

GPA 22-03 & UP 22-011 Nichols

Mono County Planning Commission

November 17, 2022



Background & Discussion

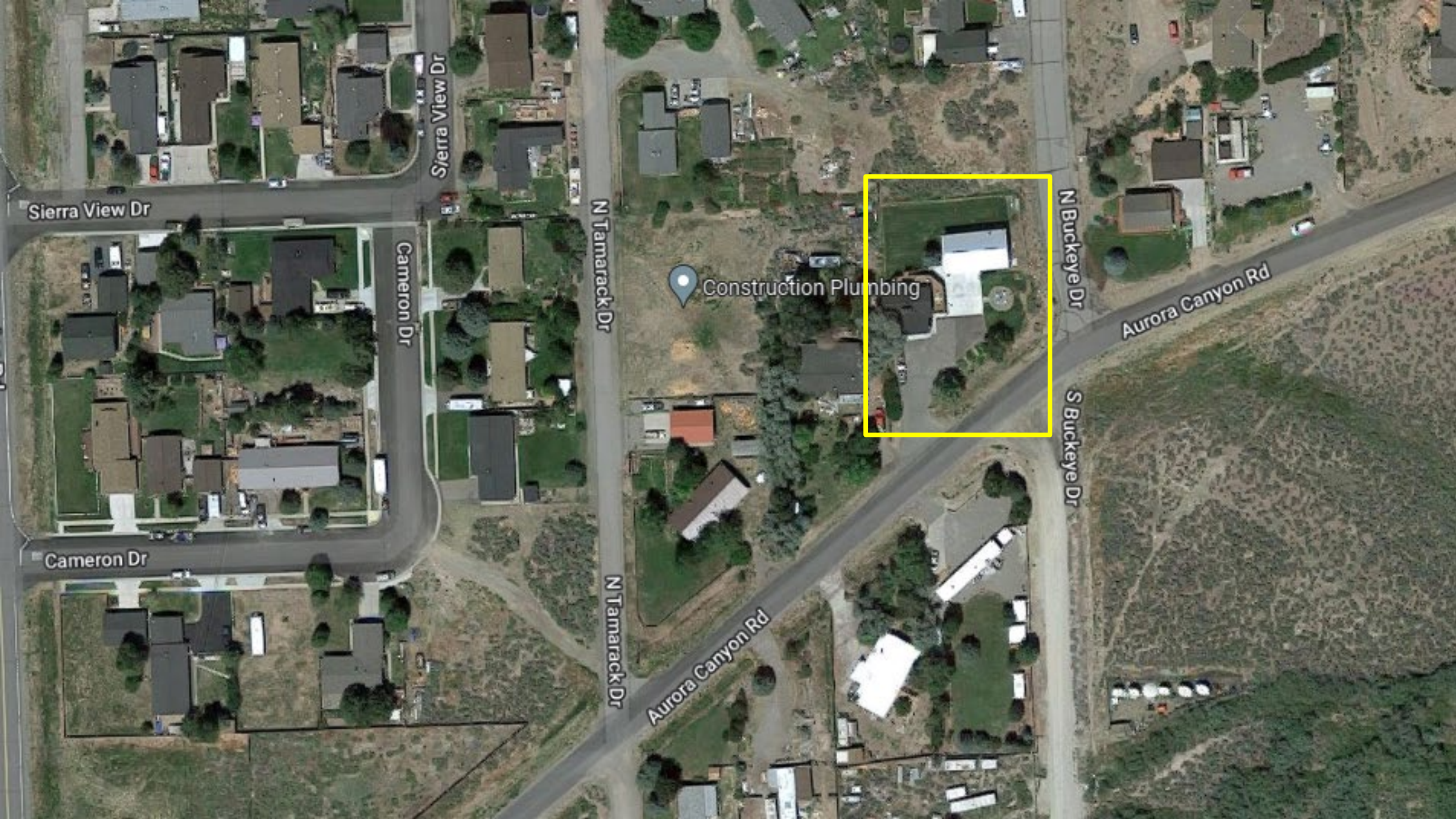
- GPA 22-03, Land use designation change.
 - Multi-family Residential – Moderate to Mixed Use
- Use Permit 22-011, Transient Rental
- 171 Aurora Canyon Road, Bridgeport
- Existing duplex and garage
- Desire to conduct transient rental (fewer than 30 consecutive days).



Surrounding Land Use Designations

- East: Private land – Single-Family Residential, developed with a residential unit and garage
- West: Private land – Multi-family Residential, Moderate, developed with a residential unit
- South: Private land – Mixed Use, developed with a mobile-home residential unit.
- Private land- Industrial Park, contains six satellite dishes.
- North: Private land – Multi-Family Residential, Moderate, undeveloped.





Sierra View Dr

Sierra View Dr

Cameron Dr

Cameron Dr

N Tamarack Dr

N Tamarack Dr

N Buckeye Dr

S Buckeye Dr

Aurora Canyon Rd

Aurora Canyon Rd

Construction Plumbing

Land use designation change

Development Standards	
Multi-Family Residential - Moderate	Mixed Use
<p>Minimum Lot Area:</p> <ul style="list-style-type: none"> • Minimum Lot Dimensions: Width – 60’ Depth – 100’ • Maximum Lot Coverage: 60% <ul style="list-style-type: none"> • Minimum Setbacks: Front: 20’ Rear: 10’ Side: 10’ • Maximum Building Height: 35’ • Building Density: Condominiums, multifamily residences and similar uses – 15 du/acre. In no case shall projects containing density bonuses exceed 26 units/acre. Units designated as manager/employee housing unit shall not be counted in density calculations. • MFR-M Minimum lot size – 7,500 sf <ul style="list-style-type: none"> ○ Developments of three or more units – (number of units) x 2,904 sf 	<p>Minimum Lot Area:</p> <ul style="list-style-type: none"> • Minimum Lot Dimensions: Width – 60’ Depth – 100’ • Maximum Lot Coverage: 60% <ul style="list-style-type: none"> ○ An additional coverage bonus of 10% (total coverage of 70%) shall be granted to structures that contain mixed commercial and residential (employee or long-term rentals) uses; commercial uses with public accommodations; or commercial uses that front a public pedestrian mall or plaza. • Minimum Setbacks: Front: 10’ Rear: 5’ Side: 10’ • Maximum Building Height: 35’ • Building Density: Hotels, resort hotels, motels – 40 du/acre • Apartments, multifamily units, condominiums and similar uses – 15 du/acre • Minimum lot size: Areas lacking community water and sewer – one-acre minimum all uses; all uses – 10,000 sf <ul style="list-style-type: none"> ○ Land uses on lots measuring less than 10,000 sq. ft. shall be limited to single-family residences, duplexes and triplexes.

Land use designation change

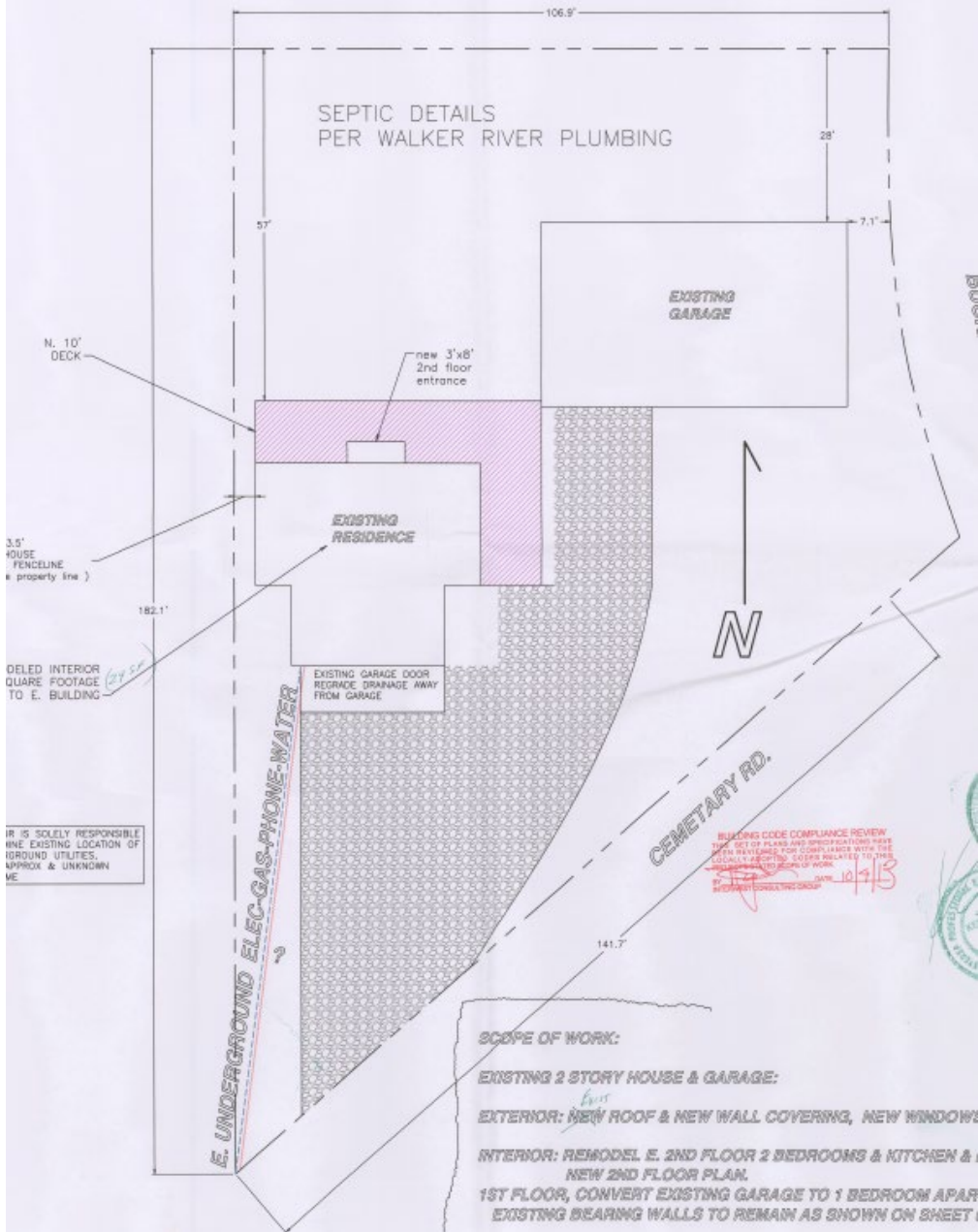
Permitted Use	
Multi-Family Residential - Moderate	Mixed Use
<ul style="list-style-type: none"> • Single-family dwelling • Manufactured home used as a single-family dwelling – MFR-L only • Duplexes and triplexes • Accessory buildings and uses • Animals and pets (see Animal Standards Section 04.270) • Home occupations (see Home Occupation regulations, Section 04.290) • Small-scale agriculture • Transitional and Supportive Housing • Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act. 	<ul style="list-style-type: none"> • Single-family dwelling • Manufactured home used as a single-family dwelling. Mobile homes are excluded from June Lake • Duplexes and triplexes • Accessory buildings and uses • Animals and pets (see Animal Standards Section 04.270) • Home occupations (see Home Occupation regulations, Section 04.290) • Small-scale agriculture • Transitional and Supportive Housing • Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act.

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

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| <ul style="list-style-type: none">• MFR-L Model units• None stated for MFR-M and MFR-H | <ul style="list-style-type: none">• Residential uses – e.g., condominiums, townhomes, commercial lodging, cluster developments, and apartments• Retail trade – e.g., food, drug, hardware, apparel, arts and crafts, sporting goods, bookstores, bakery, florist• Social care facilities – e.g., medical and dental offices, welfare and charitable services• Professional offices – e.g., real estate, financial, insurance, rental and reservation services, legal services• Business services – e.g., business centers, general advertising, business and management consulting• Recreational activities – e.g., health clubs, dance studios• Food service establishments – e.g., restaurants, cafes, delicatessens• Conversion or expansion of existing operations• Transient rentals (fewer than 30 consecutive days) |
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USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

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| <ul style="list-style-type: none">• Art galleries• Quasi-public buildings and uses• Public utility buildings and structures, not including service yards• Country clubs and golf courses• Condominiums, cooperatives, townhomes, cluster developments, apartments containing four or more units• Parking lots and parking structures | <ul style="list-style-type: none">• All of the above uses subject to Director Review, if determined to be necessary by the Community Development director• Parking lots and parking structures other than required off-street parking when abutting a commercial district• Religious and cultural activities – e.g., museums, art galleries, churches• Small-scale malls, plazas, parks and related pedestrian open space• Conversion or expansion of existing operations• Mobile-home parks (see Development Standards – Mobile-home Parks and RV Parks, Ch. 17) c• Recreational-vehicle parks (see Ch. 17) c• Manufactured housing subdivision (see Ch. 18)• Commercial cannabis activity: Manufacturing Type N, Manufacturing Type P, Distribution, Testing, Retail, and Microbusiness (only individual cannabis activities permitted in this designation shall be permitted in a Microbusiness), conducted in compliance with requirements of Chapter 13 of the Land Development Regulations and with the permit and operation requirements of Chapter 5.60 of the Mono County Code. |
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Transient Rental

- Permitted with MU lud
- MCGP Chapter 26, Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODS.
- First story, 1-bedroom, occupancy of 2 people.
- Second story, 2-bedroom, occupancy of 4 people.
- Allowed vehicles based on available parking spaces. The property can accommodate 6 uncovered 9' x 18' parking spaces.

CEQA

- CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:
 - *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:
 - Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
 - Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
 - New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.
- The Project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts.
- All of the impacts associated with the Modified Project are within the envelope of impacts addressed in the certified EIR and do not constitute a new or substantially increased significant impact. Based on this determination, the Modified Project does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

Public Noticing

- Accept February 2022.
- California Native American tribes noticed March 15, 2022 (GPA).
- Reviewed conditions on November 7, 2022.
- Noticed in The Sheet newspaper, November 5, 2022.
- Noticed to surrounding property owners November 2, 2022.

- No consultation requested.
- No public comments received.
- CEQA Addendums need not be circulated for public review.

Use Permit Findings

- A. All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. 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.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.
- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.

General Plan Amendment Findings

- A. The proposed changes in land use designation are consistent with the text and maps of the General Plan because:
- B. The proposed change in land use designation is consistent with the goals and policies contained within any applicable area plan because:
- C. The site of proposed change in land use designation is suitable for any of the land uses permitted within the proposed land use designation because:
- D. The proposed change in land use designation is reasonable and beneficial at this time because: