicant is seeking a use permit to allow for vacation home rentals at 2705 Highway 158 in June Lake (APN: 015-086-015-000). The parcel is 0.11 acres and has a land use designation of Commercial (C). The project qualifies for a statutory exemption under CEQA §15301 (Existing Facilities). *Staff: Aaron M. Washco (pg. 6)*
- C. 9:20 am Consider whether the acquisition of 158 Kingsley Street in Bridgeport conforms with the Mono County General Plan.** The Mono County Behavioral Health department is looking to purchase a commercial parcel with one structure and four office/retail units for use as a Wellness Center. The property is located at 158 Kingsley Street, Bridgeport, CA 93517 (APN: 008-134-014-000), 0.17 acres, and has a land use designation of Commercial (C). The project qualifies for a CEQA exemption under §15301 (Existing Facilities). *Staff: Robin Roberts and Aaron M. Washco (pg. 23)*

5. REPORTS

- A. Director (pg. 102)
B. Commissioners

6. INFORMATIONAL/ CORRESPONDENCE

7. **ADJOURN** to the Scheduled Special Meeting on November 21, 2024, at 9:00 am.

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 (1290 Tavern Rd, Mammoth Lakes, CA 93546). 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 hwillson@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 Minutes

September 19, 2024 – 9:00 a.m.

COMMISSIONERS: Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush, Jora Fogg

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Aaron Washco, planning analyst; Erin Bauer, planning analyst; Olya Egorov, planning analyst; Emily Fox, County Counsel; Erin Bauer, planning analyst; Dustin LeBrun, Code Compliances

PUBLIC: Garrett Higerd, Martha, Mike Gehringer, Scott Agee

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE** Meeting called to order at 9:02 am and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - No public comment.
3. **MEETING MINUTES**
 - A. Review and adopt minutes of July 18, 2024.
Motion: Approve the minutes from meeting on July 18, 2024, as presented.
Robertson motion; Lizza second.
Roll-call vote – Ayes: Fogg, Bush, Lizza, Robertson, Lagomarsini.
Motion Passes 5-0.
4. **PUBLIC HEARINGS**
 - A. **Consider Approving Use Permit Modification 24-001** allowing the Church on the Mountain to expand occupancy through the addition of a 940-sf modular classroom to the existing church and school complex at 384 South Landing Road in Crowley Lake (APN 060-210-021-000). Parcel is 2.15 acres and designated (PF) for Public and Quasi-Public Facilities. Proposed as a Categorical Exemption under CEQA guideline 15303(c), new construction or conversion of small structures. *Staff: Erin Bauer*
 - Bauer gave a presentation and answered questions from the Commission.
 - Public Hearing opened at 9:32 a.m.
 - Applicant gave a comment and answered questions from the Commission. No public comments received.
 - Public Hearing closed at 9:56 a.m.

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Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant. The Commission requested that the following conditions be added to the Conditions of approval:
 - 4. The Applicant shall not concurrently program church assemblies at the same time as K-12 school classes, except in the case of an approved Special Event (see Condition #6).
 - 6. Compliance with Special Events requirements (Mono County Code Chapter 5.50) may be required.
 - 7. Compliance with Fire Safe prescriptive measures, including eliminating the south window and adding WUI siding, that were the basis of CalFire's approval to reduce the 30' setback.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA guideline 15303(c), new construction or conversion of small structures, and instruct staff to file a Notice of Exemption, make the required findings as contained in the project staff report and approve Use Permit Modification 24-001, subject to attached conditions.

Lizza motion; Robertson second.

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

Motion Passes 5-0.

B. Consider denial of UP 24-003 allowing for installation of an overhead power line across Highway 6 to a parcel in Benton (APN 024-290-001). The parcel is designated for Rural Residential (RR) and is 8.39 acres in size. The proposed use for the parcel is residential. A disapproved project is statutorily exempt from CEQA (§15270). *Staff: Olya Egorov*

- Calloway addressed the Commission with the request from the applicant to continue the public hearing to the next meeting.
- Public Hearing opened at 9:59 a.m.
- Applicant gave a comment and answered questions from the Commission. Staff provided responses and information to the Commission. No public comments received.
- Public Hearing continued at 10:32 am to October 17, 2024 at 9 a.m.

5. REPORTS

A. Director

- Sugimura addressed the provided directors report and answered questions from the Commission.

B. Commissioners

- Commissioner Fogg reported that she is not available for the October meeting.

6. INFORMATIONAL/ CORRESPONDENCE

7. **ADJOURN at 10:40 am** to the Scheduled Special Meeting on October 17, 2024, at 9:00 am.

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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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Adopted Minutes-Amended

July 18, 2024 – 9:00 a.m.

COMMISSIONERS: Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush, absent: Jora Fogg
STAFF: Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Aaron Washco, planning analyst; Emily Fox, County Counsel; Erin Bauer, planning analyst;
PUBLIC: Brad Wilson

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE** Meeting called to order at 9:02 am and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - No public comment.
3. **MEETING MINUTES**
 - A. Review and adopt minutes of June 20, 2024.
Motion: Approve the minutes from meeting on June 20, 2024, as presented.
Bush motion; Robertson second.
Roll-call vote – Ayes: Bush, Lizza, Robertson, Lagomarsini. Absent Fogg.
Motion Passes 4-0 with 1 absent.
4. **PUBLIC HEARINGS**
 - A. **Consider Approving Variance 24-002** allowing for a reduced front yard setback from 20 feet to 5 feet for the development of a single-family home on a vacant lot on Bruce Street in the June Lake Village. APN (015-060-024-000) *Staff: Erin Bauer*
 - Bauer gave a presentation and answered questions from the Commission.
 - Public Hearing opened at 9:25 a.m.
 - Applicant gave a comment and answered questions from the Commission.
 - **Four written Comments were received and distributed to the Commission prior to the start of the meeting.**
 - **No verbal public comments were received during the meeting.**
 - Public Hearing closed at 9:31 a.m.

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COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA guideline 15303(a) and direct staff to file a Notice of Exemption; and adopt the findings contained in the staff report and approve Variance 24-002 to allow for a five (5) foot front yard setback at APN 015-060-024-000 on Bruce Street in June Lake.

Lagomarsini motion; Lizza second.

Roll-call vote – Ayes: Bush, Lizza, Robertson, Lagomarsini. Absent: Fogg.

Motion Passes 4-0 with 1 absent.

5. REPORTS

A. Director

- Assistant Director Calloway highlighted a few projects and answered questions from the Commission.

B. Commissioners

- Commissioner Lizza and Commissioner Bush provided a report.

6. INFORMATIONAL/ CORRESPONDENCE

7. **ADJOURN at 9:48** to the Scheduled Special Meeting on August 15, 2024, at 9:00 am.

Mono County Community Development Department

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Planning Division

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Revised Staff Report – revisions on pages 5 and 9 are shown in track changes

October 17, 2024

To: Mono County Planning Commission

From: Aaron M. Washco, Planning Analyst

Re: Use Permit 24-004/Morgan

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA Guidelines §15301 and instruct staff to file a Notice of Exemption;
2. Make the required findings as contained in the project staff report; and
3. A. Approve Use Permit 24-004 subject to Conditions of Approval.

OR

3. B. As contained in the staff report, determine that the required use permit findings cannot be made and disapprove the project. Disapproval of a project is a Statutory Exemption under CEQA Guidelines §15270.

BACKGROUND

The proposal is for use of a single-family residence as a transient rental at 2705 Highway 158 in June Lake (APN 015-086-015), which is currently in escrow with the sale contingent on obtaining approval for transient rentals. Transient rentals are defined as rentals of less than 30 consecutive days in a non-residential land use designation. The parcel is designated Commercial (C). The intent of the C Land Use Designation (LUD) is to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions. The C LUD allows for transient rentals, historically subject to Director Review; however, on April 16, 2024, the Mono County Board of Supervisors adopted Resolution R24-038 which states, in part, that “[s]hort-term rental projects are controversial, and therefore any such proposed project application that may be subject to a Director Review Permit shall be elevated to a Use Permit pursuant to General Plan Land Use Element (GP LUE) §31.010.” As such, this transient rental application has been elevated to a Use Permit.

The 2,308-square foot residence is a four-story, three-bedroom unit. Two 9’ x 20’ garage parking spaces are provided with access from Highway 158. The rental is allowed a maximum

of eight overnight guests. The project is subject to the standards set forth by Chapter 26, Transient Rentals, and will also require a Vacation Home Rental Permit, business license, and transient occupancy tax certificate if approved by the Planning Commission.

Figure 1: Location of project, 2705 Highway 158, June Lake



LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)

The LDTAC met September 4, 2024, to review and accept the application for processing. Conditions of approval were reviewed and approved at the October 7, 2024, meeting.

NOTICING

The project was noticed in the October 5, 2024, edition of The Sheet. Notices were also mailed October 2, 2024, to property owners within 300' of the site. No comments were received at the time of publishing this staff report.

GENERAL PLAN CONSISTENCY

As noted, the General Plan Land Use Designation for this property is Commercial (C). According to the Mono County General Plan, the intent of the C LUD is to provide for a wide range of uses

and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions. Transient rentals are allowed under the C LUD, traditionally subject to Director Review, but are presently being escalated to Use Permit at the direction of the Mono County Board of Supervisors. Further, the proposed project is consistent with June Lake Area Plan policies contained in the GP LUE. The sections below from the Mono County General Plan support the development of commercial services in the community of June Lake.

The project is consistent with both Countywide Land Use Policies and June Lake Area Plan policies.

MONO COUNTY LAND USE ELEMENT, Countywide Land Use Policies

Objective 1.E

Provide for commercial development to serve both residents and visitors.

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

Action 1.E.1.a: Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.

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.

Action 1.E.2.a. Orient new commercial development in a manner that promotes pedestrian use. Avoid strip commercial development.

JUNE LAKE AREA PLAN POLICIES

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.

Goal 14. *Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.*

PARKING

Parking is required to meet the standard of two full-size, 9' x 20' spaces for single-family residences. Currently, two garage parking spaces of adequate size are available on the property, as shown in Figure 2. A third vehicle can likely fit in the remaining garage space; however, that space does not meet Mono County's minimum dimensions of 9' x 20'. Off-site parking is prohibited.

Figure 2: Parking Diagram

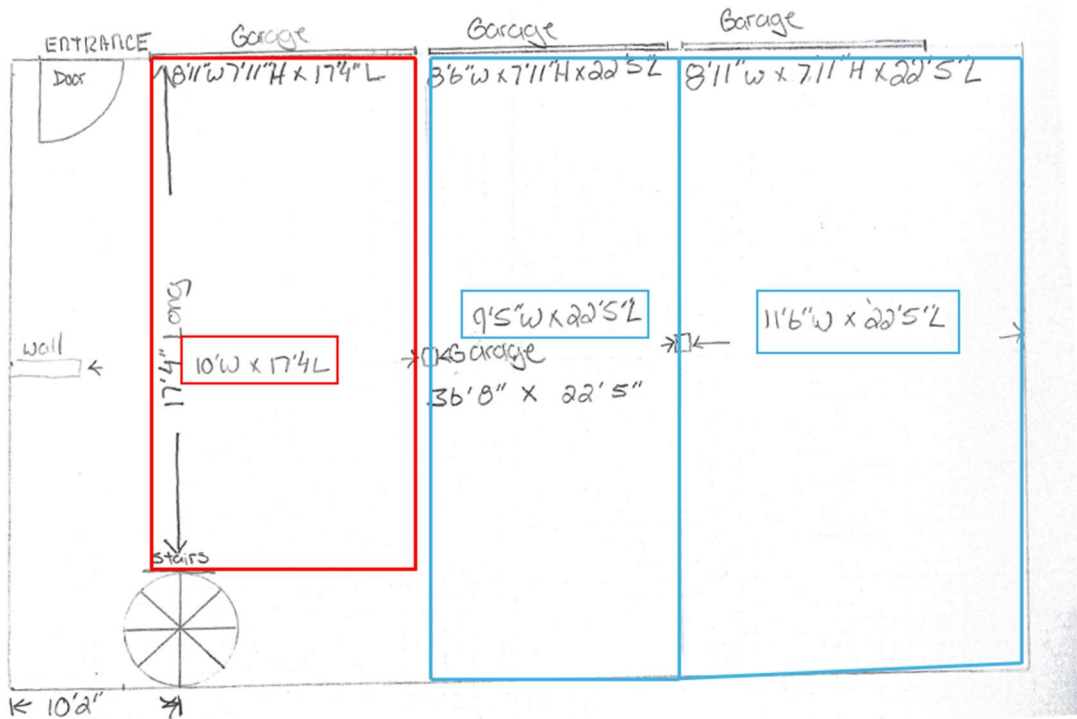
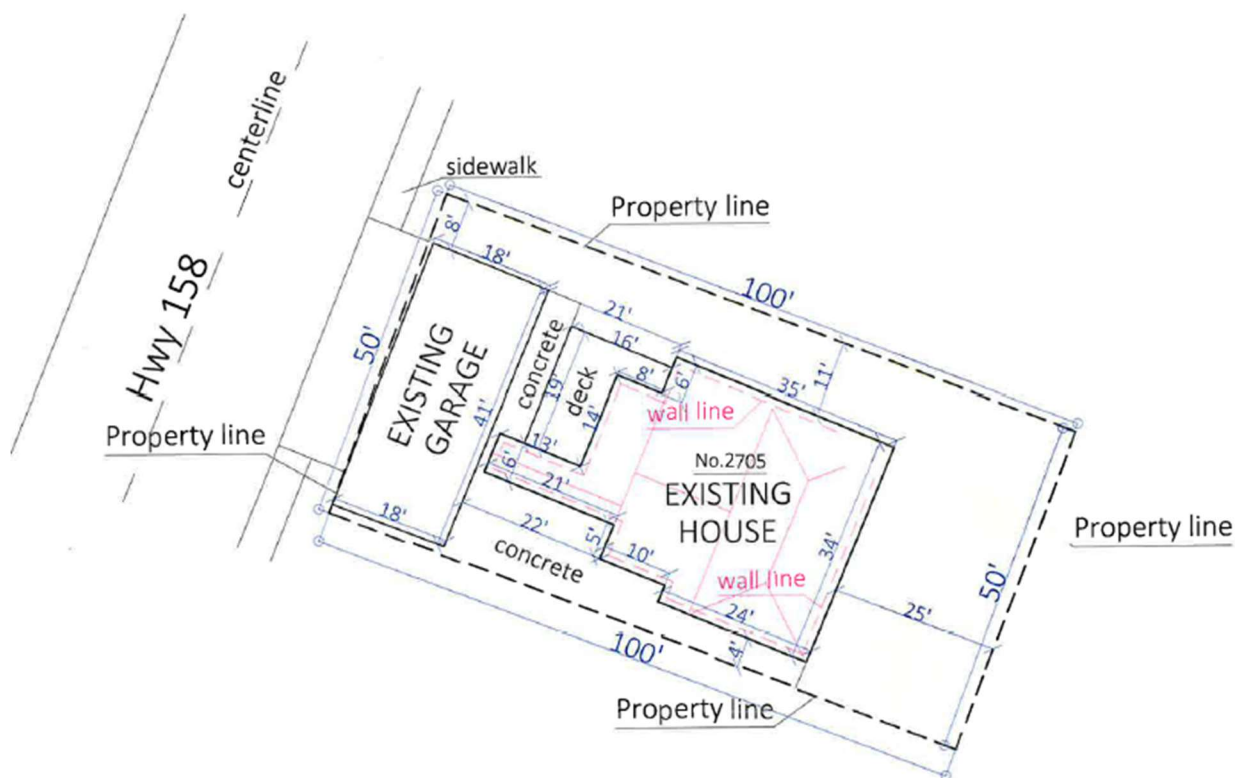


Figure 3: View of residence and garage from Highway 158.



Figure 4: Site Plan



LOT COVERAGE

The residence and porch have an approximate footprint of 2,597 square feet. There is also approximately 374 square feet of concrete, for a total lot coverage of ~~2971~~2,971 square feet. Total lot coverage for the 5,000-square foot lot is 59.42%, which is just below the maximum allowable lot coverage of 60% for residential use in the C land use designation.

SETBACKS

The C LUD requires minimum setbacks of 10' front, ~~0'5'~~ side, and ~~5'0'~~ rear. The rear and northern side setbacks are met but the front setback for the residence is approximately 0', which falls short of the ten-foot requirement. The southern side setback is also under the five-foot requirement. However, the subject parcel was developed in 1935, well before Mono County adopted its first land use element in 1968. Therefore, the subject parcel is considered existing non-conforming in relation to front yard setbacks.

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;
- accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences; and
- conversion of a single-family residence to office use.

The unit that will be rented on a transient basis will still be used in a manner that is not substantially different from how it would be used if it was occupied by full-time residents or long-term renters. In addition, transient rentals are subject to compliance with regulations governing the management of these units stipulated in Chapter 26, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, transient rental of the structure is not an expansion of use, and is no more intensive or impactful than, for example, use of the property as a full-time residence or conversion of a single-family residence to office use.

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:

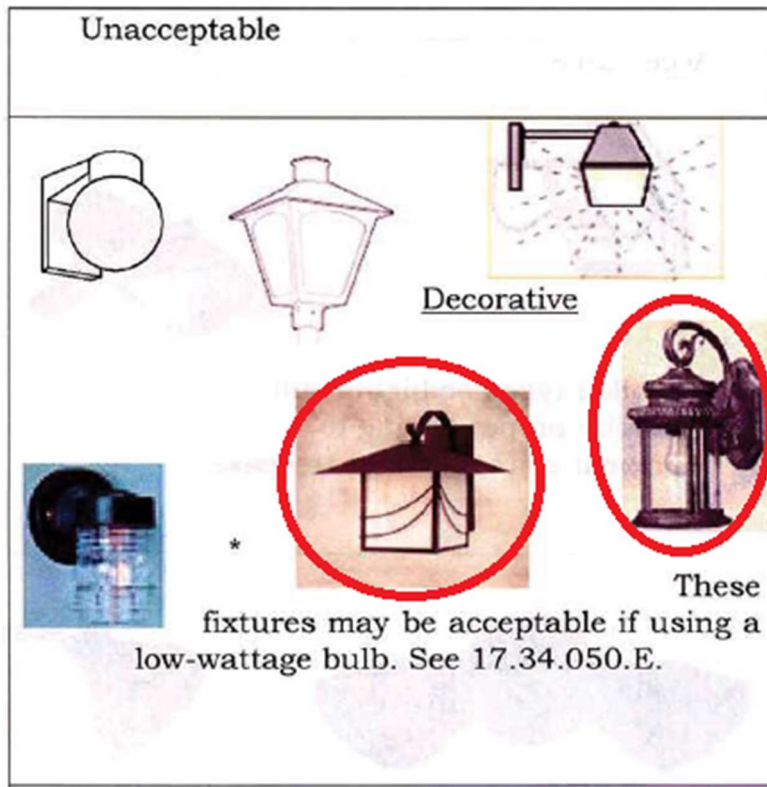
1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a) Transient rentals are permitted in Commercial land use designations, subject to use permit.
 - b) The residence has two full-size covered parking spaces.
 - c) While the property does not meet current policy regarding setbacks, the property was initially constructed in 1935, thirty-three years before a General Plan Land Use Element existed in Mono County.
 - d) The project is required to comply with Dark Sky Regulations. During a site visit on the evening of October 9, 2024, it was discovered that the site presently has non-compliant lighting fixtures (*See Figures 5 and 6*). Precedent has been set with prior overnight rental approvals to require properties to meet current Dark Sky standards in order to operate. As a result, the property will need to come into compliance with Chapter 23 of the Mono County General Plan Land Use Element prior to issuance of a Vacation Home Rental permit.

This finding can be made.

Figure 5: Exterior Lighting



Figure 6: Chapter 23 - Unacceptable Lighting Fixtures



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:*

The site is accessed from Highway 158. Traffic and circulation patterns are not expected to be significantly increased if the residence is utilized as a transient rental and vacation home instead of as a primary residence. Use of a transient rental and vacation home will have substantially the same impacts as the property's current use as a single-family residence. The property is designated Commercial and is surrounded by other Commercial parcels, which are intended "to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions."

This finding can be made.

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. The property is designated Commercial, and the proposed use is consistent with the intent of the Commercial land use designation to provide for commercial lodging. The proposed use is also consistent with present uses in the neighborhood, where numerous traditional lodging facilities presently exist.
- b) The project provides for visitor accommodations, which are needed in June Lake and contribute to the stability of the local economy.
- c) The applicant shall comply with requirements established in Mono County General Plan Chapter 26, Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODs. The standards and requirements minimize fire hazards, noise, traffic, parking conflicts, and disturbance to the peace and quiet.
- d) 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.

This finding can be made.

OR

Due to the lack of housing availability for local residents and employees, a reduction in residential housing stock for long-term rental is detrimental to the public welfare and results in, for example, persons resorting to living in non-compliant facilities such as recreational vehicles and trailers. Until housing availability increases, allowing the rental of residential property to visitors rather than use as a traditional residence by the owner or rental to persons in need of housing to live in the area is detrimental to the public welfare. Visitor accommodations should be provided intentionally through facilities built for that purpose, such as hotels and motels.

This finding cannot be made.

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

- a) The C land use designation provides for transient rentals, subject to Use Permit.
- b) The project is located within the June Lake commercial core. June Lake Area Plan policies encourage a diverse set of commercial uses, including lodging, with pedestrian access to the commercial core.

This finding can be made.

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

ATTACHMENTS

1. Public Hearing Notice.
2. Resolution R24-038.

MONO COUNTY
Planning Division
NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 24-004 **APPLICANT** Merton Morgan
:

ASSESSOR PARCEL NUMBER: 015-086-015

PROJECT TITLE: Morgan Transient Rental

PROJECT LOCATION: 2705 Highway 158, June Lake, CA
93529

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: October 17, 2024

EFFECTIVE DATE USE PERMIT: November 2, 2024

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: October 17, 2024

cc: X Applicant
X Public Works
X Building
X Compliance

CONDITIONS OF APPROVAL
Use Permit 24-004/Morgan

- 1) Prior to conducting business, the property owner(s) shall comply with Mono County General Plan Chapter 26 “Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODS,” obtain a Mono County Transient Occupancy Tax Certificate and a Mono County business license, and pay Housing Mitigation Ordinance fees.
- 2) Future development shall meet requirements of Mono County including, but not limited to, the General Plan, Mono County Code, and project conditions.
- 3) Off-site parking is prohibited.
- 4) All transient rental customers must sleep within the dwelling; customers are prohibited from sleeping in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
- 5) All exterior lighting shall be shielded and directed downward to comply with Chapter 23, Dark Sky Regulations prior to issuance of a Vacation Home Rental Permit.
- 6) Project is required to comply with any requirements of the June Lake Fire Protection District.
- 7) Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
- 8) Transient rentals shall be limited to eight guests at a time.
- 9) No more than two vehicles, with a maximum height of 7’10”, shall be on site during a vacation home rental. Advertisements and rental agreements must clearly state that the garage door is 7’11” and vehicles taller than 7’10” will not be able to park on site.
- 10) Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
- 11) Termination. A use permit 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 reliance with the terms of the use permit.
 - 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 32.070.

- 12) Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. 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 and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits 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.
- 13) Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of 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 use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten 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.

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

Date: October 1, 2024

To: The Sheet

From: Heidi Willson

Re: Legal Notice for the **October 5** issue.

Invoice: Deanna Tuetken, 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 October 17, 2024 in the Board Chambers, Second Floor, County Courthouse, 278 Main Street, Bridgeport, CA 93517. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/83026460452>, or in person at the Dana Room, located on the Second Floor of the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546 where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:05 a.m. Use Permit 24-004/Morgan Vacation Home Rental.** The proposal is to create a vacation home rental of a single-family residential unit located at 2705 Highway 158, June Lake (APN 015-086-015-000). The property is designated Commercial (C) and is 0.11 acres. The property presently has three garage parking spaces and, if permitted, the vacation home rental will have a maximum occupancy not to exceed eight persons. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by 5 p.m. on Wednesday, October 16, 2024, to ensure timely receipt, or by email at cddcomments@mono.ca.gov. 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 at or prior to the public hearing.



R24-038

A RESOLUTION OF THE MONO COUNTY BOARD OF SUPERVISORS PROVIDING DIRECTION TO STAFF FOR PROCESSING SHORT-TERM AND TRANSIENT RENTAL PERMITS WHILE NEW REGULATIONS ARE UNDER DEVELOPMENT

WHEREAS, an ordinance adopting an emergency moratorium on the permitting of new short-term and transient rentals in single-family residential units in all land use designations was approved by the Mono County Board of Supervisors (ORD22-03) on May 3, 2022; and

WHEREAS, an extension of the emergency moratorium was adopted (ORD22-05) on June 14, 2022; and

WHEREAS, the purpose of the moratorium was to provide time for the County to study the impacts of short-term rentals on long-term housing for residents, and analyze possible revisions to its regulations for such uses; and

WHEREAS, the County completed a study titled “Mono County Short-Term Rental Housing Study,” dated February 12, 2024, that the Board of Supervisors reviewed at their meeting on February 20, 2024; and

WHEREAS, the Board of Supervisors provided policy input and directed staff to discuss the study and potential revisions to County policy and regulations with members of each of the communities; and

WHEREAS, the study and policy/regulation options were presented for input and discussion at the Antelope Valley Regional Planning Advisory Committee (RPAC) on March 7, the Bridgeport Valley RPAC on March 14, the Mono Basin RPAC on March 13, the June Lake Citizens Advisory Committee (CAC) on March 6, and the Long Valley RPAC on March 21, and the Planning Commission on March 21, all in the year 2024; and

WHEREAS, on April 2, 2024, the results of public outreach were presented to the Board of Supervisors and direction for policy development was provided to staff; and

WHEREAS, the moratorium expires on April 29, 2024, prior to the completion of revisions and adoption of new policy and regulatory measures concerning short-term and transient rentals.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO FINDS AND RESOLVES THAT:

SECTION ONE: Short-term and transient rental projects are controversial, and therefore any such proposed project application that may be subject to a Director Review Permit shall be elevated to a Use Permit pursuant to General Plan Land Use Element (GP LUE) §31.010. Traditional hotels, motels, and bed-and-breakfast facilities are excluded from this resolution and shall be processed according to their applicable land use designation.

SECTION TWO: The existing nonconforming findings set forth in GP LUE §34.020, and restated below, can no longer be made for condominium complexes that have historically served as overnight visitor rentals in Multi-Family Residential Low and Medium (MFR-L and MFR-M) land use designations as stated below, and therefore new transient rentals in such complexes are prohibited unless the land use designations are modified. The following findings can or cannot be made as laid out below:

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.*

Per the Mono County General Plan Land Use Element, the Multi-Family Residential Low (MFR-L) land use designation is intended to provide for low-density multifamily residential development, such as duplexes and triplexes. The Multi-Family Residential Medium (MFR-M) land use designation is intended to encourage long-term multifamily housing by allowing for higher population densities and by not allowing commercial lodging facilities; i.e. hotels, motels. Commercial lodging facilities are provided for under Multi-Family Residential High (MFR-H), implying MFR-L and MFR-M are intended strictly for long-term residential use. Therefore, short-term and transient rentals do not meet the long-term residential intent of MFR-L and MFR-M and are detrimental to the intent. This finding cannot be made.

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.*

Due to the shortage of residential housing for long-term rent or purchase, the continuing conversion of multi-family residential units into transient rentals is detrimental to public welfare. Such conversion and use negatively impacts the amount of available long-term housing for residents and the local workforce. This finding cannot be made.

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

Whether used by the homeowner, a long-term renter, or a paying customer, transient rentals continue to be used in a residential capacity. Therefore, the use-category of the land is not increased. This finding can be made.

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

The Board of Supervisors considered and made these nonconforming use findings as to controversy, embodied in this resolution.

SECTION THREE: Existing transient rentals already approved via Director Review permit or business license shall remain in place until the property changes ownership. The new owner(s) will be subject to the procedures above or the applicable existing regulations.

SECTION FOUR: Existing Short-Term Rental Activity permits shall continue to be renewed subject to Mono County Code Chapter 5.65. If a property changes ownership, the new owner(s) will be subject to existing regulations which require a new Short-Term Rental Activity Permit approved by the Board.

SECTION FIVE: These processing directives shall remain in place until all policy and regulatory amendments resulting from the Short-Term Rental Housing Study are adopted and effective.

SECTION SIX: The interpretation of the application of existing regulations to the processing of short-term and transient rental projects is not a project under California Environmental Quality Act pursuant to (CEQA) Guidelines §15378(b)(5): A project does not include “Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment,” and therefore is not subject to CEQA. Project applications themselves are subject to CEQA and will be evaluated during the application process.

PASSED, APPROVED and ADOPTED this 16th day of April 2024, by the following vote, to wit:

AYES: Supervisors Duggan, Gardner, Kreitz, Peters, and Salcido.

NOES: None.

ABSENT: None.

ABSTAIN: None.

John Peters
John Peters (Apr 17, 2024 12:40 PDT)

John Peters, Chair
Mono County Board of Supervisors

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ATTEST:

APPROVED AS TO FORM:



Clerk of the Board



Stacey Simon (Apr 17, 2024 09:17 PDT)

Stacey Simon
County Counsel



COUNTY ADMINISTRATIVE OFFICER
COUNTY OF MONO
 Sandra Moberly, MPA, AICP

ASSISTANT COUNTY ADMINISTRATIVE OFFICER
 Christine Bouchard

October 17, 2024

BOARD OF SUPERVISORS

CHAIR

John Peters / District 4

VICE CHAIR

Lynda Salcido / District 5

Jennifer Kreitz / District 1

Rhonda Duggan / District 2

Bob Gardner / District 3

COUNTY DEPARTMENTS

ASSESSOR

Hon. Barry Beck

DISTRICT ATTORNEY

Hon. David Anderson

SHERIFF / CORONER

Hon. Ingrid Braun

ANIMAL SERVICES

Chris Mokracek "Interim"

BEHAVIORAL HEALTH

Robin Roberts

COMMUNITY DEVELOPMENT

Wendy Sugimura

COUNTY CLERK-RECORDER

Queenie Barnard

COUNTY COUNSEL

Stacey Simon, Esq.

ECONOMIC DEVELOPMENT

Jeff Simpson

EMERGENCY MEDICAL

SERVICES

Bryan Bullock

FINANCE

Janet Dutcher, DPA, MPA,

CGFM, CPA

HEALTH AND HUMAN

SERVICES

Kathryn Peterson

INFORMATION

TECHNOLOGY

Mike Martinez

PROBATION

Karin Humiston

PUBLIC WORKS

Paul Roten

To: Mono County Planning Commission

From: Robin K. Roberts Director, Mono County Behavioral Health

RE: Purchase of 158 Kingsley Street, Bridgeport, CA 93517

Strategic Plan Focus Area(s) Met

- A Thriving Economy Safe and Healthy Communities Mandated Function
 Sustainable Public Lands Workforce & Operational Excellence

Recommended Action:

Staff recommends that the Planning Commission:

- Determine purchase of 158 Kingsley Street, Bridgeport, CA 93517, APN: 008-134-014-000, is in conformity with the Mono County General Plan.

Summary:

The County is considering the acquisition of a four-unit commercial property to serve as a Mono County Behavioral Health Wellness Center in Bridgeport, CA. Pursuant to Government Code §65402, the Planning Commission is required to report on whether the acquisition is in "conformity with" the County's General Plan.

Location: The unit is located at 158 Kingsley Street, Bridgeport, CA 93517

Size of property: 0.17 Acres

Land Use Designation: Commercial (C)

Key Issues:

- Is the acquisition by the County of the 0.17-acre site with one commercial structure in conformance with the Mono County General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?

Background:

Through its Community Program Planning Process and in surveying local need, Mono County Behavioral Health has identified the need for a satellite office in Bridgeport. Staff are now seeking a space that could be purchased and renovated if necessary to meet this need. The Full Service Partnership (FSP) North County Property Acquisition in Bridgeport will increase clients’ access to providers, create a consistent space for programming, and provide office space for administrative personnel. The property was previously utilized as retail and office space. No new construction or additional square footage is anticipated.

Project Proposal:

The property to be acquired will be utilized by the Mono County Behavioral Health Department as a Wellness Center. Services to be offered at the proposed Wellness Center include monthly potluck socials, an after-school program for teens, yoga and meditation, journaling, and art night events with Mono Art Council. Office space will be utilized to offer private space for therapists and case managers to meet with clients, for a contracted physician to conduct tele-psychiatry appointments, and for administrative office space. The Planning Commission is required to report on whether the acquisition is in “conformity with” the Mono County General Plan.

Figure 1: Location Map



Site Land Use Designation:

The subject site is designated as Commercial (C), which “is intended to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in

community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions.” (Mono County General Plan, Land Use Element-2023, Commercial (C), Page II-149)

Analysis of Key Issues:

Key issue #1: Is the acquisition by the County of the 0.17-acre site with one commercial structure in conformance with the General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?

California Government Code §65402 requires the County’s planning agency to review and report on whether the location, purpose, and extent of the subject property acquisition is “in conformance with” the County’s General Plan. In this context, General Plan conformity is limited to a review of whether the proposed use of the subject site is consistent with the General Plan land use designation and is otherwise consistent with the General Plan’s goals and policies.

The current structure at 158 Kingsley Street was originally approved in 1991 under Use Permit 32-91-05. Use Permit 32-91-05 approved the 40’ x 60’ metal prefabricated structure and three office/retail units inside. Use Permit 32-91-05 also allowed for reduced setbacks of five feet along Kingsley Street and 100% lot coverage. In 1992, a slight modification of the plans which raised the number of office/retail units at 158 Kingsley Street to four was allowed. Thus, 158 Kingsley Street was approved in conformance with the Mono County General Plan.

The proposed use at 158 Kingsley Street, a Behavioral Health Wellness Center which offers services such as therapy, yoga and meditation, potluck socials, after-school programming, and art night events, also conforms with the Mono County General Plan. The subject site has a General Plan land use designation of Commercial (C), which is intended “*to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas.*” Included in the permitted uses is Professional Services such as charitable and medical services. Art galleries and food-service establishments are also uses permitted by right in the C land use designation. Finally, the ten parking spaces presently existing at the site are more than the six that are required for Behavioral Health’s proposed use. As a result, Mono County Planning Division staff finds that the proposed use conforms with the Mono County General Plan.

Environmental Review

The Planning Commission’s actions to approve the proposed property acquisition are Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This section provides an exemption for activities where there is no expansion of use beyond that is previously existing.

Staff Findings and Recommendations

1. Staff finds that the acquisition by the County of 158 Kingsley Street, Bridgeport, CA 93517, APN: 008-134-014-000, for the purpose of a Mono County Behavioral Health Wellness Center is in conformance with the Mono County General Plan and recommends that the Planning Commission adopt the attached resolution.

Attachments

1. Planning Commission Resolution R24-03.
2. Public hearing notice.
3. Use Permit 32-91-05.



RESOLUTION R24-03

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION DETERMINING PROPOSED PURCHASE AND USE OF A PARCEL LOCATED AT 158 KINGSLEY STREET, BRIDGEPORT, CA 93517, APN: 008-134-014-000, IS IN COMPLIANCE WITH THE MONO COUNTY GENERAL PLAN

WHEREAS, Mono County is considering the acquisition of a commercial property containing one structure and four units on a 0.17-acre site located at 158 Kingsley Street, Bridgeport, CA 93517, APN: 008-134-014-000 (the “Property”); and

WHEREAS, California Government Code Section 65402 provides that the Mono County Planning Commission must report upon the conformity of the acquisition with Mono County’s General Plan; and

WHEREAS, the previous uses were office and retail and the new proposed use is a Behavioral Health Department Wellness Center;

WHEREAS, on October 17, 2024, the Mono County Planning Commission conducted a public hearing, duly noticed pursuant to the California Ralph M. Brown Act, and considered the acquisition of the Property by Mono County; and

WHEREAS, the Mono Planning Commission considered, without limitation:

1. The staff report to the Mono County Planning Commission with attachments;
2. The Mono County General Plan and Mono County Code;
3. Oral testimony presented at the hearing; and
4. Written testimony submitted at the hearing.

NOW, THEREFORE, THE MONO COUNTY PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION ONE: Pursuant to CEQA Guidelines § 15301 (Existing Facilities) , the acquisition of the Property is exempt from the California Environmental Quality Act (CEQA) because the acquisition involves negligible or no expansion of the existing or former use; and

SECTION TWO: Having reviewed and considered the analysis in the staff report, comments received during the public review process and testimony provided in the public hearing, the Planning Commission finds that Mono County’s acquisition of the Property is in conformance with the General Plan in terms of location, purpose, and extent since the General Plan land use designation and the

1 future potential use of the property for residential long-term rentals is an appropriate use in the
2 Commercial (C) land use designation and in conformance with the Mono County General Plan.

3 **PASSED, APPROVED and ADOPTED** this 17th day of October 2024, by the following vote, to
4 wit:

5 **AYES :**

6 **NOES :**

7 **ABSENT :**

8 **ABSTAIN :**
9

10 _____
11 Roberta Lagomarsini, Chair
12 Mono County Planning Commission

13 ATTEST:

APPROVED AS TO FORM:

14
15 _____
16 Clerk of the Board

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

October 1, 2024

To: The Sheet

From: Jessica Workman

Re: Legal Notice for the October 5th edition

Invoice: Jessica Workman, PO Box 2619, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing **October 17, 2024**. The meeting will be held virtually at <https://monocounty.zoom.us/j/83026460452> and in the Bridgeport Board Chambers, Second Floor, Mono County Courthouse, 278 Main Street, Bridgeport, CA 93517 or via teleconference at the Dana Room of the Mono County Civic Center, Second Floor, 1290 Tavern Road, Mammoth Lakes, CA 93546, where members of the public shall have the right to observe and offer public comment and to consider the following: **no earlier than 9:20 a.m. Purchase of 158 Kingsley Street, Bridgeport, CA 93517 (APN: 008-134-014-000) by Mono County** – General Plan conformance determination for the County acquisition of a commercial building located at 158 Kingsley Street in Bridgeport, which has a land use designation of Commercial (C). The project qualifies for a CEQA exemption under §15301, Existing Structures.

INTERESTED PERSONS are strongly encouraged to attend the meeting in-person; and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546 or by email at cddcomments@mono.ca.gov, **by 8 am on October 17, 2024**. 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 the Secretary to the Planning Commission at, or prior to, the public hearing.

#####

COUNTY of MONO

PLANNING DEPARTMENT
P. O. Box 8
Bridgeport, CA 92517-0008
(818) 932-7811 Ext. 217

32-91-05



NOTICE OF DECISION and USE PERMIT

USE PERMIT NUMBER: 32-91-05 NAME OF APPLICANT: Mel Perriseau

ASSESSOR'S PARCEL NUMBER: 08-134-14

PROJECT TITLE & LOCATION: Use Permit 32-91-05/Perriseau
APN 08-134-14; Southeast corner of Kingsly St. and Sinclair St; Bridgeport

On May 9, 1991, a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Section 19.38.010 of the Mono County Zoning & Development Code were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit Number 32-91-05, and USE PERMIT granted, subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL

Please refer to the eight listed conditions attached.

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN (15) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO.

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 OF \$ 125.00.

DATE OF DECISION/USE PERMIT APPROVAL: May 9, 1991

EFFECTIVE DATE OF USE PERMIT: May 24, 1991 IF NO APPEAL IS PROCESSED.

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 of the land.

DATED: 5-10-91

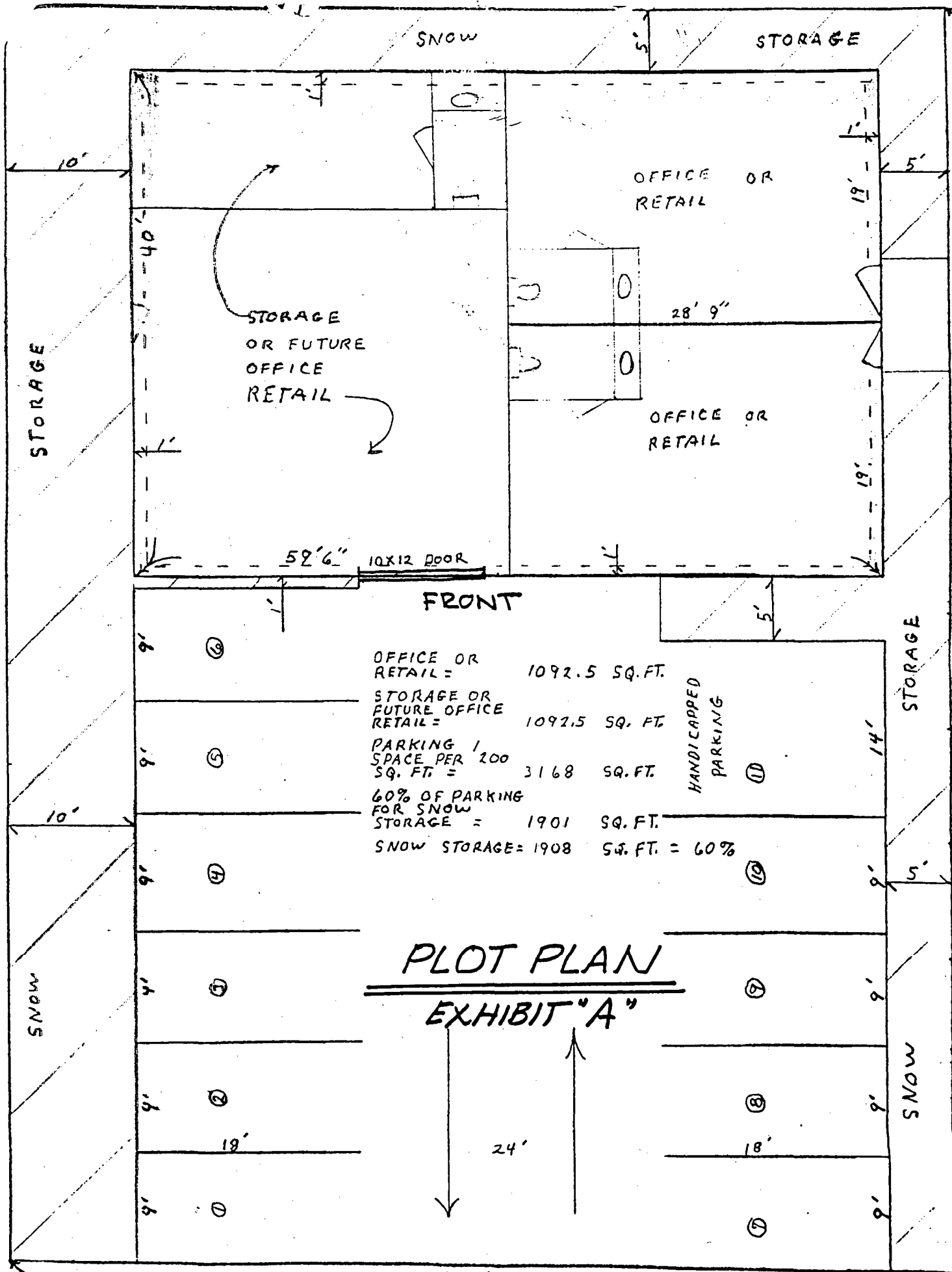
MONO COUNTY PLANNING COMMISSION

cc: Assessor's Office 1/87
Jim Kirbv. Code Enforcement

UP 32-91-05/Perriseau

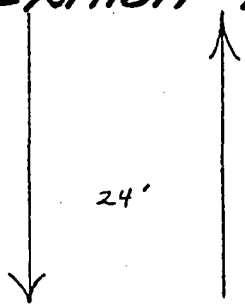
CONDITIONS OF APPROVAL

- 1. Development shall be limited to the construction and development of 2 office/retail units and 1 storage/office/retail unit located within a 40 ft. x 60 ft. metal prefabricated structure which shall be subject to all applicable provisions of the General Commercial Zoning District.**
- 2. Subsequent conversions from a prior use, where structural alterations are required, shall require County Planning Department review for conformance with applicable provisions of the General Commercial Zoning District.**
- 3. Prior to issuance of a certificate of occupancy, the applicant shall provide the County Health Department with a "Will Serve" letter from the Bridgeport Public Utilities District stating both sewer and water service are available to the proposed project and that adequate water supply and sewage treatment capacity exists to serve the proposed project.**
- 4. Prior to issuance of a certificate of occupancy, the applicant shall provide the County Planning Department with a letter from the Bridgeport Fire Protection District stating that they have the capability to serve the proposed project.**
- 5. Prior to initiating development of the subject parcel, the applicant shall obtain a building permit in compliance with applicable Building Department regulations.**
- 6. The size and placement of the proposed structure, parking, snow storage, and setbacks (including an approved reduction in setback requirements to 5 ft. along Kingsley St.) shall be in substantial conformance with the attached Plot Plan (Exhibit "A").**
- 7. Prior to issuance of a certificate of occupancy, the exterior of the structure shall be painted or otherwise constructed utilizing neutral colors that blend well with the immediate surroundings. All parking spaces shall be paved and striped and wheel stops shall be installed.**
- 8. Outdoor lighting, if utilized, shall be shielded or otherwise directed away from the adjacent residential uses to the west.**



OFFICE OR RETAIL =	1092.5 SQ. FT.
STORAGE OR FUTURE OFFICE RETAIL =	1092.5 SQ. FT.
PARKING / SPACE PER 100 SQ. FT. =	3168 SQ. FT.
60% OF PARKING FOR SNOW STORAGE =	1901 SQ. FT.
SNOW STORAGE =	1908 SQ. FT. = 60%

PLOT PLAN
EXHIBIT "A"



**MONO COUNTY
PLANNING DEPARTMENT**

FILE COPY

P.O. BOX 8
BRIDGEPORT, CA 93517
619-932-5217
FAX 932-7145

HCR 79 BOX 221
MAMMOTH LAKES, CA 93546
619-934-7504
FAX 934-3368

Date: April 8, 1992

Mr Melvin Perriseau
PO Box 464
Bridgeport CA 93517

Re: Use Permit 32-91-05

Dear Mr. Perriseau,

You have asked that this office review a proposed modification concerning the above referenced use permit.

Per our conversation last Monday, it is my understanding that you are proposing to do some interior structural modifications which would then provide for a change in use from the 2 office/retail units & 1 warehouse unit with an office (as originally approved) to 4 office/retail units only. You would still be providing a minimum of 10 parking spaces which would satisfy the existing parking requirement of 1 space for each 200 sf. of leasable office space.

In reviewing the proposed modification it does not appear that this is a significant change or an intensification of the approved use. With this in mind I would consider the proposed modifications to be in general conformance with the approved use permit. This determination is made with the understanding that the proposed modifications shall be constructed in conformance with applicable building code requirements.

Should you have additional questions feel free to contact me.

Sincerely,


Rich Boardman,
Senior Planner

cc: Scott Burns, Planning Director
Ivor Evans, Chief Building Official

U.P. 32-91-05

ACTION NOTES

PLANNING NOTES

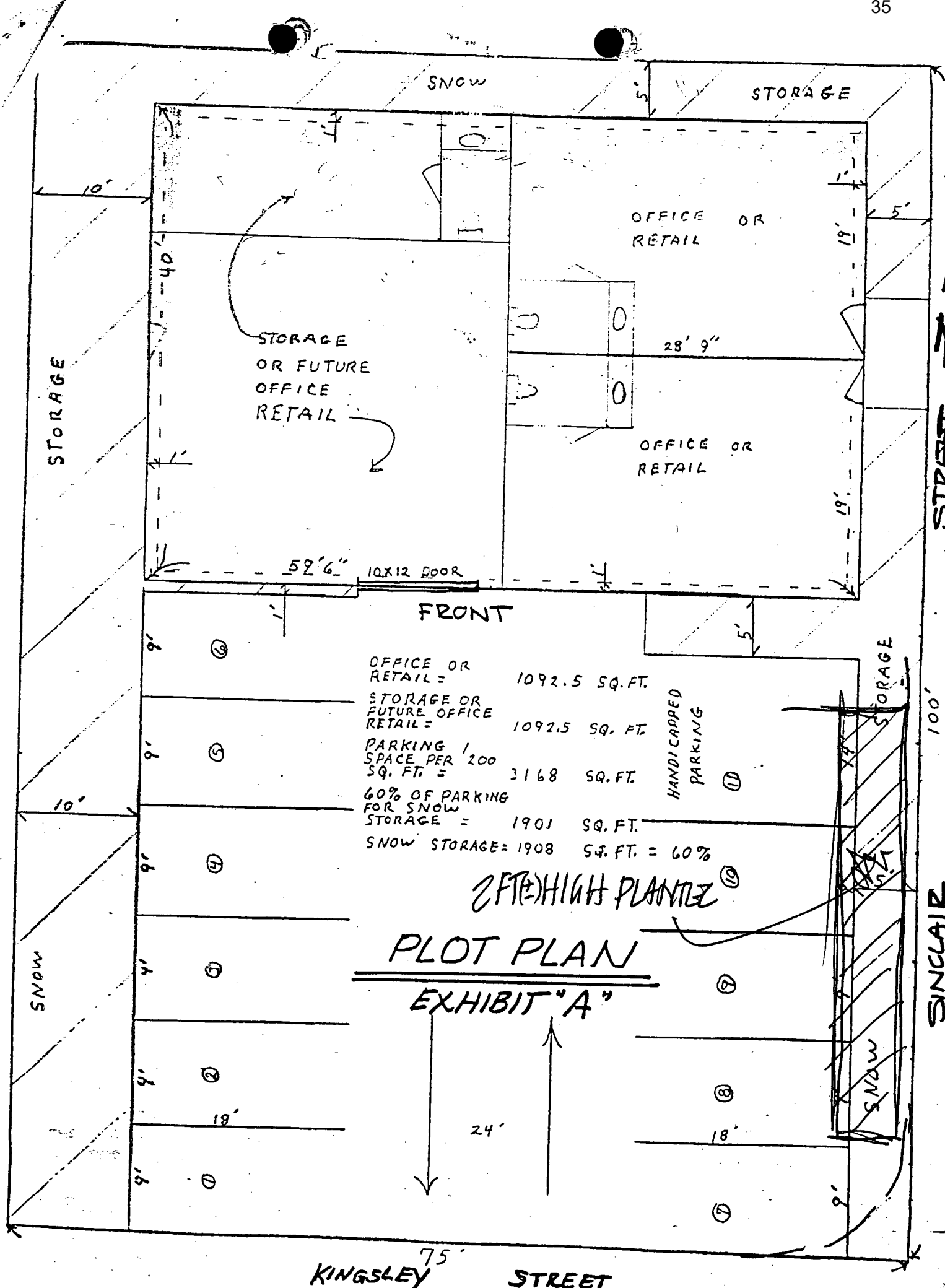
1. MET WITH APPLICANT ON-SITE
TO REVIEW PROPOSED PLANTING
CONSTRUCTION.

PLANTING DID NOT APPEAR TO BE
A SIGNIFICANT CHANGE IN
THE PROJECT PROPOSAL

1. SNOW STORAGE ~~IS~~ IS
STILL AVAILABLE IN
PLANTING IF NECESSARY

2. PLANTING WOULD ^{THE AMOUNT OF} SERVE
TO REDUCE IMPERVIOUS
SURFACE WHICH ~~IS~~
IS PRESENTLY NON-
CONFORMING.

3. THE PLANTING WOULD HELP
TO BUFFER PARKING AREA
FROM PEDESTRIAN AREA.



SNOW

STORAGE

STORAGE

OFFICE OR
RETAIL

STORAGE
OR FUTURE
OFFICE
RETAIL

28' 9"

OFFICE OR
RETAIL

52'6" 10x12 DOOR

FRONT

OFFICE OR RETAIL =	1092.5	SQ. FT.
STORAGE OR FUTURE OFFICE RETAIL =	1092.5	SQ. FT.
PARKING / SPACE PER 200 SQ. FT. =	3168	SQ. FT.
60% OF PARKING FOR SNOW STORAGE =	1901	SQ. FT.
SNOW STORAGE =	1908	SQ. FT. = 60%

HANDICAPPED
PARKING

2 FT (±) HIGH PLANTER

PLOT PLAN

EXHIBIT "A"

SNOW

STORAGE

SINCLAIR

100'

75'
KINGSLEY STREET

24'

10'

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19'

19'

19'

19'

STREET

SINCLAIR

100'

75'

in accordance with Section 25303 of the CEQA Guidelines; 2) adopt the Findings one through four as contained in the project staff report; and 3) approve Use Permit 31-91-03/Ward subject to the "Conditions of Approval" as proposed in the project staff report and amended by addition of Condition #5 (following).

CONDITION #5 - No more than one of the manufactured housing units shall be utilized at any time for rental purposes without first receiving prior approval in compliance with state and county regulations related to mobile home parks. Rental of any dwelling unit shall be on a non-transient, month-to-month, or annual basis.

Second by Commissioner Toomey. Motion carried 5-0.

AGENDA ITEM III-B
USE PERMIT APPLICATION
32-91-05/PERRISEAU
APN 08-134-14
Construction of commercial office
and storage building on a 7500 s.f. parcel
Categorical Exemption
Northwest corner of Kingsley and Sinclair Streets;
Bridgeport

The Commission heard from R. Boardman that the application was for construction of a prefabricated metal commercial structure. No comments were received. Video shown of paved proposed project area, along with surrounding uses. The Napa auto parts store, an existing prefabricated building in the general area, filmed as visual of a commercial prefab. Boardman further explained the lot was non-conforming and had been established years ago. County requires 70% coverage - applicant is proposing 100%. Setbacks were discussed.

Public hearing opened by Chairman Powers.

Mel Perriseau, applicant, commented that whatever the Planning Commission wanted for setbacks would be fine with him.

Public hearing closed.

ACTION: Commissioner Burt motioned to: 1) direct staff to file a "Notice of Exemption" with the County Clerk, the project qualifies as a Class 3 Categorical Exempt project in accordance with Section 15303 of the

CEQA Guidelines; 2) adopt the Findings as contained in the project staff report with the additional "finding" that the existing lot size and lot coverage (although not in conformance with present policy) are pre-existing nonconforming conditions or uses that will not be expanded by the approval of this project. Further finding that a reduction in the proposed side yard setback along Sinclair Street (from 10-ft. to 5-ft.) will not result in substantial detrimental effects on the enjoyment and use of the surrounding properties; and 3) approve Use Permit Application 32-91-05/Perriseau subject to the "Conditions of Approval" as proposed in the project staff report one through eight. Second by Commissioner Toomey. Motion carried 5-0.

AGENDA ITEM III-C

USE PERMIT APPLICATION

37-91-06/REAVIS

APN 26-220-51

Placement of an additional manufactured housing dwelling unit

Categorical Exemption

North side of Sacramento Street;

Chalfant

S. Higa explained application was for secondary mobile home unit, a garage, and replacement of a mobile home. Video shown of area, including existing mobile home and ramada. Zoning is Rural Mobile Home. Use permit conditions were reviewed, with additions made to Condition #5 so as to now read: "5. The applicant and/or future property owners shall continue to comply with the secondary unit standards (Section 19.28.060 of the Code)."

Public hearing opened by Chairman Powers.

Jess Reavis, applicant, made his presence known should the Commission have questions of him.

Public hearing closed.

ACTION: Motioned by Commissioner Toomey that the Commission: 1) adopt and instruct staff to file a Categorical Exemption, 2) adopt the recommended Use Permit Findings contained in the staff report, and 3) approve Use Permit 37-91-06 to allow for a second dwelling unit on Assessor Parcel Number 26-220-51, subject to the five Conditions of Approval, with Condition #5 having been amended. Commissioner Grubbe making the second. Motion carried 5-0.

RECEIVED

MAY 31 1991

MONO COUNTY PLANNING DEPT.

BRIDGEPORT FIRE PROTECTION DISTRICT
BRIDGEPORT FIRE DEPARTMENT

POST OFFICE BOX 375, BRIDGEPORT, CALIFORNIA 93517

MICHAEL J. O'BRIEN
FIRE CHIEF

BILL BRYANT
ASST. CHIEF

May 26, 1991

Mel Perriseau
P.O. Box 464
Bridgeport, Ca. 93517

Re: APN 8-134-14

Dear Mr. Perriseau

The Fire department after careful review of your project on the corner of Sinclair and Kingsley finds that there are no objections to your project. The Fire department will have the capability to serve your project for fire protection.

Very truly yours,

Michael J. O'Brien, Fire Chief



CC/
file

PLANNING DEPARTMENT

THIS SPACE FOR COUNTY RECORDERS USE ONLY

COUNTY of MONO

FILED

MAY 10 1991

RENN NOLAN
COUNTY CLERK MONO COUNTY
Renn Nolan



NOTICE OF EXEMPTION

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) Mono County Planning Dept.
P.O. Box 8
Bridgeport CA 93517

County Clerk
County of MONO
P.O. Box 537
Bridgeport CA 93517

Project Title: Use Permit 32-91-05 / Perriseau

Project Location - Specific: Assessors Parcel 8-134- 14

Project Location - City: Bridgeport Project Location - County: Mono

Description of Project: Construction of metal office/storage building

Name of Public Agency Approving Project: Mono County Planning Commission

Name of Person or Agency Carrying Out Project: Mono County Planning Department

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____


Class 3, Sec. 15303

Reasons why project is exempt: Small commercial structure with occupant load of less than 30 persons, located in commercial district

MONO COUNTY PLANNING DEPARTMENT

P.O. BOX 8
BRIDGEPORT, CA. 93517
(619) 932-7911 EXT 217

HCR 79 Box 221
MAMMOTH LAKES, CA. 93546
(619) 934-7504

Date : May 9, 1991
To : Planning Commission
From : Rich Boardman, 
Senior Planner
Re : UP 32-91-05 / Perriseau
Modified Findings

In reviewing page 1 of the project staff report, staff realized that a portion of the "findings" as found under the Proposed Planning Commission Action, Item 2, had been inadvertently printed incorrectly and should be modified to include the following:

2.) Adopt the "findings" as contained in the project staff report.

With the additional "finding" that the existing lot size and lot coverage (although not in conformance with present policy) are pre-existing non-conforming conditions or uses that will not be expanded by the approval of this project.

Further finding that a reduction in the proposed side yard setback along Sinclair Street (from 10 ft. to 5 ft.) will not result in substantial detrimental effects on the enjoyment and use of the surrounding properties.

Thank you for your consideration of this matter.

FILE COPY

County of Mono

Planning Department

HEARING TO BE HELD IN THE ANNEX I CONFERENCE ROOM, FIRST FLOOR, NEXT TO THE LIBRARY, BRIDGEPORT

AGENDA ITEM: III B
HEARING DATE: May 9, 1991
HEARING TIME: 9:45
FILE NO(S): UP 32-91-05
PREPARED BY: R. Boardman

REPORT TO THE COUNTY PLANNING COMMISSION

PROJECT Use Permit for construction of a prefabricated metal office/retail/storage structure

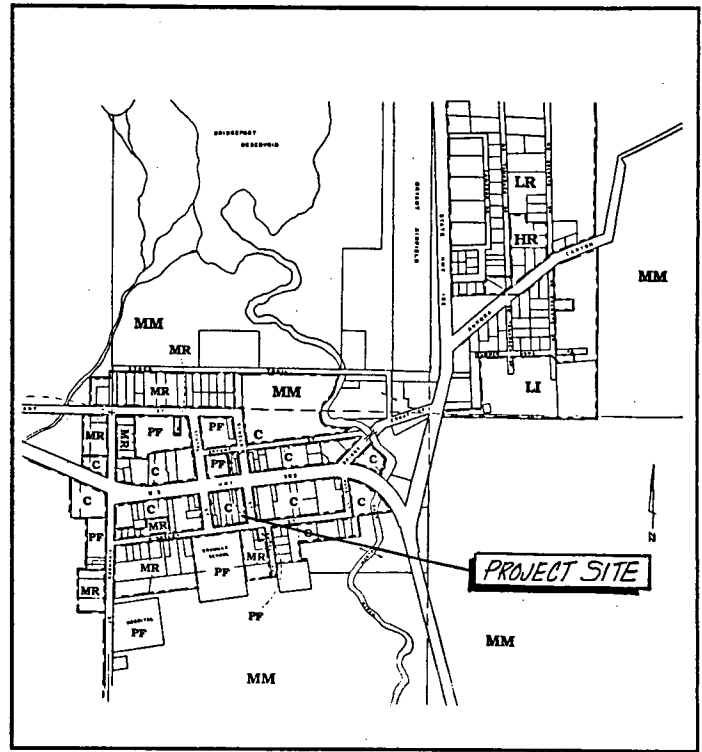
APPLICANT: Melvin Perriseau

ENGINEER/REPRESENTATIVE: None

LOCATION Southeast corner Kingsley Street and Sinclair Street, Bridgeport Area

ASSESSOR PARCEL NUMBER: 8-134-14

PARCEL SIZE (ACRES OR SQUARE FEET): 7500 s.f.



VICINITY MAP

ZONING: General Commercial (CH) **GENERAL PLAN DESIGNATION:** High Commercial (HC)

CURRENT LAND USE: Paved Parking

SURROUNDING LAND USES

	ZONING	LAND USE
NORTH	CH	Commercial (Laundromat-Video Village)
SOUTH	R2	Residential /Public Facility (Post Office, Residential Dwellings)
EAST	CH	Commercial (Bridgeport Inn)
WEST	CH	Residential (Single family residence)

SITE FEATURES

TERRAIN: Existing Paved Parking Lot
DRAINAGE: Sheet flow to street drainage
VEGETATION: None
WILDLIFE: None

STREET ACCESS/FRONTAGE Kingsley & Sinclair Streets (paved county maintained roads)

	AGENCY	COMMENT
WATER SERVICE	Bridgeport PUD	
SEWER SERVICE	Bridgeport PUD	
FIRE SERVICE	Bridgeport FPD	
OTHER		

*Staff Report to Applicant
5-1-91
/P*

MONO COUNTY PLANNING DEPARTMENT

P.O. BOX 8
BRIDGEPORT, CA. 93517
(619) 932-7911 EXT 217

HCR 79 Box 221
MAMMOTH LAKES, CA. 93546
(619) 934-7504

Date : May 9, 1991
To : Mono County Planning Commission
From : R. Boardman, Senior Planner *RB*
Re : Use Permit No. 32-91-05/Perriseau

PROPOSED PLANNING COMMISSION ACTION:

The Mono County Planning Commission, in consideration of the staff report along with evidence and testimony presented at the public hearing, takes the following actions with respect to Use Permit No. 32-91-05/Perriseau:

1. Direct staff to file a "Notice of Exemption" with the County Clerk / Recorder.

Finding that the proposed project qualifies as a Class 3 categorically exempt project in accordance with Section 15303 of the CEQA Guidelines.
2. Adopt the "Findings" as contained in the project staff report.
3. Approve Use Permit 32-91-05/Perriseau subject to the "Conditions of Approval" as proposed in the project staff report.

ENVIRONMENTAL REVIEW

Based on staffs Preliminary Review, the project would qualify as a Class 3 categorically exempt project. There have been no building permits issued on this parcel within the last 2 years. The proposed project is intended for use as a small office/storage structure (designed for an occupant load less than 30) which will not involve the use of hazardous substances.

BACKGROUND

The applicant has requested a use permit to construct a pre-manufactured metal commercial structure on a 7,500 s.f. parcel located on the corner of

Kingsley and Sinclair Streets in the community of Bridgeport. (see attached maps)

The project is located in a commercial setting and is surrounded by a mix of uses ranging from restaurants, laundromats, and various retail activities to single family residential structures.

The subject parcel is vacant and in prior years has served as a paved parking lot for retail activities located on the adjacent parcel to the north.

Primary access to the proposed project appears to be Hwy. 395 to Sinclair St. to Kingsley St. Both Sinclair and Kingsley are existing, paved well maintained, county roads.

The project is located within the service areas of the Bridgeport P.U.D and The Bridgeport Fire Protection District.

LAND USE

Please refer to Table 1 which is provided to illustrate compliance with the existing CH Zoning District general and specific "development standards".

The following discussion is provided concerning the various Characteristics indicated in Table 1

1.) Lot Size

The project is located in a General Commercial (CH) zoning district. The CH district normally requires a minimum parcel area of 10,000 s.f. However, Sec. 19.03.080 (B) of the County Zoning and Development Code provides for the following exception to minimum parcel size requirements:

"Where a lot has an area less than that prescribed by this Title, and the lot was under one ownership at the time the area was first rezoned whereby the lot became non-conforming, the lot may be used subject to all development standards of the district in which the lot is located."

Assessors records indicate that the subject parcel was created as a separate lot in 1951 long before adoption of the first Zoning Code in 1970. Under the above referenced exception the project would qualify as an existing non-conforming lot which would then be subject to the present "development standards" such as parking, setbacks, snow storage, etc.

2.) Density

Does not exceed maximum.

TABLE 1 - CH District Development Standards

<u>Characteristic</u>	<u>County Requirement</u>	<u>Project Proposal</u>
1.) Lot Size	10,000 s.f.	7,500 s.f.
2.) Density	Max. 15 d.u./ac.	3 units
3.) Lot Coverage	70%	100%
4.) Parking	10 spaces (w/one designated as handicap)	11 spaces (w/one designated as handicap)
5.) Snow storage	60% of required parking or 1642 s.f.	2052 s.f.
6.) Building Height	35 ft. Max.	Approx. 14 - 16 ft.
7.) Setbacks		
Front	10 ft. min.	Approx. 50 ft.
Side	Normally no requirement 10 ft. on corner lots with provisions to reduce 10 ft. requirement through Use Permit approval process.	10 ft. & 5 ft.
Rear	5 ft. Min.	5 ft.
8.) Utilities	Underground	Underground

3.) Lot Coverage

The entire parcel is presently paved. The paving occurred several years ago and at that time was intended to be utilized as parking for the adjacent commercial activities located on the adjacent parcel to the north. The applicant has requested that he be able to retain the existing paving as it presently provides excellent drainage away from adjacent properties;

requires little maintenance; and during winter months could be utilized to provide more accessible snow storage areas.

Under existing zoning code provisions, it can be argued that this paving has existed for a number of years and should therefore be considered as a pre-existing non-conforming use. Pre-existing non-conforming uses are permitted as long as they are not expanded. In the case of this project the paved parking area will not be increased and the development of the structure will not expand or increase the total existing lot coverage.

4.) Parking

The project, as proposed, will provide one parking space in excess of the required parking spaces.

5.) Snow Storage

The project, as proposed, will provide snow storage in excess of the required 60%.

6.) Building Height

The proposed structure will be substantially less than the 35 ft. maximum.

7.) Setbacks

The project complies with front and rear yard setback requirements.

The applicant has proposed that the side yard setback off Sinclair St. be established at 5 ft. rather than 10 ft. which would be the standard setback for a corner lot in a commercial zoning district. The zoning code allows the standard side yard setback to be reduced if approved by the Commission through the Use Permit process.

Staff has reviewed the proposed setback reduction along Sinclair St. and finds that it would be consistent with other structures in the surrounding area. Examples of this reduced setback would be the Bridgeport General Store, B.U.M.Co., and the adjacent laundromat structure all of which appear to be substantially less than 5 ft. Another consideration in approving a reduced setback would be that it would provide a greater separation between the residential structure to the west and it would provide for a more accessible snow storage area between the proposed structure and the west property line.

8.) Utilities

County Code provides that distribution lines to individual development shall be undergrounded.

UP 32-91-05/Perriseau

FINDINGS

1. All applicable provisions of Title 19, Mono County Code, have been 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, fences, parking, loading, landscaping and other required features because:

a) The site is adequate in size to accommodate the proposed commercial structure. The proposed project complies with existing commercial development standards as provided in applicable provisions of the County Zoning and Development.

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 because:

a) The project site fronts on Sinclair St. and will take direct access off Kingsley St. Both streets are paved and maintained by the County. Additional traffic which may be generated by this project will not create a significant impact on existing circulation patterns.

3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area which the property is located because:

a.) The proposed use is compatible with the surrounding land uses which are primarily commercial.

4. The proposed use is consistent with the map and text of the County-wide General Plan and any applicable area general plan. The project will not be detrimental to or interfere with the Draft General Plan language because:

a.) The proposed use is consistent with the existing High Commercial land use designation and applicable land use regulations, including density and setback limitations, as contained in the Mono County Zoning and Development Code.

UP 32-91-05/Perriseau

CONDITIONS OF APPROVAL

1. Development shall be limited to the construction and development of 2 office/retail units and 1 storage/office/retail unit located within a 40 ft. x 60 ft. metal prefabricated structure which shall be subject to all applicable provisions of the General Commercial Zoning District.
2. Subsequent conversions from a prior use, where structural alterations are required, shall require County Planning Department review for conformance with applicable provisions of the General Commercial Zoning District.
3. Prior to issuance of a certificate of occupancy, the applicant shall provide the County Health Department with a "Will Serve" letter from the Bridgeport Public Utilities District stating both sewer and water service are available to the proposed project and that adequate water supply and sewage treatment capacity exists to serve the proposed project.
4. Prior to issuance of a certificate of occupancy, the applicant shall provide the County Planning Department with a letter from the Bridgeport Fire Protection District stating that they have the capability to serve the proposed project.
5. Prior to initiating development of the subject parcel, the applicant shall obtain a building permit in compliance with applicable Building Department regulations.
6. The size and placement of the proposed structure, parking, snow storage, and setbacks (including an approved reduction in setback requirements to 5 ft. along Kingsley St.) shall be in substantial conformance with the attached Plot Plan (Exhibit "A").
7. Prior to issuance of a certificate of occupancy, the exterior of the structure shall be painted or otherwise constructed utilizing neutral colors that blend well with the immediate surroundings. All parking spaces shall be paved and striped and wheel stops shall be installed.
8. Outdoor lighting, if utilized, shall be shielded or otherwise directed away from the adjacent residential uses to the west.

SETBACK
 MODIFICATION

COUNTY of MONO

PLANNING DEPARTMENT
P. O. Box 8
Bridgeport, CA 93517-0008
(819) 932-7911 Ext. 217



NOTICE OF DECISION and USE PERMIT

USE PERMIT NUMBER: 32-91-05 NAME OF APPLICANT: Mel Perriseau
ASSESSOR'S PARCEL NUMBER: 08-134-14
PROJECT TITLE & LOCATION: Use Permit 32-91-05/Perriseau
APN 08-134-14; Southeast corner of Kingsly St. and Sinclair St; Bridgeport

On May 9, 1991, a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Section 19.38.010 of the Mono County Zoning & Development Code were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit Number 32-91-05, and USE PERMIT granted, subject to the following conditions, at the conclusion of the appeal period.

CONDITIONS OF APPROVAL

Please refer to the eight listed conditions attached.

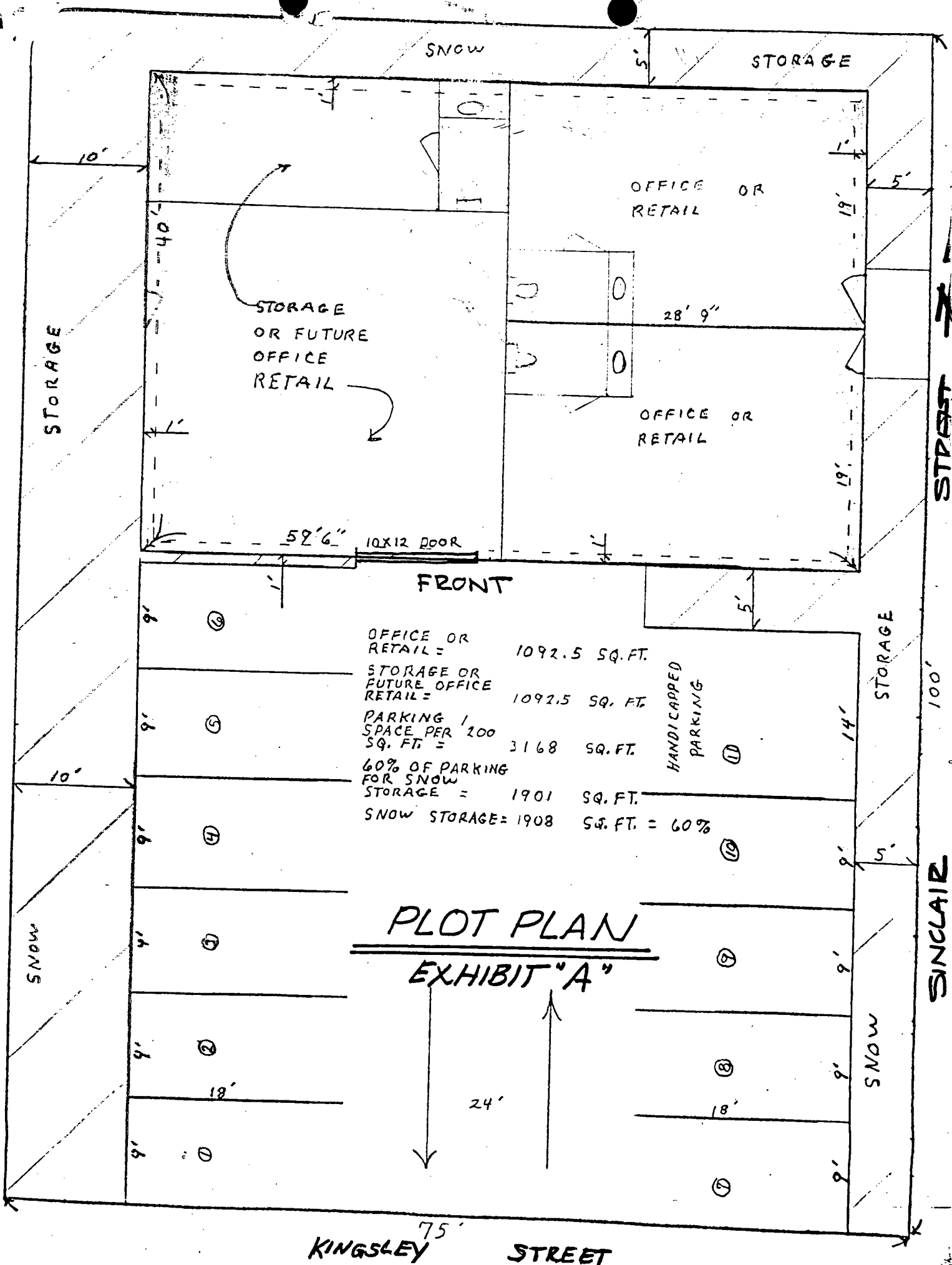
ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN (15) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE BOARD OF SUPERVISORS OF THE COUNTY OF MONO.

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 OF \$ 125.00.

UP 32-91-05/Perriseau

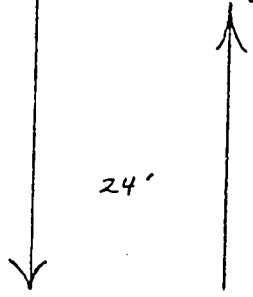
CONDITIONS OF APPROVAL

- 1. Development shall be limited to the construction and development of 2 office/retail units and 1 storage/office/retail unit located within a 40 ft. x 60 ft. metal prefabricated structure which shall be subject to all applicable provisions of the General Commercial Zoning District.**
- 2. Subsequent conversions from a prior use, where structural alterations are required, shall require County Planning Department review for conformance with applicable provisions of the General Commercial Zoning District.**
- 3. Prior to issuance of a certificate of occupancy, the applicant shall provide the County Health Department with a "Will Serve" letter from the Bridgeport Public Utilities District stating both sewer and water service are available to the proposed project and that adequate water supply and sewage treatment capacity exists to serve the proposed project.**
- 4. Prior to issuance of a certificate of occupancy, the applicant shall provide the County Planning Department with a letter from the Bridgeport Fire Protection District stating that they have the capability to serve the proposed project.**
- 5. Prior to initiating development of the subject parcel, the applicant shall obtain a building permit in compliance with applicable Building Department regulations.**
- 6. The size and placement of the proposed structure, parking, snow storage, and setbacks (including an approved reduction in setback requirements to 5 ft. along Kingsley St.) shall be in substantial conformance with the attached Plot Plan (Exhibit "A").**
- 7. Prior to issuance of a certificate of occupancy, the exterior of the structure shall be painted or otherwise constructed utilizing neutral colors that blend well with the immediate surroundings. All parking spaces shall be paved and striped and wheel stops shall be installed.**
- 8. Outdoor lighting, if utilized, shall be shielded or otherwise directed away from the adjacent residential uses to the west.**



OFFICE OR RETAIL =	1092.5	SQ. FT.
STORAGE OR FUTURE OFFICE RETAIL =	1092.5	SQ. FT.
PARKING 1 SPACE PER 200 SQ. FT. =	3168	SQ. FT.
60% OF PARKING FOR SNOW STORAGE =	1901	SQ. FT.
SNOW STORAGE =	1908	SQ. FT. = 60%

PLOT PLAN
EXHIBIT "A"



75'
KINGSLEY STREET

100'
SINCLAIR STREET

STORAGE

STORAGE

OFFICE OR RETAIL

STORAGE OR FUTURE OFFICE RETAIL

OFFICE OR RETAIL

FRONT

HANDICAPPED PARKING

STORAGE

SNOW

SNOW

10'

40'

28' 9"

52' 6" 10x12 DOOR

19'

19'

9'

9'

9'

4'

9'

9'

14'

9'

9'

9'

9'

STREET

SINCLAIR

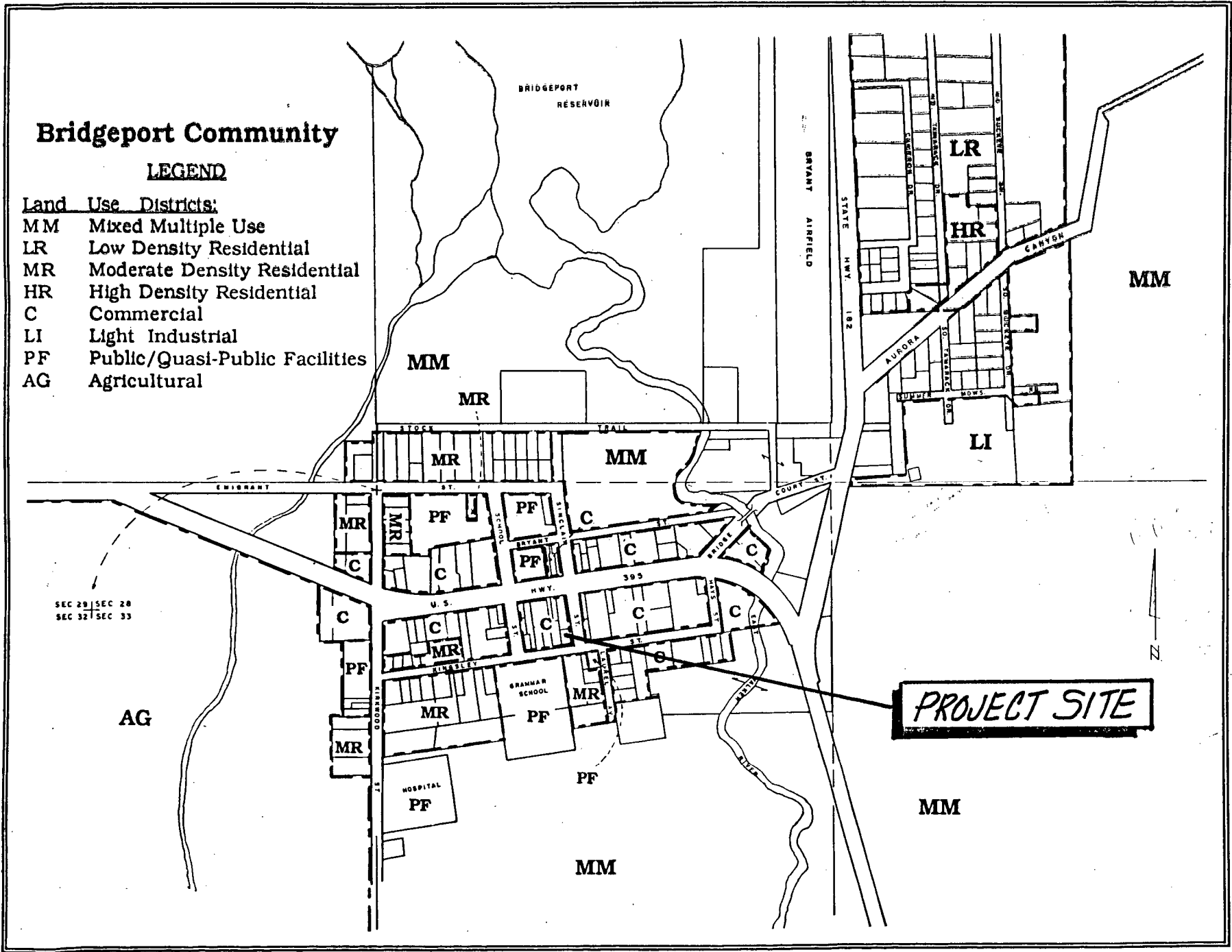
EXHIBITS

Bridgeport Community

LEGEND

Land Use Districts:

- MM Mixed Multiple Use
- LR Low Density Residential
- MR Moderate Density Residential
- HR High Density Residential
- C Commercial
- LI Light Industrial
- PF Public/Quasi-Public Facilities
- AG Agricultural



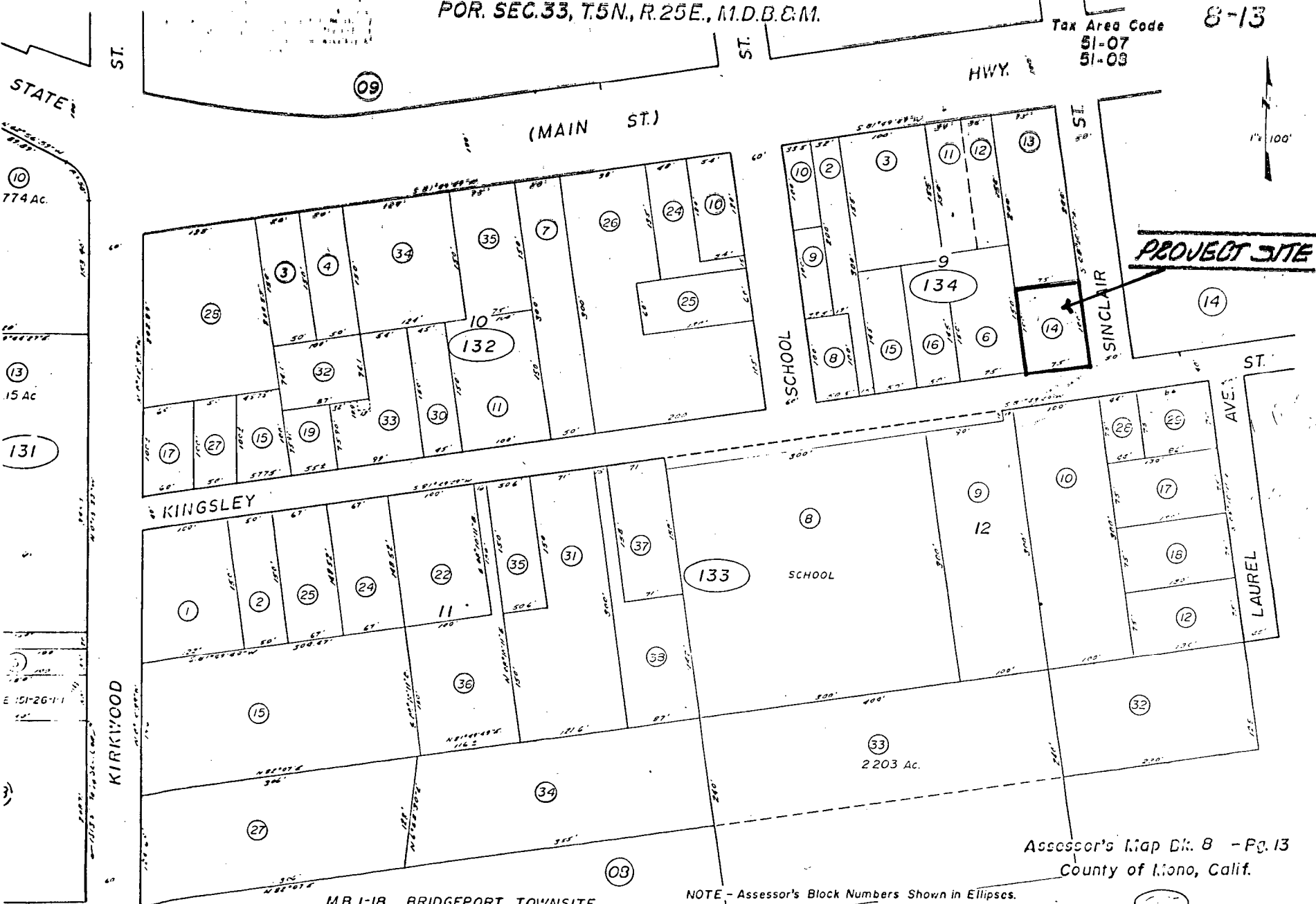
DRAFT
FEBRUARY 1991

FIGURE NUMBER 8

PROJECT SITE

POR. SEC. 33, T. 5N., R. 25E., M.D.B. & M.

Tax Area Code
51-07
51-08
8-13



PROJECT SITE

Assessor's Map Dk. 8 - Pg. 13
County of Mono, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

M.B. 1-18 BRIDGEPORT TOWNSITE

BRIDGEPORT PUBLIC UTILITY DISTRICT
P.O. Box 473
Bridgeport, California 93517
(619) 932-7251


RECEIVED

April 26, 1991

TO WHOM IT MAY CONCERN:

The Bridgeport Public Utility District will serve additional sewer and water to APN 08-134-14, Use Permit 32-91-05.

Sincerely,


Russell E. McJunkin
General Manager

C.C. HEALTH DEPT

CEQA GUIDELINES CLASS 3 EXEMPTIONS

New Construction or Conversion of Small Structures

15303.

Class 3 consists of construction and location of limited numbers 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. The numbers of structures described in this section are the maximum allowable on any legal parcel or to be associated with a project within a two year period. Examples of this exemption include but are not limited to:

(a) Single-family residences not in conjunction with the building of two or more such units. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) Apartments, duplexes, and similar structures, with no more than four dwelling units if not in conjunction with the building or conversion of two or more such structures. In urbanized areas, exemption applies to single apartments, duplexes, and similar structures designed for not more than six dwelling units if not constructed in conjunction with the building or conversion of two or more such structures.

(c) Stores, motels, offices, restaurants, and similar small commercial structures not involving the use of significant amounts of hazardous substances, if designed for an occupant load of 30 persons or less, if not constructed in conjunction with the building of two or more such structures. In urbanized areas, the exemption also applies to commercial buildings on sites zoned for such use, if designed for an occupant load of 30 persons or less if not constructed in conjunction with the building of four or more such structures and if not involving the use of significant amounts of hazardous substances.

(d) Water main, sewage, electrical, gas, and other utility extensions of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Note:

Authority cited: Sections 21083 and 21087, Public Resources Code; Reference: Section 21084, Public Resources Code.

PLANNING DEPARTMENT

THIS SPACE FOR COUNTY RECORDERS USE ONLY

COUNTY of MONO



NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) Mono County Planning Dept.
P.O. Box 8
Bridgeport CA 93517

County Clerk MONO
 County of MONO
P.O. Box 537
Bridgeport CA 93517

Project Title: Use Permit 32-91-05 / Perriseau

Project Location - Specific: Assessors Parcel 8-134- 14

Project Location - City: Bridgeport Project Location - County: Mono

Description of Project: Construction of metal office/storage building

Name of Public Agency Approving Project: Mono County Planning Commission

Name of Person or Agency Carrying Out Project: Mono County Planning Department

Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: Class 3, Sec. 15303

Statutory Exemptions. State code number: _____

Reasons why project is exempt: Small commercial structure with occupant load of less than 30 persons, located in commercial district

Lead Agency Contact Person: Rich Boardman Area Code/Telephone/Extension: (619) 932-7911

If filed by applicant:

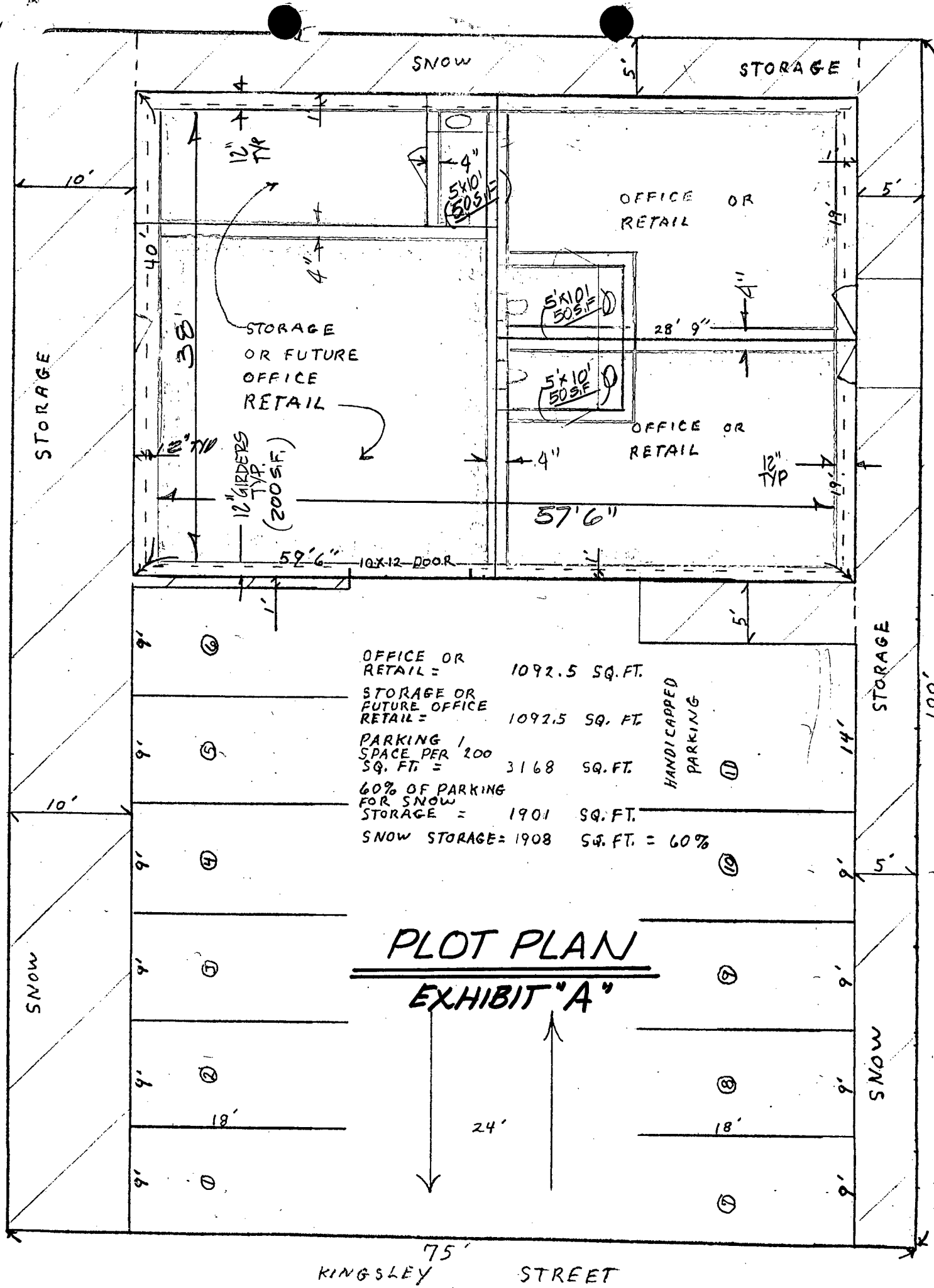
1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Date received for filing at OPR: _____

Signed by Applicant



OFFICE OR RETAIL =	1092.5	SQ. FT.
STORAGE OR FUTURE OFFICE RETAIL =	1092.5	SQ. FT.
PARKING / SPACE PER 200 SQ. FT. =	3168	SQ. FT.
60% OF PARKING FOR SNOW STORAGE =	1901	SQ. FT.
SNOW STORAGE =	1908	SQ. FT. = 60%

PLOT PLAN
EXHIBIT "A"

75'
KINGSLEY STREET

100'
SINCLAIR STREET

PARKING SNOW STORAGE / PEZIRISGRAU USE PERMIT

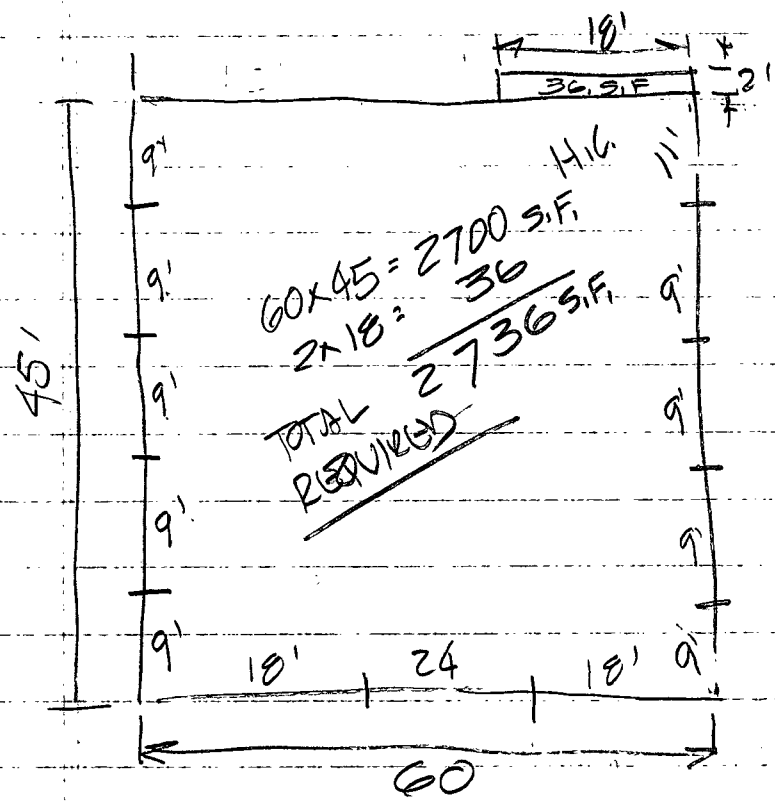
STORAGE BLDG (40' x 59.5)
 INSIDE 38' x 57.5' = 2185
 REQUIRED RESTROOMS (3)(5x10) = 150
2035

$$\frac{2035}{200} = 10.17$$

INSIDE WALLS
 $0.33 \times 38'' =$
 $0.33 \times 28 =$
 $0.33 \times 28 =$
 $(0.33 \times 94) = 31 \text{ S.F.}$

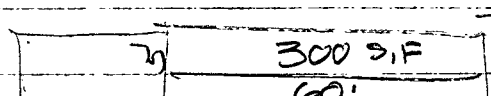
10 SPACES REQUIRED
 11 SPACES PROPOSED

SNOW STORAGE CALCULATIONS 10 PARKING SPACES REQUIRED



$$\begin{array}{r} 2736 \text{ S.F.} \\ \times 0.60 \\ \hline 1641.6 \text{ S.F.} \end{array}$$

1642 S.F.
 SNOW STORAGE
 REQUIRED



1000

80% AVAILABLE

32-91-05 / PLZ...
~~UP-21-01-00 Ward~~

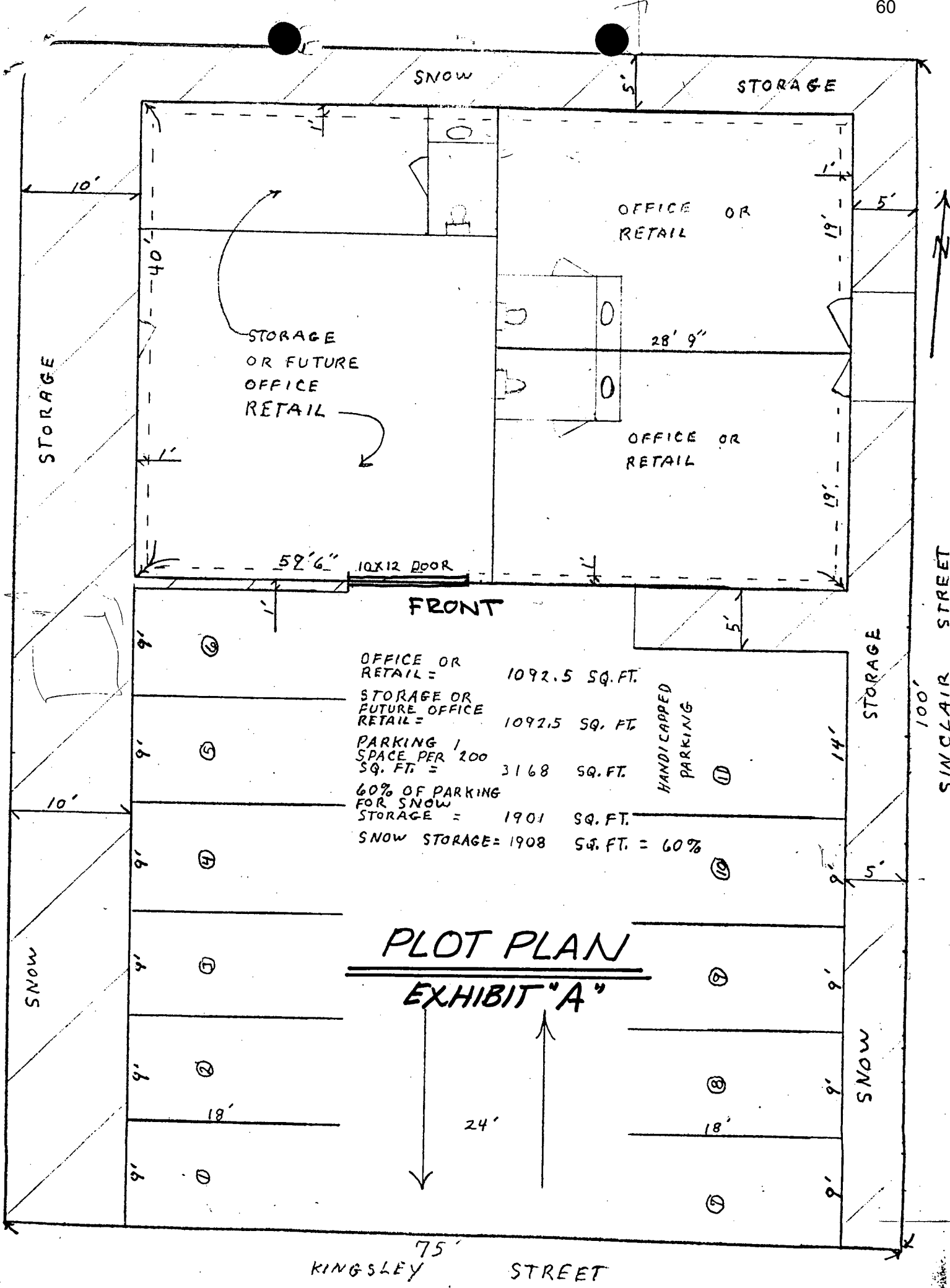
**CONDITIONS OF APPROVAL &
MITIGATION MONITORING PROGRAM
(APRIL 15, 1991 LTAC REVIEW DRAFT)**

PROPOSED CONDITIONS OF APPROVAL

-
1. Development shall be limited to the construction and development of 2 office/retail units and 1 storage/office/retail unit located within a metal prefabricated structure ^{in place} and shall be subject to all applicable provisions of the General Commercial Zoning District.
 2. Subsequent conversions from a prior use, where structural alterations are required, shall require County Planning Department review for conformance with applicable provisions of the General Commercial Zoning District.
 3. The applicant shall provide the County Health Department with a "Will Serve" letter from the Bridgeport Public Utilities District stating both sewer and water service are available to the proposed project and that adequate water supply and sewage treatment capacity exists to serve the proposed ~~subdivision~~ development / use.
 4. The applicant shall provide the County Planning Department with a letter from the Bridgeport Fire Protection District stating that they have the capability to serve the proposed project.
 5. The applicant shall obtain a building permit in compliance with applicable Building Department regulations.
 6. The size and placement of the proposed structure, parking, snow storage, and setbacks shall be in conformance with the attached Plot Plan (Exhibit "A"). All parking spaces shall be paved and striped. § BUMPERS PROVIDED!
STOPS
 7. The exterior of the structure shall be painted or otherwise constructed utilizing neutral colors that blend well with the immediate surroundings.

ADD ⊖ OUTSIDE LIGHTING SHALL BE MINIMIZED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES.

PUBLIC WORKS CALLS



OFFICE OR RETAIL =	1092.5 SQ. FT.
STORAGE OR FUTURE OFFICE RETAIL =	1092.5 SQ. FT.
PARKING 1 SPACE PER 200 SQ. FT. =	3168 SQ. FT.
60% OF PARKING FOR SNOW STORAGE =	1901 SQ. FT.
SNOW STORAGE =	1908 SQ. FT. = 60%

PLOT PLAN
EXHIBIT "A"

75'
KINGSLEY STREET

100'
SINCLAIR STREET

NOTES:

**COMMENTS FOR LAND T.A.C. MEETING
APRIL 15, 1991**

- 1.) Tentative Parcel Map #37-152 / No comments
- 2.) Tentative Parcel Map #34-50 / No comments
- 3.) Reavis - Use Permit #37-91-06
-Building & Code Enforcement Requirements-
 - a.) Plans be submitted for conversion of existing ramada into a garage.
 - b.) Plans and specifications be submitted for a new 24x32 mobilehome.
 - c.) Plans be submitted for ~~30x20~~^{24x32} garage, 12x12 horse barn and either 14x66 mobilehome or ~~24x44 frame home~~.

Additional concerns for well and septic locations and driveway encroachment.

- 4.) Perriseau /- Use Permit #32-91-05
-Building & Code Enforcement Requirements-
 - a.) Plans and specifications be submitted for structure along with a detailed site plan showing:
 - 1.) Building location & set backs
 - 2.) Access points, driveway approach
 - 3.) Parking spaces & travel lanes
 - 4.) On site outside lighting
 - 5.) Trash bin location & enclosure if required'
 - 6.) L.P.G. tank location & protection ON PIPED GAS (NAT. GAS)
 - 7.) Site drainage - Gradig plan
 - 8.) ARE THERE ANY EXISTING ACCESS EASEMENTS BETWEEN THIS PARCEL AND 08-134-13

Addition requirements placed on Use Permit that plans be submitted by proposed renters showing proposed occupancy for each suite. This will give the Building Department the opportunity to enforce Building Code requirements for proper construction and separations.

- 5.) Ward - Use Permit #31-91-03
-Building & Code Enforcement Requirements-
- a.) Plans and specifications to be submitted for all proposed structures.
 - b.) Health Department approval for new septic system.
 - c.) Road Department approval, if required.
- 6.) Myers -
- NOTE: Do to additional information concerning occupancy, the Building Department has "Red-TAGGED" the mobilehome on April 10. 1991.
- a.) ~~Project is not consistent with Zoning and use for this area.~~
 - b.) If project is to be approved, the following items need to be addressed:
 - 1.) Property line dispute
 - 2.) A parking layout be provided
 - 3.) Driveway encroachment permit, if required
 - 4.) Letter from P.U.D. for utility service, water, & sewer.

If this use is allowed, it may cause future problems with adjacent landowners in the area.

Rich

MONO COUNTY PLANNING DEPARTMENT

**LAND TECHNICAL ADVISORY
COMMITTEE MEETING
(LAND TAC)**

THE MONO COUNTY TECHNICAL ADVISORY COMMITTEE WILL BE MEETING IN THE ANNEX I CONFERENCE ROOM, BRIDGEPORT, CALIFORNIA ON **APRIL 15, 1991** BEGINNING AT 1:30 P.M. UNTIL CONCLUSION. THE FOLLOWING PROJECTS ARE SCHEDULED FOR DISCUSSION:

- 1:30 p.m. TENTATIVE PARCEL MAP 37-152/WILLIAMS
- 2:00 p.m. TENTATIVE PARCEL MAP 34-50/CIGEL
- 2:30 p.m. USE PERMIT APPLICATION 37-91-06/REAVIS
- 3:00 p.m. USE PERMIT APPLICATION 32-91-05/PERRISEAU
- 3:30 p.m. USE PERMIT APPLICATION 31-91-03/WARD

Should you have questions on any of the above projects, please contact the Mono County Planning Department, Bridgeport, California at (619) 932-7911, ext. 217.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON May 9, 1991,
AT 9:45 a.m. IN THE MONO COUNTY COURTHOUSE, BRIDGEPORT,
CALIFORNIA, THE MONO COUNTY PLANNING COMMISSION WILL CONSIDER THE
FOLLOWING:

USE PERMIT 32-91-05/PERRISEAU - Proposed construction of
a commercial office and storage building on Assessors parcel 08-
134-14. The project is located in the north central portion of
Mono County within the community of Bridgeport, on a 7500 s.f.
parcel, at the northwest corner of Kingsley and Sinclair Streets.
The zoning is General Commercial. A categorical exemption has
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Department.

ALL PERSONS HAVING AN INTEREST IN THE LANDS SUBJECT TO THE AFORE-
MENTIONED APPLICATION OR IN THE LANDS WITHIN THREE HUNDRED (300)
FEET OF THE EXTERIOR BOUNDARIES THEREOF, MAY APPEAR BEFORE THE
PLANNING COMMISSION IN PERSON, OR REPRESENTED BY COUNSEL, FOR
PRESENTATION OF TESTIMONY OR MAY, PRIOR TO SAID HEARING, FILE WITH
THE PLANNING COMMISSION WRITTEN CORRESPONDENCE PERTAINING THERETO.

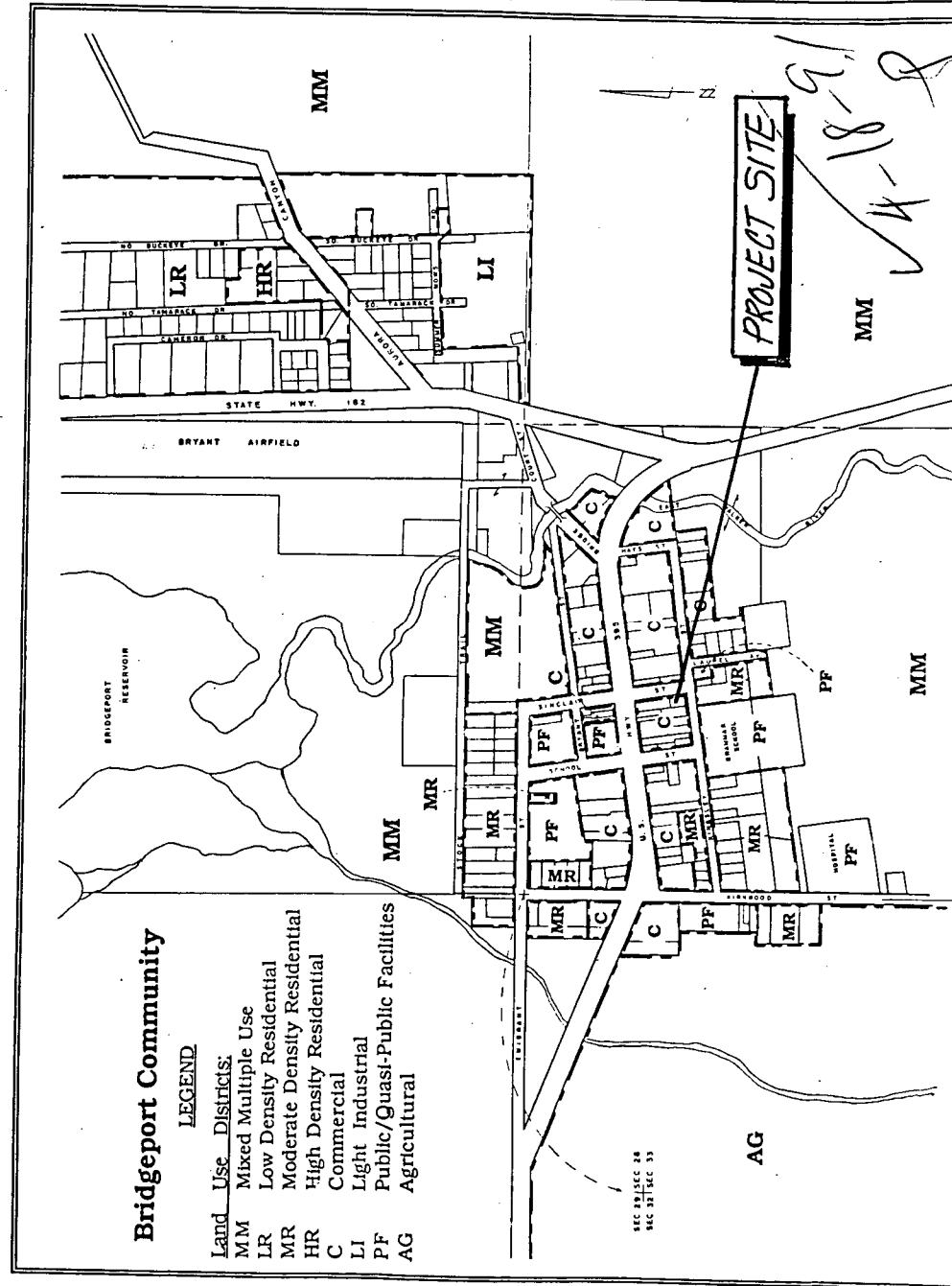
NOTE: ALL PERSONS WISHING TO RECEIVE NOTICE REGARDING THE DECISION
RENDERED BY THE COMMISSION ON THIS PROJECT MUST SUBMIT, PRIOR TO
THE HEARING, A WRITTEN REQUEST FOR SUCH NOTICE.

MONO COUNTY PLANNING COMMISSION
P.O. BOX 8
BRIDGEPORT, CALIFORNIA 93517

(619) 932-7911 Ext. 217

MONO COUNTY GENERAL PLAN

LAND USE ELEMENTS



Bridgeport Community

LEGEND

- Land Use Districts:
- MM Mixed Multiple Use
- LR Low Density Residential
- MR Moderate Density Residential
- HR High Density Residential
- C Commercial
- LI Light Industrial
- PF Public/Quasi-Public Facilities
- AG Agricultural

DRAFT
FEBRUARY 1991

FIGURE NUMBER

COUNTY of MONO

DEPARTMENT OF PLANNING
P.O. BOX 8
BRIDGEPORT, CA 93517-0008

first class

ATTENTION PROPERTY OWNER
Notice of Public Hearing

00-08-133-12-0000-00 51-07
NOBLES, ELEANOR F.
12436 CEDAR CIRCLE
AURORA CO 80012

00-08-133-15-0000-00 51-07
COLE, WILLIAM H. & EDITH B.
11227 DICKY STREET
WHITTIER CA 90606

00-08-133-17-0000-00 51-07
NEILL, REX S. & LINDA A.
P.O. BOX 563
BRIDGEPORT CA 93517

00-08-133-18-0000-00 51-07
SANDY, WILLIAM E.
P.O. BOX 213
BRIDGEPORT CA 93517

00-08-133-22-0000-00 51-07
GAFFNEY, MICHAEL T. & DENICE E.
P.O. BOX 72
BRIDGEPORT CA 93517

00-08-133-24-0000-00 51-07
SCHLAEGEL, MYRON K.
P. O. BOX 194
BRIDGEPORT CA 93517

00-08-133-25-0000-00 51-07
SCHLAEGEL, LEROY W. & CONSTANCE
1443 N CLOVIS AVE
FRESNO CA 93727

00-08-133-27-0000-00 51-08
SCANAVINO, ROBERT
3109 CRYSTAL WAY
STOCKTON CA 95204

00-08-134-12-0000-00 51-07
LENT, JOSEPH A. & MARY L.
P.O. BOX 731
BRIDGEPORT CA 93517

00-08-134-13-0000-00 51-07
EVANS, WILLIAM P. & JANET L.
DBA VIDEO VILLAGE & LAUNDROMAT
4262 SILLIMAN DRIVE
HUNTINGTON BEACH CA 92649

00-08-134-14-0000-00 51-07
EVANS, WILLIAM P. & JANET L.
4262 SILLIMAN DRIVE
HUNTINGTON BEACH CA 92649

00-08-134-15-0000-00 51-07
J. C. TRUST
COURTNEY, BEVERLY JEAN, TRUSTEE
P. O. BOX 861
MINDEN NV 89423

00-08-134-16-0000-00 51-07
J. C. TRUST
COURTNEY, BEVERLY JEAN, TRUSTEE
P. O. BOX 861
MINDEN NV 89423

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00-08-133-10-0000-00 51-07

CARBERRY, JOHN P. FAMILY TRUST

JOHN P. CARBERRY TRUSTEE
P.O. BOX 939
BRIDGEPORT CA 93517

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Perriseau

00-08-134-02-0000-00 51-07
J. C. TRUST
COURTNEY, BEVERLY JEAN, TRUSTEE
DBA BODIE HOTEL
P. O. BOX 861
MINDEN NV 89423

00-08-134-03-0000-00 51-07
COURTNEY, BEVERLY J.
DBA SPORTSMAN'S INN
P. O. BOX 496
BRIDGEPORT CA 93517

00-08-134-06-0000-00 51-07
DOLAN, ALBERT F. & LOUISA M.
LOCAL
BRIDGEPORT CA 93517

00-08-134-08-0000-00 51-07
J. C. TRUST
COURTNEY, BEVERLY JEAN, TRUSTEE
P. O. BOX 861
MINDEN NV 89423

00-08-134-09-0000-00 51-07
J. C. TRUST
COURTNEY, BEVERLY JEAN, TRUSTEE
P. O. BOX 861
MINDEN NV 89423

00-08-134-10-0000-00 51-07
J. C. TRUST
COURTNEY, BEVERLY JEAN, TRUSTEE
P. O. BOX 861
MINDEN NV 89423

00-08-134-11-0000-00 51-07
LENT, JOSEPH A. & MARY L.
P.O. BOX 731
BRIDGEPORT CA 93517

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00-08-142-01-0000-00 51-07
EVANS, WALTER R. & HELEN M.
275 SOUTH HILL AVENUE
PASADENA CA 91106

00-08-142-02-0000-00 51-07
ROBERTSON, K.J. & G.P.C.
P.O. BOX 278
BRIDGEPORT CA 93517

00-08-142-04-0000-00 51-07
FILANC, J.R. & J.E. LIVING TR.
JACK R. & JANE E. FILANC
420 SERPENTINE AVENUE
DEL MAR CA 92014

00-08-142-07-0000-00 51-07
ANNETT, ALFRED C. & JOSEPHINE
DBA ANNETT & SONS AUTO PARTS
P.O. BOX 604
BRIDGEPORT CA 93517

00-08-141-04-0000-00 51-07
BRYANT, DANIEL L.
P. O. BOX 68
BRIDGEPORT CA 93517

00-08-141-06-0000-00 51-07
PARRAGUIRRE, DAVID GERALD ET AL
PARRAGUIRRE, DAVID GERALD
1700 WENDY WAY
RENO NV 89509

00-08-141-07-0000-00 51-07
GOODWIN, DAWNE P.
121 S. POINSETTIA PLACE
LOS ANGELES CA 90036

00-08-141-08-0000-00 51-07
PHELPS, ERMA N. ETAL
P. O. BOX 277
BRIDGEPORT CA 93517

00-08-141-10-0000-00 51-07
BRANDON, MAURICE ETAL
P.O. BOX 424
BRIDGEPORT CA 93517

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GENERATED: 03 MAR 91 22:00
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00-08-141-01-0000-00 51-07
NOLAN, TERRY ET AL
P. O. BOX 426
BRIDGEPORT CA 93517

00-08-141-02-0000-00 51-07
MC GINLEY, THOMAS C. & JO ANNA
DBA BRIDGEPORT INN/MOTOR HOTEL
626 BUTTON BUSH TRAIL
ORANGE CA 92669

00-08-141-03-0000-00 51-07
ABIZAID, J. & K. TRUSTEES
PSC BOX 1063
APO NY 09063

00-08-133-28-0000-00 51-06
BLACKARD, BOB D. ETAL
445 SHADYGLEN LANE
SAN DIMAS CA 91773

00-08-133-29-0000-00 51-07
FRANKLIN, VIRGINIA A.
2039 MISSION RIDGE ROAD
SANTA BARBARA CA 93103

00-08-102-09-0000-00 51-07

CARLSON, ANNA A.
EVELINE M. PICKETT
P. O. BOX 115
BRIDGEPORT CA 93517

00-08-102-10-0000-00 51-07

REID, WILLIAM M. & EVELYN I.
DBA BODIE UNION MINING COMPANY, THE
P.O. BOX 644
BRIDGEPORT CA 93517

00-08-102-11-0000-00 51-07

PROCTOR, LEO G. & CAROL A.
P.O. BOX 722
BRIDGEPORT CA 93517

00-08-102-12-0000-00 51-07

MYERS, PHILIP L. & MARY N.
DBA WALKER RIVER LODGE
P. O. BOX 695
BRIDGEPORT CA 93517

00-08-102-13-0000-00 51-07

MYERS, PHILIP L. & MARY N.
P. O. BOX 695
BRIDGEPORT CA 93517

00-08-102-14-0000-00 51-07

REID, WILLIAM M. & EVELYN I.
P.O. BOX 644
BRIDGEPORT CA 93517

00-08-102-15-0000-00 51-07

PEMBERTON, CHARLES D. & NADEANE
P. O. BOX 27
BRIDGEPORT CA 93517

00-08-102-02-0000-00 51-07

9999999999999999
~~PEMBERTON, TERRY L. & LYNDIA A.
DBA JOLLY CONE-SS-TRLR PK-SPTG GDS
P.O. BOX 126
BRIDGEPORT CA 93517~~

00-08-102-03-0000-00 51-07

BANK OF AMERICA
DBA BANK OF AMERICA BRIDGEPORT#802
TAX DEPT 3245-R
P. O. BOX 37000
SAN FRANCISCO CA 94137

00-08-102-04-0000-00 51-07

MC COY, LEE A. JR. & CHERYL A.
DBA BURGER BARN & UNION 76
P.O. BOX 338
BRIDGEPORT CA 93517

00-08-102-06-0000-00 51-07

MYERS, PHILIP L. & MARY N.
P. O. BOX 695
BRIDGEPORT CA 93517

00-08-102-07-0000-00 51-07

PROCTOR, LEO G. & CAROL A.
DBA GENE'S TEXACO SERVICE
P.O. BOX 722
BRIDGEPORT CA 93517

00-08-102-08-0000-00 51-07

PEMBERTON, CHARLES D. & NADEANE
DBA PEMBAR GARAGE
P. O. BOX 27
BRIDGEPORT CA 93517

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00-08-095-03-0000-00 51-07

N & D NEVADA TRUST
P.O. BOX 544
BRIDGEPORT CA 93517

00-08-095-04-0000-00 51-07

UNKNOWN
UNKNOWN
00000

00-08-095-05-0000-00 51-07

COUNTY OF MONO-COURTHOUSE
00000

00-08-095-07-0000-00 51-07

N & D NEVADA TRUST
P.O. BOX 544
BRIDGEPORT CA 93517

00-08-095-08-0000-00 51-07

ETHERIDGE, S.L. & C.L. ETAL
DBA GENERAL STORE MARKET
P.O. BOX 555
BRIDGEPORT CA 93517

00-08-142-08-0000-00 51-07 68

BRYANT, DANIEL L.
P.O. BOX 68
BRIDGEPORT CA 93517

00-08-142-11-0000-00 51-07

CHRISTENSEN, F.L. & B.L.
127 N. BALCOM AVENUE
FULLERTON CA 92632

00-08-142-12-0000-00 51-07

GIANOULIS, SANDRA D.
P.O. BOX 435
BRIDGEPORT CA 93517

00-08-142-13-0000-00 51-07

OHANIAN, MARK & DEBRA A. ET AL
DBA OHANIAN, MARK & DEBRA A. ET AL
7812 LYNCH RD.
SEBASTOPOL CA 95472

00-08-142-15-0000-00 51-07

GRIFFING LIVING TRUST
GRIFFING, E.D. & R.M. TRUSTEES
DBA SIERRA TRAILS TRAILER PARK
1445 HIGHLAND AVENUE
GLENDALE CA 91202

00-08-142-18-0000-00 51-07

DUNKEL, THOMAS M. & BARBARA J.
DBA LOG CABIN MOTEL & TRAILER PARK
16 PEREIRA AVENUE
TRACY CA 95376

GENERATED: 13 MAR 91 22:00
00-00-000-00-0000-00 00-00

893

Retention

1470

NOTICE OF PUBLIC HEARING

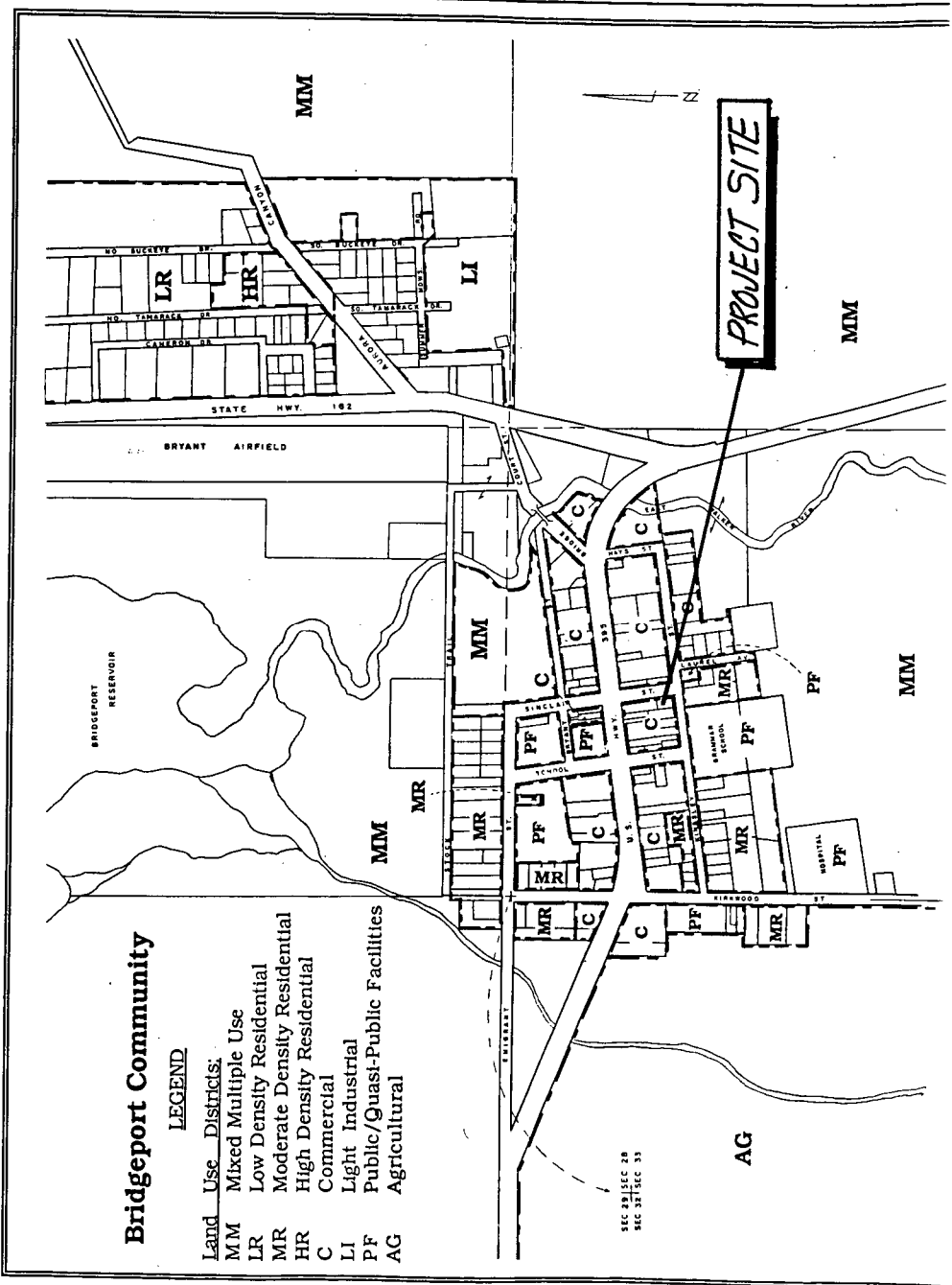
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 FOLLOWING:

USE PERMIT 32-91-05/PERRISEAU - Proposed construction of
 a commercial office and storage building on Assessors parcel 08-
 134-14. The project is located in the north central portion of
 Mono County within the community of Bridgeport, on a 7500 s.f.
 parcel, at the northwest corner of Kingsley and Sinclair Streets.
 The zoning is General Commercial. A categorical exemption has
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ALL PERSONS HAVING AN INTEREST IN THE LANDS SUBJECT TO THE AFORE-
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 THE PLANNING COMMISSION WRITTEN CORRESPONDENCE PERTAINING THERETO.

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MONO COUNTY PLANNING COMMISSION
 P.O. BOX 8
 BRIDGEPORT, CALIFORNIA 93517
 (619) 932-7911 Ext. 217



(40)

PERRISEAU USE PERMIT
NOTICE TO SURROUNDING PROPERTY OWNERS

✓ APN# 08-134 - ALL PARCELS (9)

APN# 08-133 - 8, 9, 10, 12, 16, 17, 28, 29

APN# 08-141 - 1, 2, 3, 4, 8, 10,

APN# 08-142 - 1, 2, 4, 11, 12, 13, 18

APN# 08-095 - ALL PARCELS (3)

APN# 08-102 - 2, 3, 8, 9, 10, 14, 15

Heather 4-4-91

NOTICE OF PUBLIC HEARING

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FOLLOWING:

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NOTE: ALL PERSONS WISHING TO RECEIVE NOTICE REGARDING THE DECISION RENDERED BY THE COMMISSION ON THIS PROJECT MUST SUBMIT, PRIOR TO THE HEARING, A WRITTEN REQUEST FOR SUCH NOTICE.

MONO COUNTY PLANNING COMMISSION
P.O. BOX 8
BRIDGEPORT, CALIFORNIA 93517

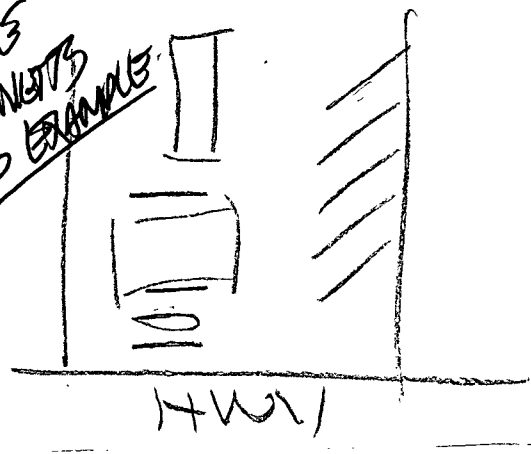
(619) 932-7911 Ext. 217

PARKING

12 PAINTED

3 NOT PAINTED

USE
ANNOTS
AS EXAMPLE



20

PROJECT ROUTING SLIP

PROJECT: USE PERMIT 32-91-05

STAFF PLANNER: R.B. Date: 3/27

- Board of Supervisors B. Reid
- Planning Commissioners

COUNTY/LOCAL AGENCIES

- Planning Director
- Assessor
- Public Works
- Building
- County Counsel
- Health
- LTC
- Eastern Sierra USD
- Mammoth USD
- Round Valley Joint Elem. USD
- COMPLIANCE OFFICER

STATE & FEDERAL AGENCIES

- CA Dept. of Fish & Game (Bishop/Long Beach)
- CA Division of Forestry
- CA Division of Mines & Geology
- CA Dept. of Transportation (Caltrans)
- CA Dept. of Water Resources
- CA Great Basin Air Pollution Control Dis.
- CA Lahontan RWQ Control Dist. (Tahoe/Victorville)
- US Soil Conservation Service (Bishop/Minden)
- US Army Corps of Engineers (L.A./Sacramento)
- US Bureau of Land Management (BLM)
- US Forest Service (Bridgeport/L.V./M.L./Bishop)
- US Fish and Wildlife Service

PUBLIC UTILITIES

- Contel (Minden/Bishop/Mammoth)
- Sierra Pacific Power Co.
- So. Calif. Edison (Bishop/Long Beach)

FIRE DEPARTMENTS

- Antelope Valley
- Bridgeport
- Chalfant Valley
- June Lake
- Lee Vining
- Long Valley
- Mono City
- Paradise
- Wheeler Crest
- White Mountain

PUBLIC UTILITY DISTRICTS

- Antelope Valley Water Dis.
- Birchim CSD
- Bridgeport PUD
- Hilton Creek CSD
- June Lake PUD
- Lee Vining PUD
- Walker River Irr. Dist.
- Wheeler Crest CSD

Copy of Cover sheet to: Applicant Engineer 3-28-91

PENNY-

ALSO ATTACHED IS LIST OF ADJ. OWNERS FOR REQUIRED NOTICE 10 DAYS PRIOR TO PUBLIC HEARING ON MAY 9.

USE DESCRIPTION AS INDICATED IN NOTICE TO PAPER & PROJECT SITE MAP FIGURE NO'S

NEST TAB FOR FILES

MONO COUNTY PLANNING DEPARTMENT

P.O. BOX 8
BRIDGEPORT, CA. 93517
(619) 932-7911 EXT 217

HCR 79 Box 221
MAMMOTH LAKES, CA. 93546
(619) 934-7504

Date : MARCH 27, 1991

To : Responsible / Trustee agencies
Interested Parties

From : Rich Boardman, Senior Planner
Mono County Planning Department
PO Box 8, Bridgeport, CA 93517

Re : **REQUEST FOR COMMENTS**

PROJECT TITLE: USE PERMIT 32-91-05
PERRISIEAU

The County of Mono as "lead agency" under CEQA is soliciting your comments and concerns regarding the above referenced project. Your review and response to this initial project consultation will assist us to identify potentially significant environmental impacts or project related issues which should be addressed during the public review and approval process. Of prime importance will be the views of affected agencies as to the scope and content of the environmental information necessary to satisfy their statutory responsibilities in connection with the proposed project.

In consideration of the time constraints mandated by state law, your comments must be forwarded at the earliest possible date. Comments must be submitted in writing and postmarked no later than APRIL 20, 1991. If no comments are received, we will assume that you have no objections to the project as proposed.

The project is tentatively scheduled for the APRIL 15, 1991 meeting of the Mono County Land Technical Advisory Committee. The purpose of this meeting will be to discuss project related impacts and to review identified environmental concerns. Should you wish to attend this meeting please contact our Bridgeport office for time and location.

Enclosures:

- Application
- Env. Information Form
- Notice of Exemption
- Other:
- Vicinity Map
- Site Plan
- Tentative Map

13-28-91
P

*PROVIDE OWNERS
WITH A COPY OF
L.T.A.C. AGENDA*

TKS

COUNTY of MONO

PLANNING DEPARTMENT
P. O. Box 8
Bridgeport, CA 93517-0008
(819) 932-7911 Ext. 217

Appl. No.	UP 32-91-05
Date Received	MARCH 20, 1991
Fees Received	\$ 300
By	R.B.
Receipt No.	930
Check No.	1601 Cash

USE PERMIT APPLICATION

TO BE COMPLETED BY APPLICANT

NAME OF APPLICANT/AGENT MELVIN L. PERRISEAU
Address P.O. BOX 464 BRIDGEPORT, CA. 93517

Telephone # (619) 932-7218

Name of property owner BILL EVANS
(if other than applicant)

Telephone # (714) 840-2365

DESCRIPTION OF PROPERTY: Assessor's Parcel # 08-134-14
Subdivision N/A Block _____ Lot _____

PRESENT GENERAL PLAN DESIGNATION H-C

PRESENT ZONING CH

PROPOSED USE: Describe the request being made, or nature of the use, business or purpose for which the building, structure, improvement or premise is to be used.

ERECT METAL BUILDING FOR OFFICE, RETAIL
& STORAGE OR FUTURE OFFICE-RETAIL

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

Bill Evans for
Signature
Bill Evans
Signature

Date
3/20/91
Date

ENVIRONMENTAL INFORMATION FORM

INITIAL STUDY PART I
(To be completed by the Applicant or Representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid possible delays in processing.

- I. PROJECT DESCRIPTION Use Permit Subdivision Land Division
- Zone Variance Zone Change Other _____

1. Applicants Name MELVIN L PERRISEAL
2. Project Title: Name: CONSTRUCT COMMERCIAL STRUCTURE
3. Lot Size: 75' X 100' Assessor Parcel # 08-134-14
4. Project Location: KINGSLEY ST. & SINCLAIR ST.
Describe the proposed i.e. Request being made and nature of use.
Identify the projects specific components.
ERECT METAL BUILDING FOR OFFICE, RETAIL
& STORAGE OR FUTURE OFFICE - RETAIL

II. ENVIRONMENTAL SETTING

(Use one copy of the tentative map or site plan may be needed to plot any necessary information).

1. Attach a copy of assessor's parcel pages or vicinity map showing the subject property in relationship to nearby streets and lots or other significant features.
2. Attach photographs of the site, if possible.
3. Describe the existing use(s) on the project site (including the type and number of any structures, roads, etc.): PAVED PARKING LOT
4. Describe the existing land use and zoning on adjacent properties. Also note any major man-made or natural features (i.e. highways, stream channels, etc.).

	ZONING	LAND USE
North:	<u>CH</u>	<u>LAUNDRY-MAT</u>
East:	<u>CH</u>	<u>SINCLAIR - ST. RESIDENCE</u>
West:	<u>CH</u>	<u>RESIDENCE</u>
South:	<u>R2</u>	<u>KINGSLEY - ST. RESIDENCE</u>

5. Describe the existing topography on-site (i.e. landforms, slopes, etc.). Any data on soils and geology would also be helpful: _____

PAVED PARKING LOT FLAT

6. Describe existing drainage courses or eroded areas on or near the project site (i.e. rivers, creeks, drainage ditches): _____

DRAINS TO STREET

7. Describe the existing vegetation on-site and the percentage of the site it covers (map any significant vegetation stands and all mature native trees): _____

PAVEMENT

8. Describe the existing wildlife on-site: NONE

9. Are there any cemeteries, structures, or other items of historical or archaeological interest on the property? No. Yes, specify: _____

10. Describe any site alterations which result from the proposed project (specifically address the amount and location of grading, cuts and fills, vegetation removal, alterations to drainage, removal of existing structures, number of trees removed, etc.). NONE

11. Air Quality Information:

Number and type of vehicles associated with completed project _____

14 AUTOMOBILES

Types of emissions and sources associated with project NONE

Fuel sources (and amounts) to be consumed by or as a result of the completed project PROPANE

12. Please include a copy of any studies (soils, geology, marketing, etc.) that you may have had prepared for this project or project site.

III. SERVICES

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

a. Electricity: S.C. EDISON

b. Road/Access (i.e. paved/unpaved, road name): KINGSLEY, SINCLAIR PAVED

c. Water Supply: P.U.D.

d. Sewage Disposal: P.U.D.

2. If an extension of any of the above is necessary, indicate which service(s) and the distance of the extension(s): NONE

IV. RESIDENTIAL PROJECTS

- 1. Mobilehome Condominium Mobilehome park/RV park
- Apartment PUD/PD Conversion

2. Number of Units: _____

3. Type of Unit(s)(i.e.number of bedrooms, lots, baths): _____

4. Size of Unit(s): _____

5. Building Height/# of floors: _____

6. Number of buildings: _____

7. Lot Coverage:(%) _____

a. Buildings: _____

b. Parking and access: _____

8. Parking spaces:

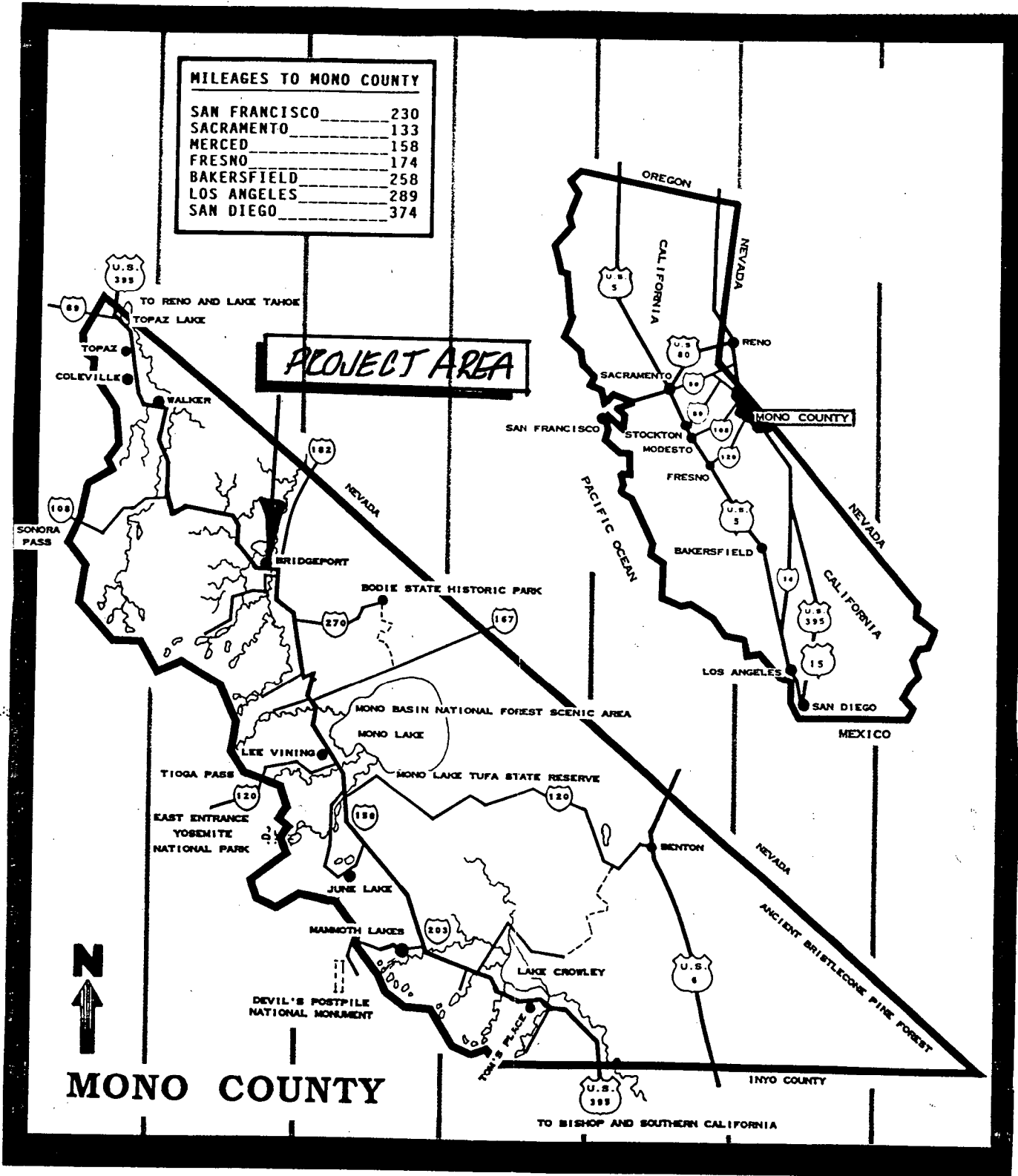
a. Uncovered: _____

b. Covered: _____

c. Guest: _____

MILEAGES TO MONO COUNTY	
SAN FRANCISCO	230
SACRAMENTO	133
MERCED	158
FRESNO	174
BAKERSFIELD	258
LOS ANGELES	289
SAN DIEGO	374

PROJECT AREA



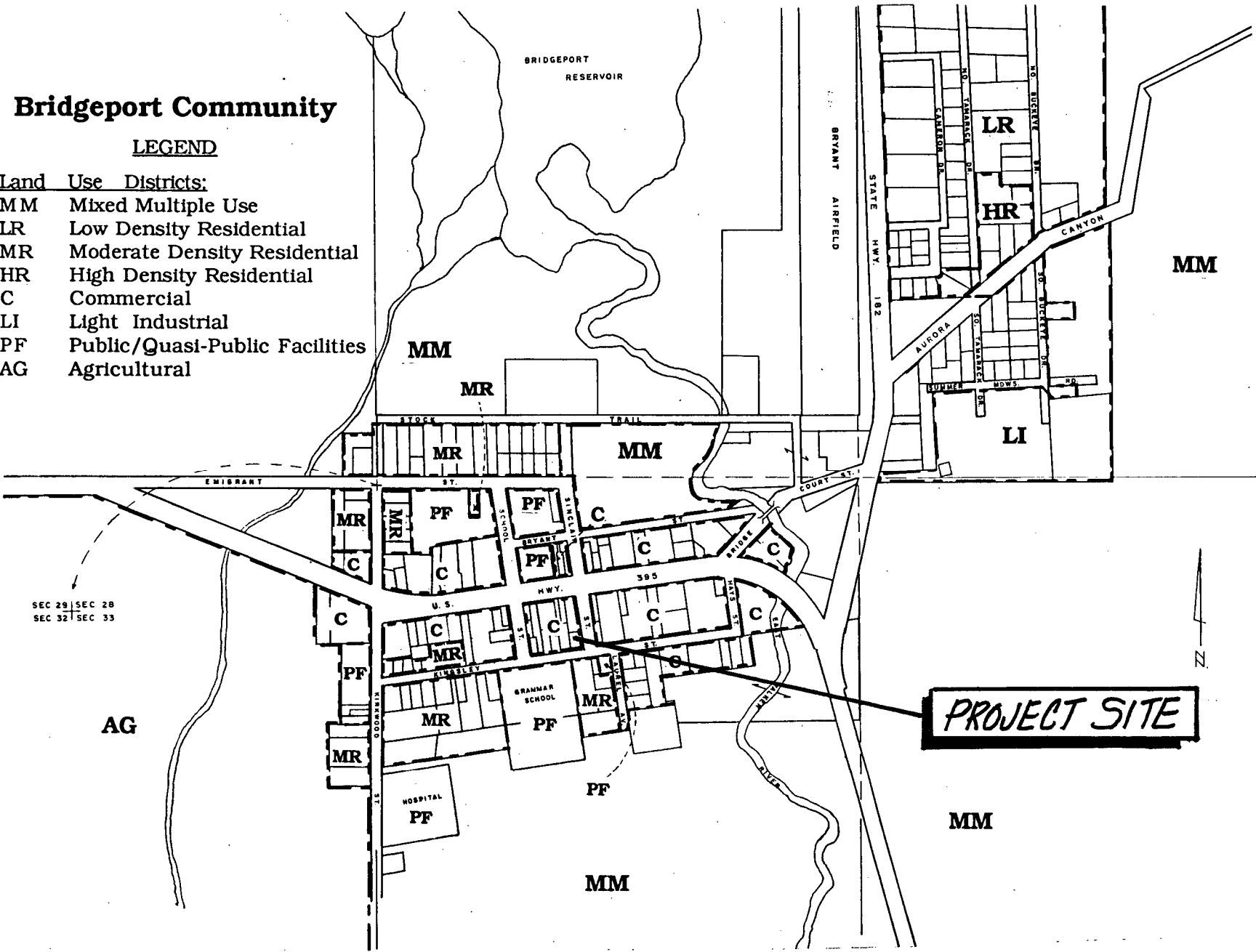
MONO COUNTY

VICINITY MAP

Bridgeport Community

LEGEND

Land Use Districts:	
MM	Mixed Multiple Use
LR	Low Density Residential
MR	Moderate Density Residential
HR	High Density Residential
C	Commercial
LI	Light Industrial
PF	Public/Quasi-Public Facilities
AG	Agricultural



DRAFT
FEBRUARY 1991

FIGURE NUMBER 8

POR. SEC.33, T.5N., R.25E., M.D.B.&M.

Tax Area Code
51-07
51-03

8-13

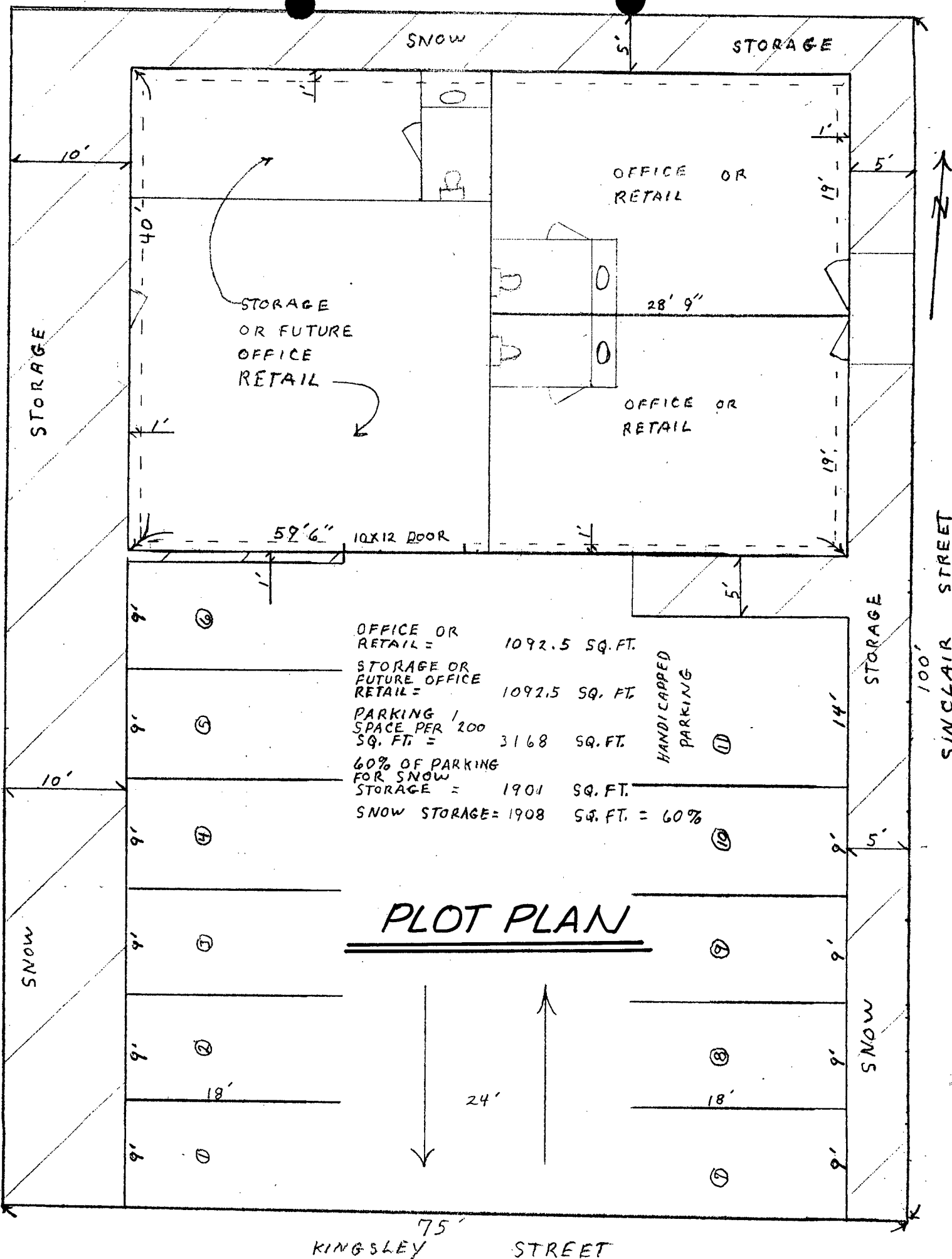


M.B. I-18 BRIDGEPORT TOWNSITE

Assessor's Map Bk. 8 - Pg. 13
County of Mono, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

5-97



SNOW

STORAGE

OFFICE OR
RETAIL

STORAGE
OR FUTURE
OFFICE
RETAIL

OFFICE OR
RETAIL

10x12 DOOR

OFFICE OR
RETAIL = 1092.5 SQ. FT.

STORAGE OR
FUTURE OFFICE
RETAIL = 1092.5 SQ. FT.

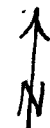
PARKING /
SPACE PER 200
SQ. FT. = 3168 SQ. FT.

60% OF PARKING
FOR SNOW
STORAGE = 1901 SQ. FT.

SNOW STORAGE = 1908 SQ. FT. = 60%

HANDICAPPED
PARKING

PLOT PLAN



SINCLAIR STREET

100'

STORAGE

SNOW

STORAGE

SNOW

75'
KINGSLEY STREET

24'

10'

40'

1'

59'6"

28'9"

5'

19'

19'

5'

14'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

①

②

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PLANNING DEPARTMENT

THIS SPACE FOR COUNTY RECORDERS USE ONLY

COUNTY of MONO



NOTICE OF EXEMPTION

To: Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

From: (Public Agency) Mono County Planning Dept.
P.O. Box 8
Bridgeport CA 93517

County Clerk MONO
 County of MONO
P.O. Box 537
Bridgeport CA 93517

Project Title: Use Permit 32-91-05 / Perriseau

Project Location - Specific: Assessors Parcel 8-134- 14

Project Location - City: Bridgeport Project Location - County: Mono

Description of Project: Construction of metal office/storage building

Name of Public Agency Approving Project: Mono County Planning Commission

Name of Person or Agency Carrying Out Project: Mono County Planning Department

Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: Class 3, Sec. 15303

Statutory Exemptions. State code number: _____

Reasons why project is exempt: Small commercial structure with occupant load of less than 30 persons, located in commercial district

Lead Agency
Contact Person: Rich Boardman Area Code/Telephone/Extension: (619) 932-7911

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Date received for filing at OPR: _____

Signed by Applicant


MONO COUNTY
PLANNING DEPARTMENT

P.O. BOX 8
BRIDGEPORT, CA. 93517
(619) 932-7911 EXT 217

HCR 79 Box 221
MAMMOTH LAKES, CA. 93546
(619) 934-7504

March 25, 1991

To: Penny

From: Rich 

RE: MAY 9, 1991- PLANNING COMMISSION ITEMS:

PUBLIC HEARING - NOTICE COUNTY CLERK & PAPER:

USE PERMIT 31-91-03 / WARD Proposed placement of an additional manufactured housing dwelling unit on Assessors Parcel 2-331-01. The project is located in the northern portion of Mono County within the community of Walker, on a 1.78 ac. parcel, on the southwesterly corner of State Hwy 395 and Mill Creek Drive. The zoning is General Purpose. A categorical exemption has been prepared and is on file with the Mono County Planning Department.

USE PERMIT 32-91-05 / PERRISEAU Proposed construction of a commercial office and storage building on Assessors parcel 8-134-14. The project is located in the north central portion of Mono County within the community of Bridgeport, on a 7500 s.f. parcel, at the northwest corner of Kingsley and Sinclair Streets. The zoning is General Commercial. A categorical exemption has been prepared and is on file with the Mono County Planning Department.

USE PERMIT 37-91-06 / REAVIS Proposed placement of an additional manufactured housing dwelling unit on Assessors Parcel 26-220-51. The project is located in the southeastern portion of Mono County within the community of Chalfant, on a one acre parcel, on the north side of Sacramento St. The zoning is Rural Mobil Home. A categorical exemption has been prepared and is on file with the Mono County Planning Department.

RESOLUTION INITIATING REZONING IN THE JUNE LAKE AREA
The Resolution would direct Staff to initiate rezoning in the June Lake Planning Area to the bring zoning into conformance with the recently adopted Area Plan.

**New Construction
or Conversion of
Small Structures**

15303.

Class 3 consists of construction and location of limited numbers 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. The numbers of structures described in this section are the maximum allowable on any legal parcel or to be associated with a project within a two year period. Examples of this exemption include but are not limited to:

(a) Single-family residences not in conjunction with the building of two or more such units. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) Apartments, duplexes, and similar structures, with no more than four dwelling units if not in conjunction with the building or conversion of two or more such structures. In urbanized areas, exemption applies to single apartments, duplexes, and similar structures designed for not more than six dwelling units if not constructed in conjunction with the building or conversion of two or more such structures.

(c) Stores, motels, offices, restaurants, and similar small commercial structures not involving the use of significant amounts of hazardous substances, if designed for an occupant load of 30 persons or less, if not constructed in conjunction with the building of two or more such structures. In urbanized areas, the exemption also applies to commercial buildings on sites zoned for such use, if designed for an occupant load of 30 persons or less if not constructed in conjunction with the building of four or more such structures and if not involving the use of significant amounts of hazardous substances.

(d) Water main, sewage, electrical, gas, and other utility extensions of reasonable length to serve such construction.

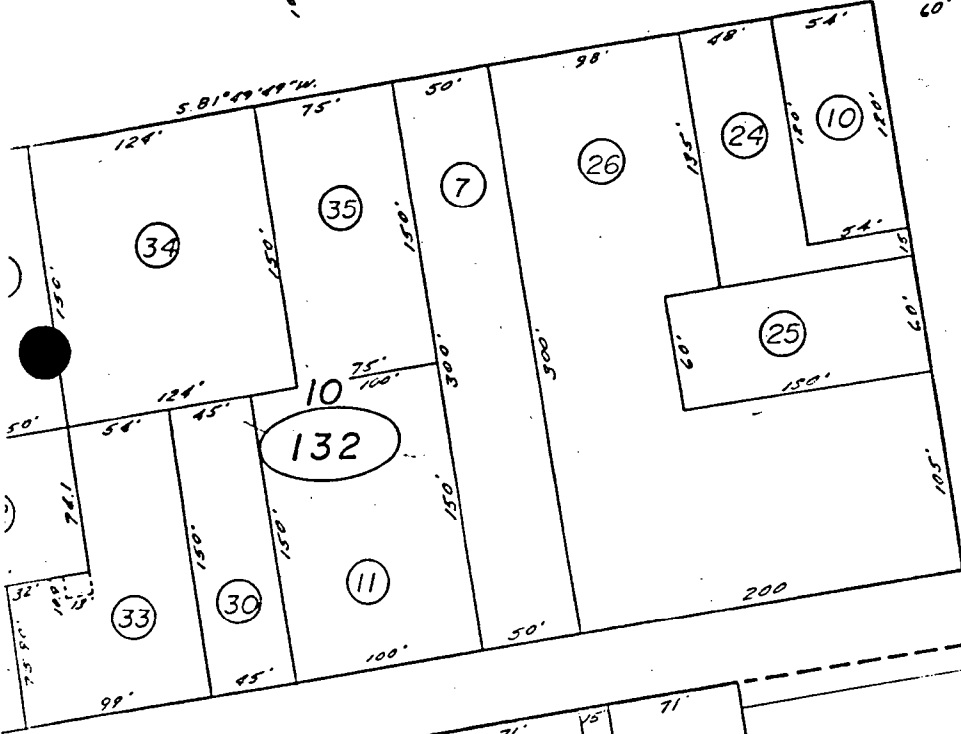
(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Note:

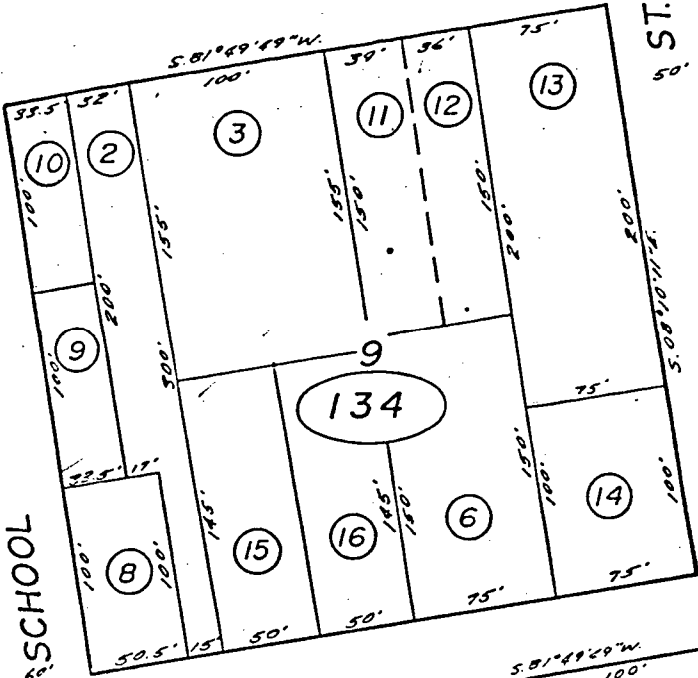
Authority cited: Sections 21083 and 21087, Public Resources Code; Reference: Section 21084, Public Resources Code.

09

(MAIN ST.)



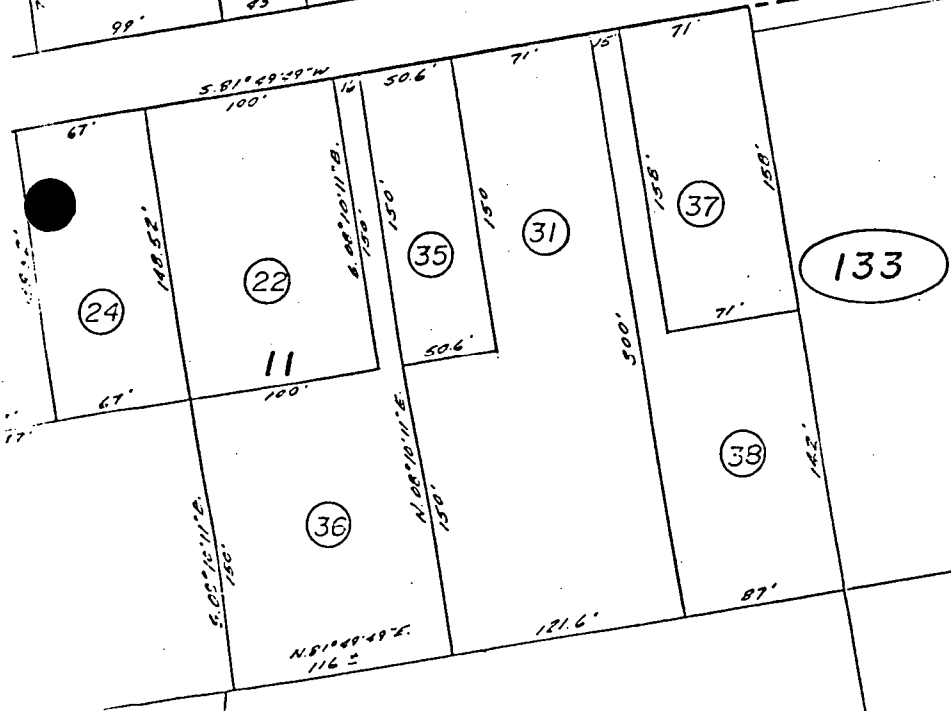
SCHOOL



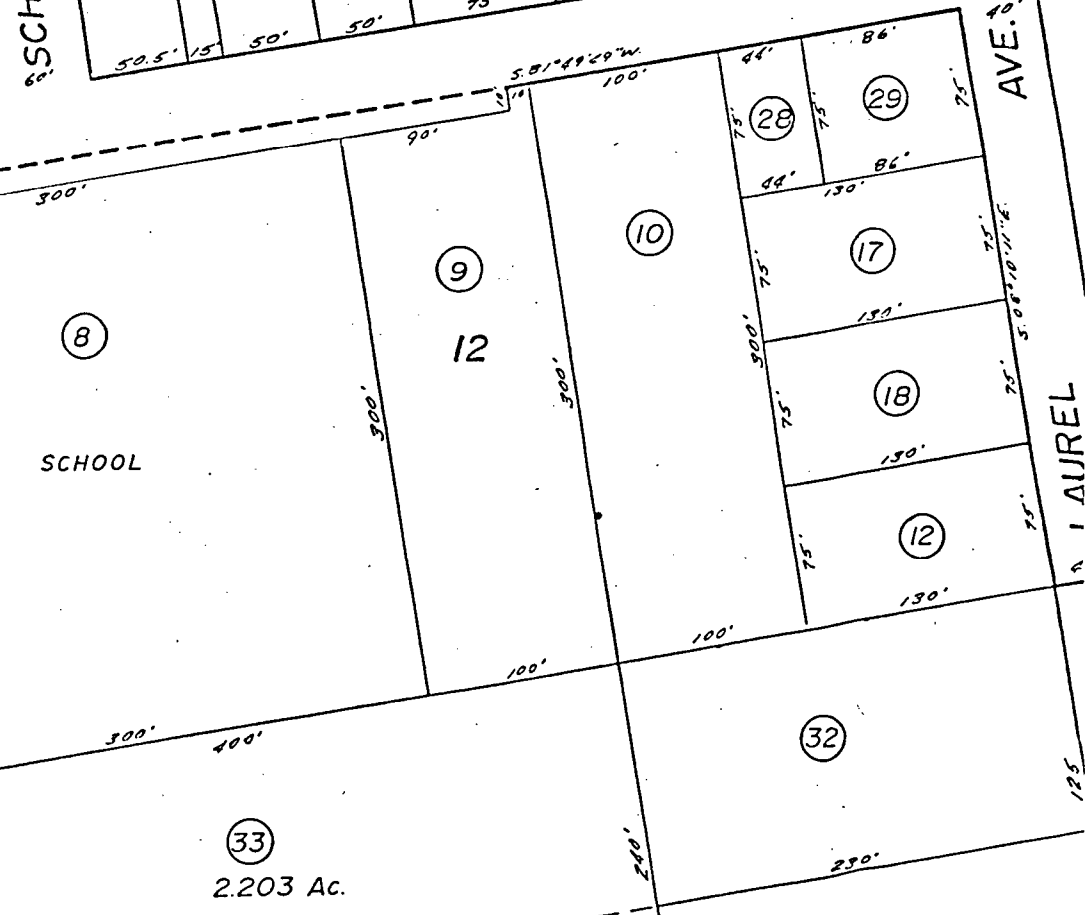
ST.

SINCLAIR

14



SCHOOL



AVE.

LAUREL

33

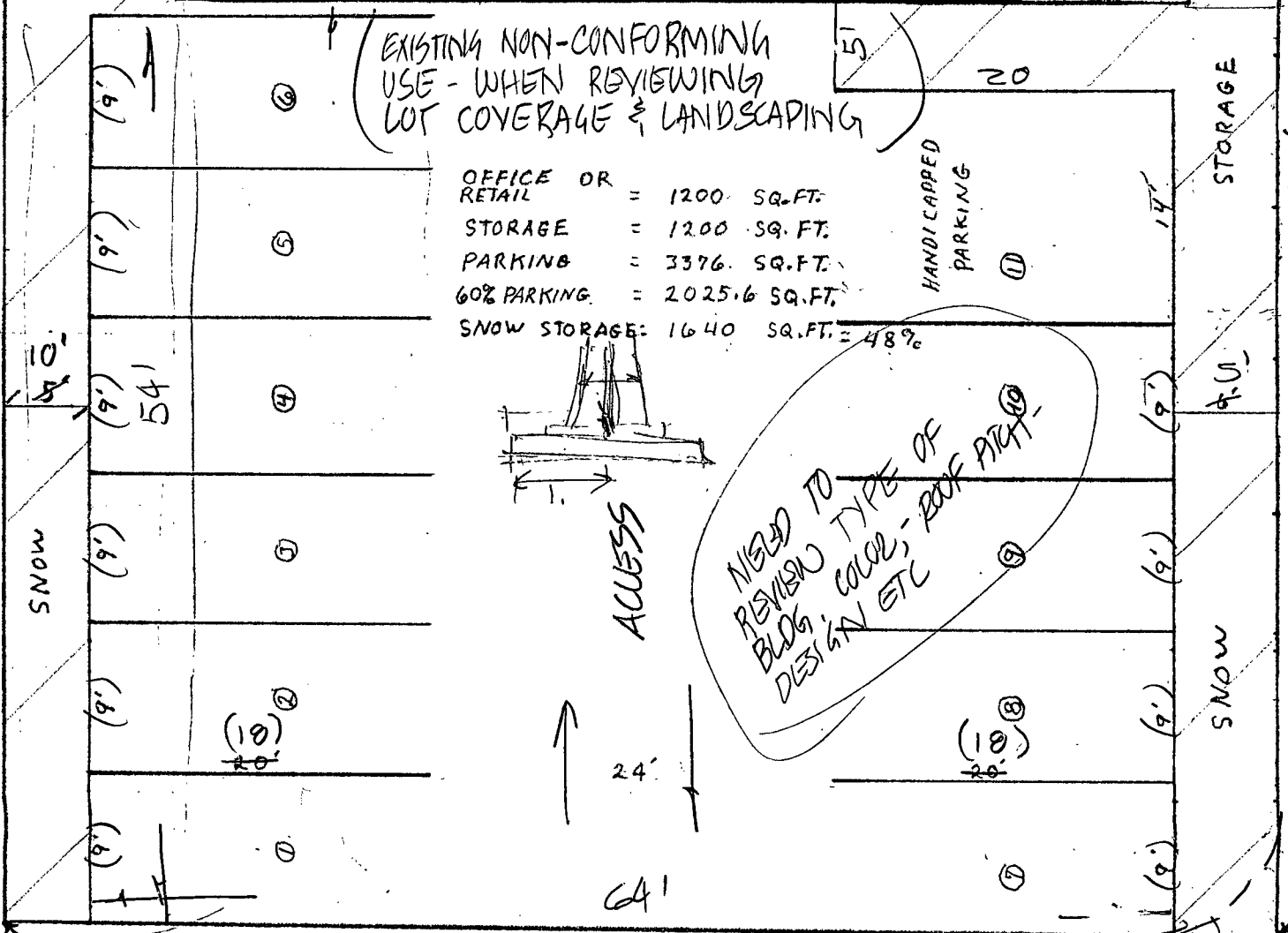
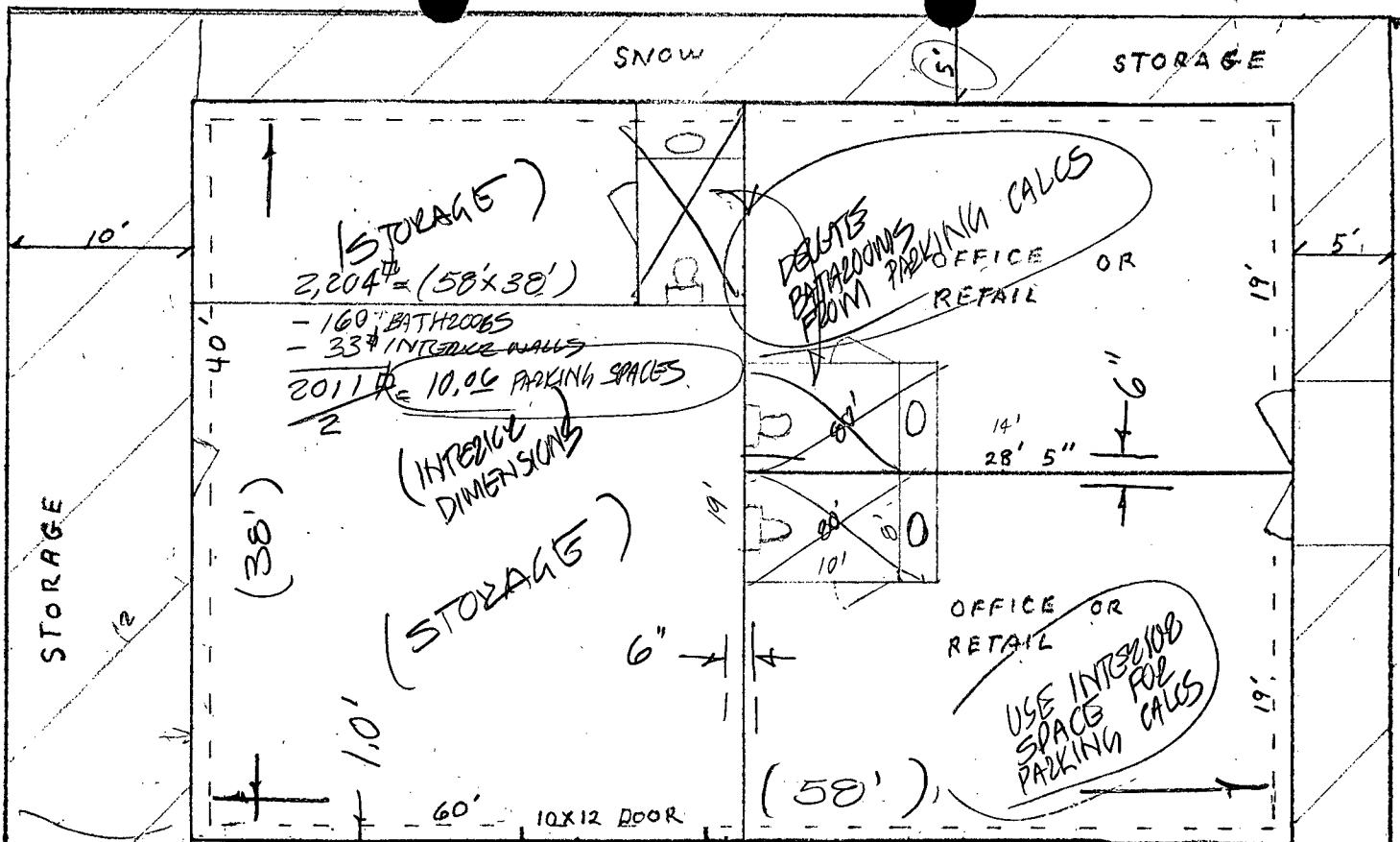
2.203 Ac.

1"

PLANNING DEPARTMENT FEE WORKSHEET

TYPE OF APPLICATION	FILING FEE	PROJECT FEE
DIRECTOR REVIEW	\$100 (\$120 with notice)	
USE PERMIT	\$250	250
ZONE VARIANCE	\$250	
ZONE AMENDMENT	\$500	
GENERAL PLAN AMENDMENT	\$500	
PARCEL MAP	\$50 plus development fee of \$200 per lot if one acre or more, or \$50 per lot if less than one acre	
TRACT MAP	\$200 plus \$25 per lot, plus development fee of \$200 per condo, lot or parcel of land (\$300 for June Lake)	
MAP EXTENSION	\$100	
LOT LINE ADJUSTMENT	\$50 plus \$50 per affected lot	
MERGER	\$50	
TIME SHARE PROJECT (Note: fees paid at time of recording)	-Estates \$160 per unit -Uses \$110 per unit	
SPECIFIC PLAN	\$1,500	
CERTIFICATE OF COMPLIANCE	\$100	
BOARD/COMMISSION RESOLUTION AMENDMENT	\$250	
RECLAMATION PLAN	\$250	
PENALTY FEE (applicable to applications for uses/projects that have violated code)	Double the base fee	
ENVIRONMENTAL REVIEW - Categorical Exemption - Negative Declaration - EIR	\$50 \$200 \$250 administrative fee plus \$1500 initial deposit for consulting costs	50
TOTAL		\$ 300

NOTE: Projects that incur processing costs that substantially exceed these base fees may be charged an hourly rate to cover the County's processing costs. Planning Department rates are \$40 per hour for technical/professional staff and \$20 per hour for clerical staff. These rates may be applied to both environmental and permit processing costs.



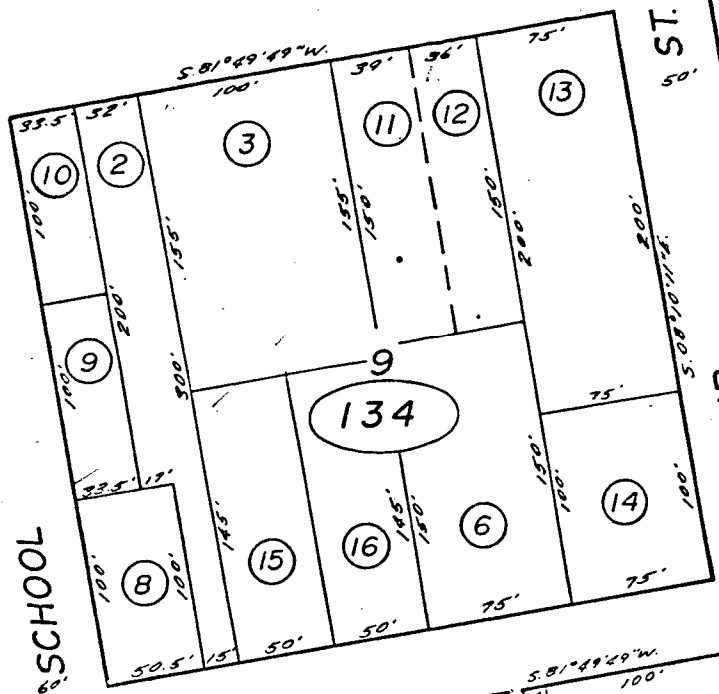
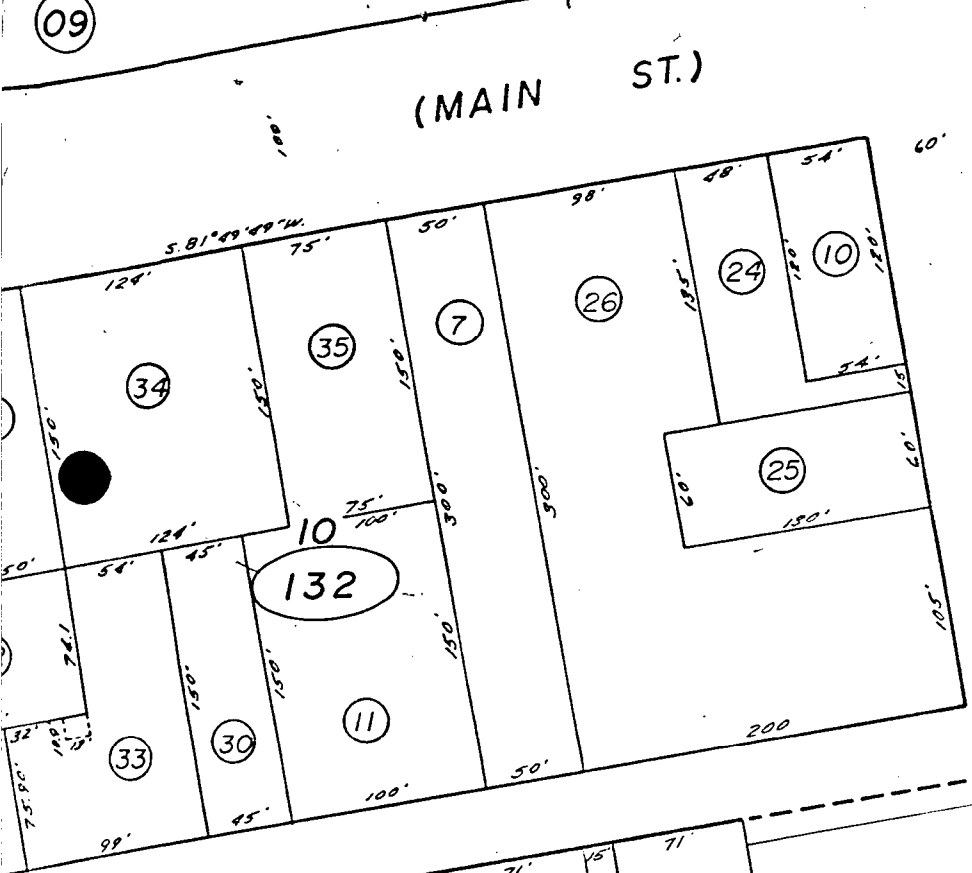
RETURN ?

09

89



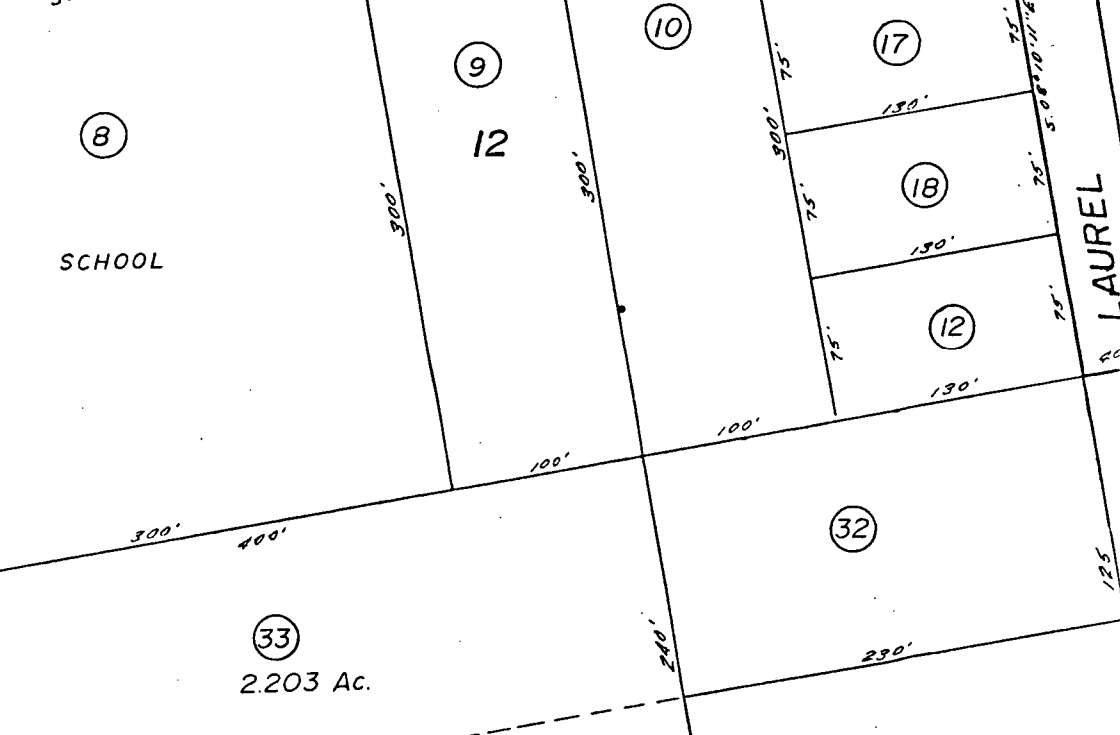
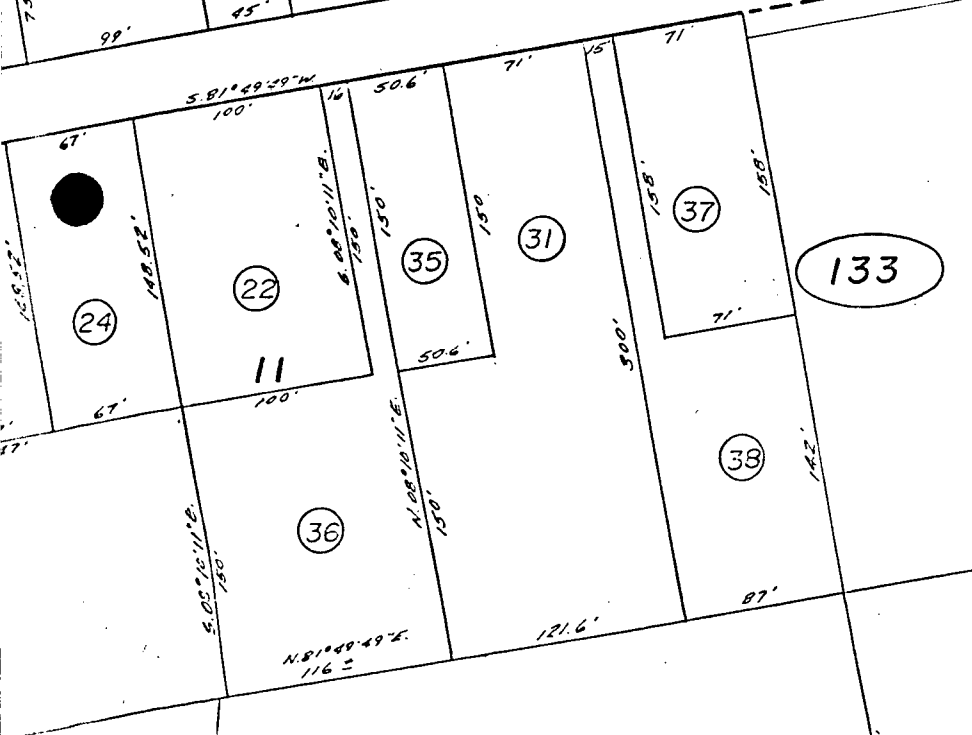
(MAIN ST.)



ST.

SINCLAIR

14



ST.

AVE.

LAUREL

132

134

133

33

2.203 Ac.

PERRISERAU USE PERMIT VS DIR REVIEW

A.P.N. 8-134-13#14

ZONING C.H. (C-Gen. Comm) GEN. PLAN - H.C.

LANDSCAPING
IF PROJECT
ABOUTS
RESIDENTIAL
USE

- LOT AREA 10,000 S.F. 10,000 S.F. - 20,000 S.F.
- 15 D.V.A. 15 D.V./AC.
- MAX. LOT COVERAGE 70% 40 MORE UNITS/AC.

PERMITTED

VARIOUS USES WITHIN EXISTING LEGALLY CONFORMING STRUCTURES - STRUCTURAL MODIFICATIONS & ADDITIONAL PARKING REQUIRE DIRECTORS REVIEW

USE PERMIT

1200

NEW CONSTRUCTION & CONVERSIONS FROM PRIOR USE IF STRUCTURAL ALTERATIONS ARE REQUIRED - ALL USES SUBJECT TO USE PERMIT IN C.N. DIST.

SETBACKS: FRONT: 10' REAR: 5' SIDE: NONE
(CORNER LOTS 10') (10' WHERE SIDE YARD ABOUTS RESIDENTIAL DIST.)

NOTE MAY BE REDUCED CONSISTANT WITH SUBROUNDING USES.

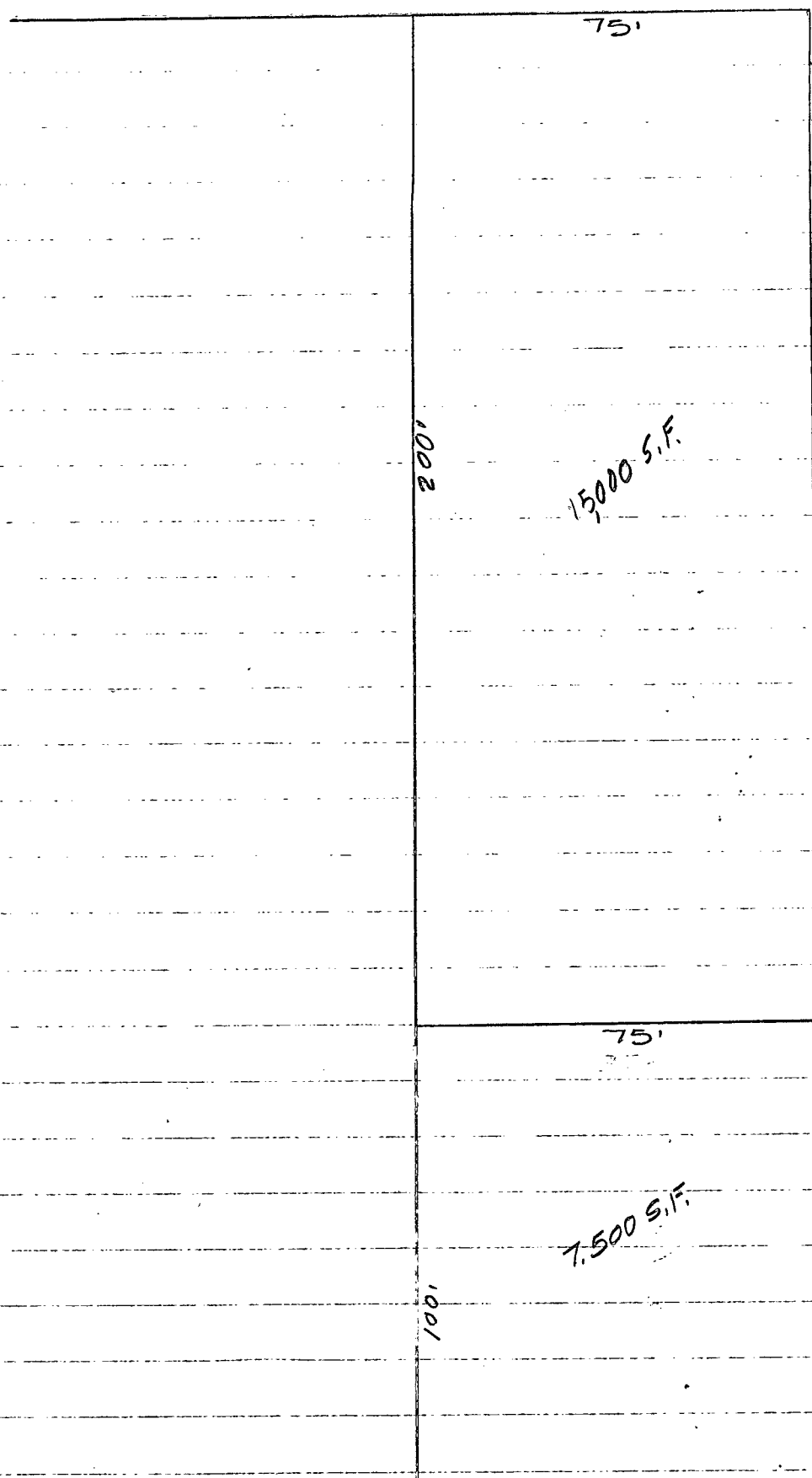
LOT AREA (19,03,080) EXISTING NON-CONFORMING LOTS

MAY BE USED SUBJECT TO ALL PROPERTY DEVELOPMENT STANDARDS OF THE DIST. IN WHICH THE LOT IS LOCATED.

LESS THAN 7,000 FT IN ELEV.

PARKING (K) 1 SPACE FOR EACH 200 S.F. (WITH MIN OF 2 SPACES PER OFFICE)
HANDICAP PARKING

HWY 395



SINCLAIR

MELVIN L. PERRISEAU
MODESTA M. PERRISEAU
 P. O. BOX 464
 BRIDGEPORT CA 93517

1601

3-20 19 90

11-35/1210

PAY TO THE ORDER OF Mono Co. Planning Dept. \$ 300.00


Three Hundred & no/100 DOLLARS

Bank of America NT&SA
 Bridgeport Branch 0802
 P.O. Box 517
 Bridgeport, CA 93517

MEMO _____

Robin Hansen

⑆ 1 2 1 0 0 0 3 5 8 1 ⑆ 1 6 0 1 ⑆ 0 8 0 2 4 ⑆ 0 1 5 9 3 ⑆

 **OFFICIAL RECEIPT**
 COUNTY OF MONO No 930
 BRIDGEPORT, CALIF. 93517

Office of PLANNING
MARCH 20 1991

Received from PERRISEAU

Amount \$ 300

For USE PERMIT \$250. CAT. EXEMPT \$50
USE PERMIT 32-91-05

CHECK # 1601
 CASH

Signed Robin Hansen

CHALFANT PRESS, BISHOP, CA.

MONO COUNTY PLANNING DEPARTMENT

P. O. Box 347
Mammoth Lakes, CA 93546
(619) 924-5450 FAX 924-5458

P.O. Box 8
Bridgeport, CA 93517
(619) 932-5217 FAX 932-7145

Date: October 25, 1996

To: Department of Public Works
Mono County Health Department

From: Keith R. Hartstrom
Mono County Planning Department

Re: **Pre Application - Sinclair Professional Building
Proposed Office Condominium**

REQUEST FOR COMMENT

The Mono County Planning Department is soliciting your comments and concerns regarding the attached Sinclair Professional Building request for commercial condominium.

The proposed Pre Application - Sinclair Professional Building, proposed Office Condominium project is scheduled for the **November 4, 1996**, meeting of the Mono County Land Technical Advisory Committee at **2:00 PM** in the Annex I Conference Room, Bridgeport, California.

Enclosures:

	Application
	Parcel Map
X	Exhibit Map
X	Other: APN page

CC: Applicant

POR. SEC. 33, T. 5N., R. 25E., M. D. B. & M.

Tax Area Code
51-07
51-08

8-13

NOT TO BE USED FOR THE USE OF THE
MOUNTAIN STATE RECORDS AND THE
STATE RECORDS DEPARTMENT. NO NECESSARY
RECORDS OF THIS MAP. NO LIABILITY
FOR THE ACCURACY OF THE DATA
HEREON.



M.B. 1-18 BRIDGEPORT TOWNSITE

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

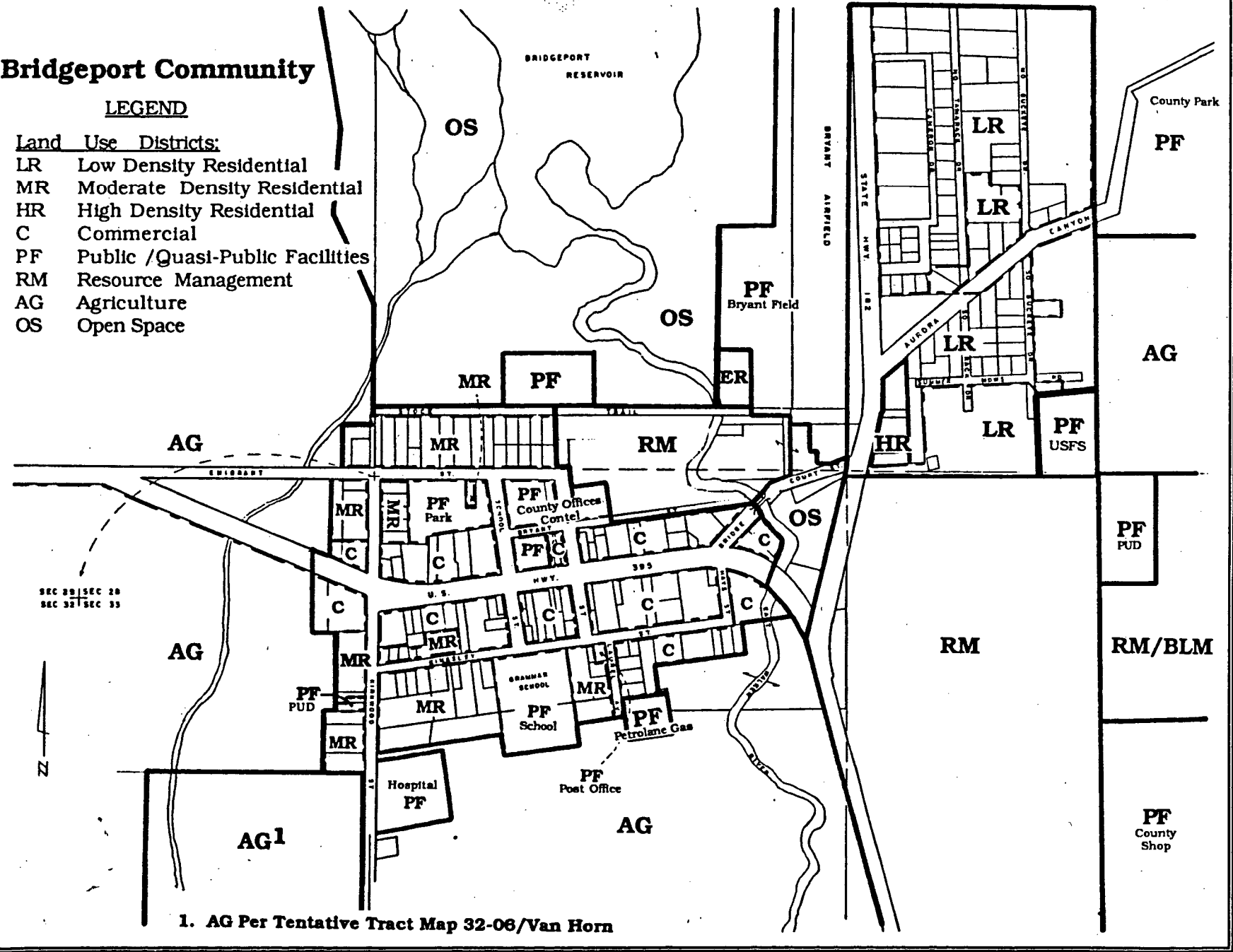
Assessor's Map Bk. 8 - Pg. 13
County of Mono, Calif.

6/94

Bridgeport Community

LEGEND

- Land Use Districts:
- LR Low Density Residential
 - MR Moderate Density Residential
 - HR High Density Residential
 - C Commercial
 - PF Public /Quasi-Public Facilities
 - RM Resource Management
 - AG Agriculture
 - OS Open Space

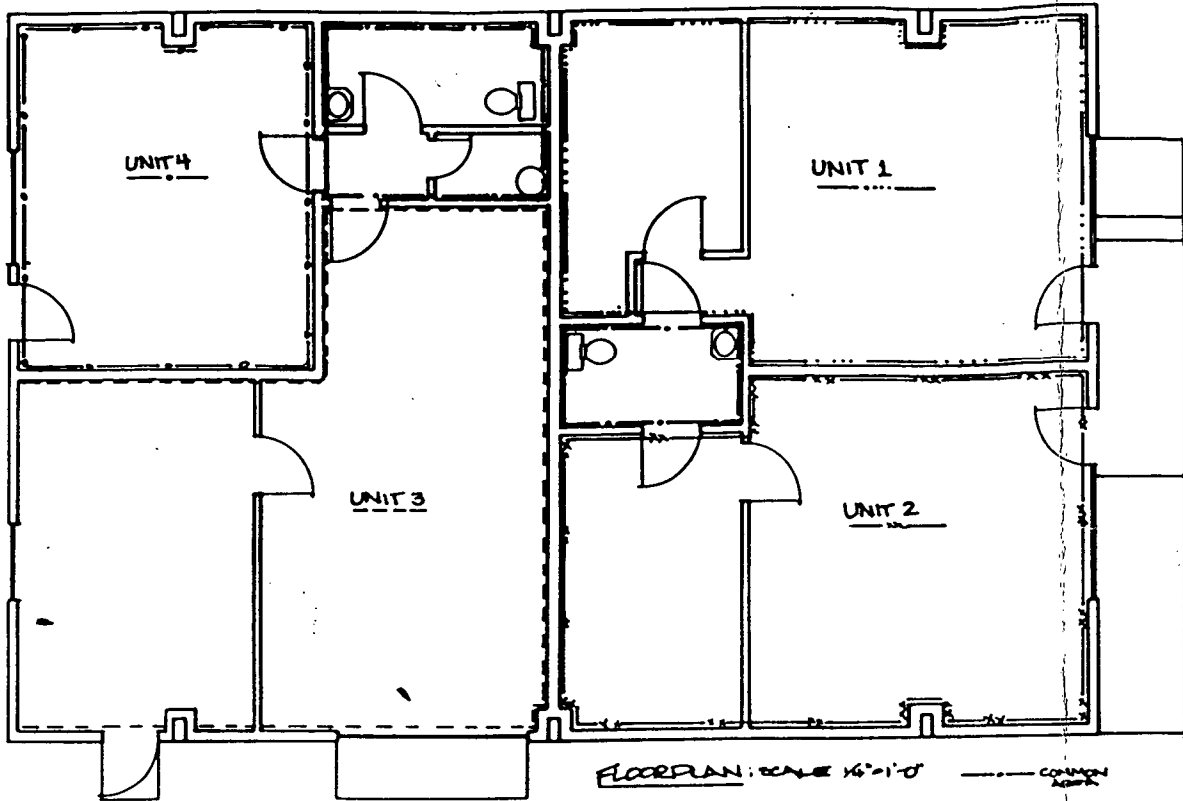


1. AG Per Tentative Tract Map 32-06/Van Horn

1993

FIGURE 1B

75'



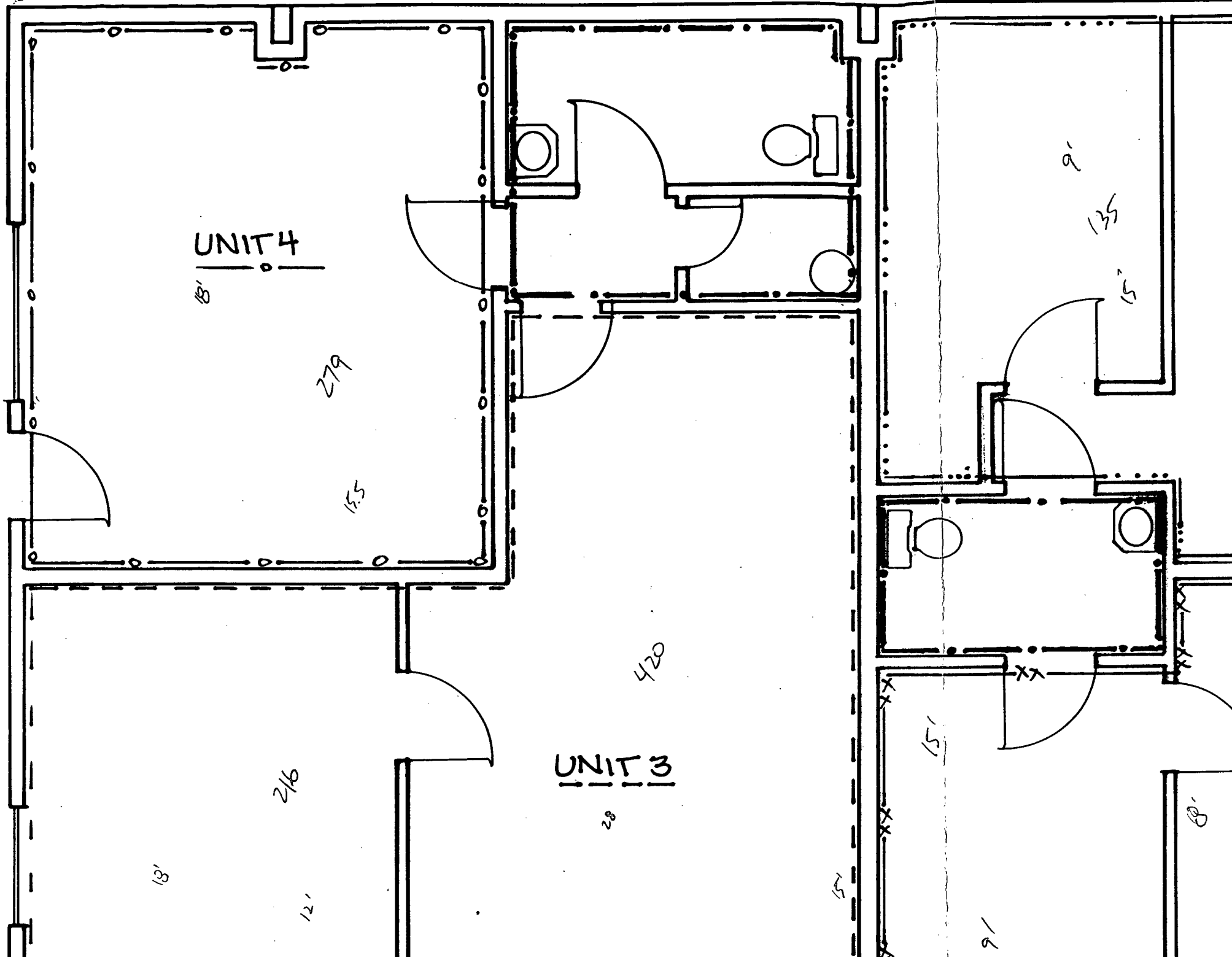
FLOORPLAN: SCALE 1/8" = 1'-0" ——— COMMON AREA

SINCLAIR PROFESSIONAL BUILDING

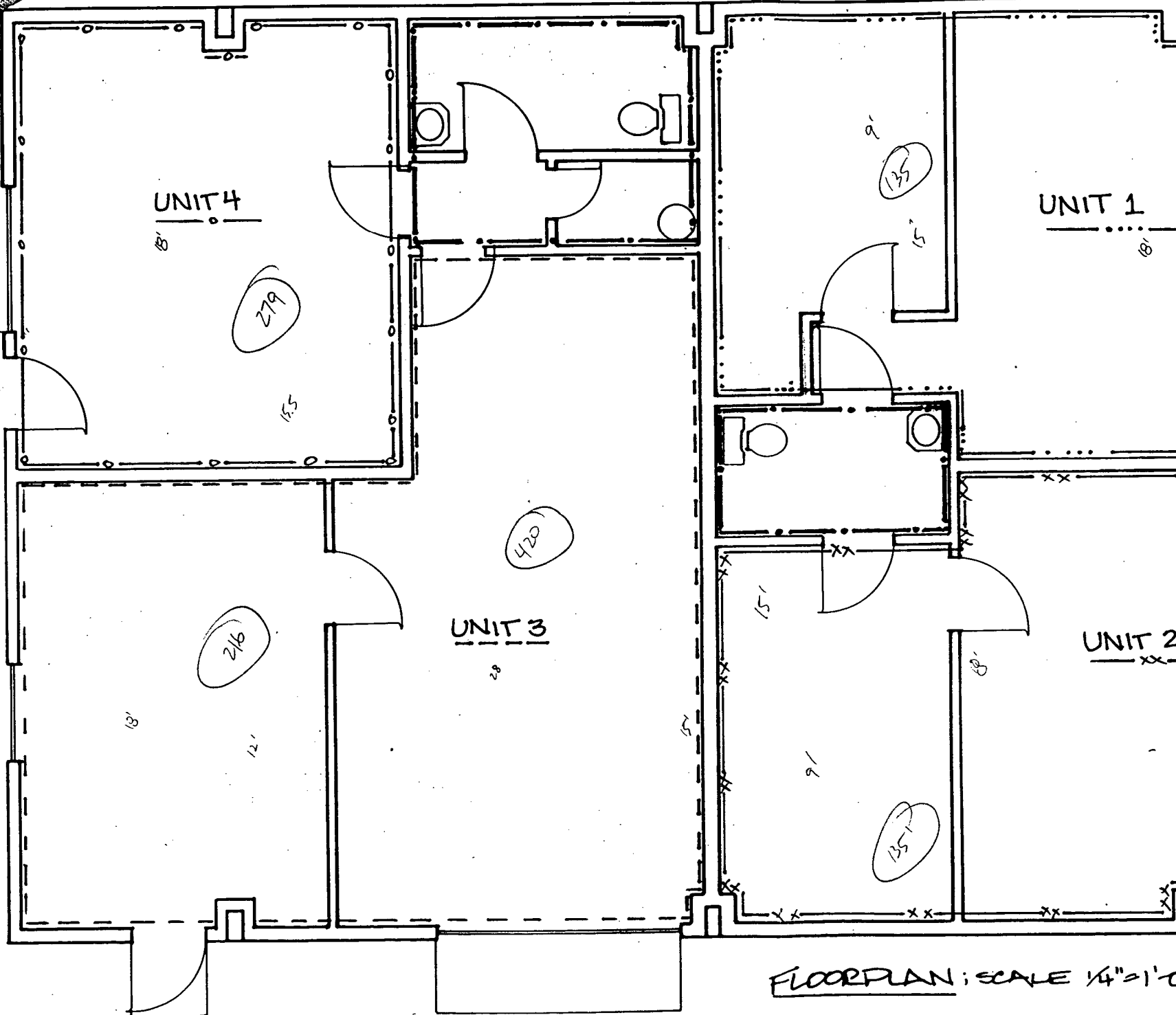
PARKING
(PAVED)

100'

100'



1 SPACE/
200 SF OF
GROSS LEASABLE
FLOOR AREA
OR
2 SPACES
PER
OCCUPANCY.



FLOORPLAN; SCALE 1/4"=1'-0"

04-09-1997 02:23PM FROM

TO

99245458 P.02

RICHARD BOARDMAN
DIRECTOR OF PUBLIC WORKS

JOHN K. BECK
ASSISTANT DIRECTOR OF PUBLIC WORKS

COUNTY of MONO
DEPARTMENT OF PUBLIC WORKS

P.O. Box 457
BRIDGEPORT, CALIFORNIA 93517

TELEPHONE
(619) 932-5252
(619) 932-5253
FAX (619) 932-7607

November 19, 1996

Mrs. Cindy Langford
Bear Engineering
PO Box 657
Bridgeport, CA 93517

Re: **Proposed Condominium Conversion Sinclair Bldg. (APN 08-134-14)**

Dear Cindy,

One of the items discussed at the November 4, 1996 pre-application conference related to what type of "map" or "maps" (if any) would be required to process your proposed condominium conversion. This correspondence is intended to provide you with my initial response to the mapping issue.

It is my understanding that the project will provide for the conversion of 4 existing commercial rental units (presently permitted in conjunction with Use Permit 32-91-05) into 4 condominium units. The property is located at the corner of Sinclair and Kingsley Streets in the town of Bridgeport. Both of these streets are fully improved and maintained by Mono County. The General Plan indicates the Land Use designation to be "Commercial".

A review of the California Subdivision Map Act, Chapter 2, Article 1, Section 66426, would appear to provide guidance concerning *subdivision map* requirements related to commercial condominium conversions. Your project would appear to fall under the exception for tentative and final maps as specified under provisions of Section 66426 (C) with the further understanding that *a parcel map would be required* under the provisions of 66426 (F).

California Civil Code, Title 6, Chapter 1, Sec. 1350 (et. seq.) would appear to require the preparation of a map delineating the condominium units and their relationship to the parcel boundaries. This type of map is generally referred to as a "condominium plan". The Civil Code also appears to require the preparation of appropriate CC&Rs'. I am not aware of any County requirements related to condominium plan content and, *historically, the County Surveyors' office has not reviewed condominium plans* prior to recordation. On those occasions where project CC&Rs, were required to address conditions of project approval, the Public Works Department and/or the Planning Department has requested a review prior to recordation. It is my understanding that these documents must also satisfy California Department of Real Estate requirements prior to the sale or financing of the condominium units.

04-09-1997 02:24PM FROM

TO

99245458 P.03

In summary, it would appear that the project would necessitate the processing of a "parcel map" and a "condominium plan" prior to final approval of the proposed condominium conversion. In recognition of the fact that this appears to be the first project, within County jurisdiction, where *less than 5 condominium units have been proposed*; feel free to contact me should you find that I have overlooked any pertinent codes or statutes.

Sincerely,



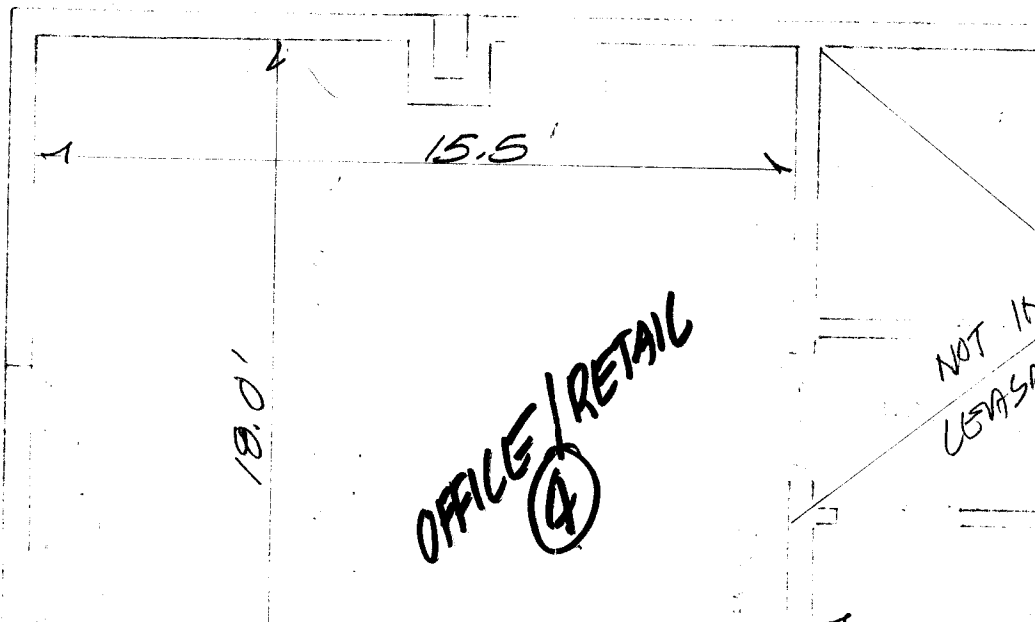
Rich Boardman,
Director of Public Works

cc:

County Counsel
Planning Department
Health Department
John Beck
Project File

enclosed:

Sec. 66426 SMA
Sec. 1350 et. seq. Calif. Civil Code



OFFICE / RETAIL
④

NOT IN
CEILING

10.0'

15.5'

Mono County Planning Division*: Current Projects

October 10, 2024

*Does not comprehensively include transportation, LAFCO, building, code compliance, etc. projects

Completed Planning Applications		
UPM	Crowley	940 sf modular classroom
Minor Variance	Twin Lakes	Reduce sideyard setback to 9' for a garage - resolved without variance
PM	June Lake	Parcel split into two - withdrawn

Active Planning Permit Applications		
Permit Type	Community	Description
UP	June Lake	Transient Rental/VHR
UP	Benton	OH lines
GPA/SP	Mono Basin	STRs & campground, awaiting applicant approval of CEQA costs
GPA/SP	Sonora Junction	Permit existing nonconforming campground, change LUD from RM to SP
UP	June Lake	New RV Park (Bear Paw)
UP	Walker	RV Storage facility
UP	Sunny Slopes	New Long Valley Fire Dept station
UP	June Lake	new STR
UP	June Lake	new STR
UP	June Lake	4 new units
LLA	Coleville	adjustment & merger - awaiting new docs
LLA	Lee Vining	lot adjustment within Tioga Inn SP
LLA	Antelope Valley	LLA
LLA	Antelope Valley	LLA
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels
LLA	Crowley	LLA
LM	SBP	merge two SBP parcels
LM	Paradise	LM

Active Policy/Planning Projects		
Name	Community	Description
Short-Term Rental Housing Study	Countywide	Revising General Plan policies for RPAC review
Multi-Jurisdictional Hazard Mitigation Plan Update	Countywide	Contract signed, project underway
Tri-Valley Groundwater Model	Tri-Valley	Consultant selected
Rush Creek Dam Decommissioning	June Lake	Attending meetings, Board directed a comment letter reiterating concerns
On-Call Request for Proposals	Countywide	Completed interviews
Environmental Justice Element	Countywide	Required by state law, drafting for public review, notified tribes of opportunity for input
Revising Environmental Handbook	Countywide	Provide updated guidance to applicants on the County's implementation of CEQA

Active Policy/Planning Projects		
Assist with various County property purchases	Varies	For other departments; County purchases must be approved by the Commission as consistent with the General Plan
RVs as residences	Countywide	Survey closed, compiling results for workshop with Planning Commission and Board to determine policy direction
Housing Policy	Countywide	Assisting Housing Manager with policy and strategy development, responding to annual reporting questions from HCD
Transportation projects of note	Countywide	Update regional transportation plan; collaborating with Caltrans on Lee Vining and Bridgeport street rehabilitation projects, and traffic calming for Walker Main Street. Coordinated and drafted County and Board letters on Yosemite Visitor Access Management Plan.
US 395 Wildlife Crossings	Long Valley	Caltrans lead; helped develop and submit \$10M grant application for design, attended site visits
Sage grouse conservation	countywide	ongoing, attended Bi-State Action Plan update meetings and LADWP adaptive management plan field visit
Biomass Facility	Countywide	Assist with land use planning issues as necessary; Whitebark has been expanding project area to June and Mono Basin
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	Will be a separate GPA, received determination that new regulations do not apply to existing roads
Revision to Chapter 11	Countywide; Antelope Valley	on hold pending staffing resources
Cannabis Odor Standards	Countywide	Low priority

Acronyms:

AG	Agriculture
BOS	Board of Supervisors
CDBG	California Development Block Grant
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
LLA	Lot Line Adjustment
LTC	Local Transportation Commission
LUD	Land Use Designation
MFR-M	Multi-Family Residential - Medium
MLTPA	Mammoth Lakes Trails and Public Access
MU	Mixed Use
PC	Planning Commission
RR	Rural Residential
SP	Specific Plan
STR	Short-Term Rental
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled