

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 4/8/2021

PROJECT NAME FERN CREEK LOOSE - MODIFYING USE

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other _____

REPRESENTATIVE BRIAN NOWAK & JENA WIGHT

ADDRESS 1913 RUHLAND AVE CITY/STATE/ZIP REDONDO BEACH CA
CELL 90278
TELEPHONE (310) 200 - 0632 FAX (_____) _____

E-MAIL _____ ASSESSOR PARCEL # 016-191-005-000

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

SEE ATTACHED PAGE

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

Mono County Community Development Department

Preapplication Review Request - Director Review

Insert to form/cover page:

I am seeking a review/audience with Land Development Technical Advisory Committee (LDTAC) for guidance on applying for and changing the Use Permit:

Property Details:

Fern Creek Lodge

4628 CA 158

June Lake, CA 93529

Existing License: Off-Sale Beer and Wine, Type Number Dup (20. 606199)

Existing Use Case: Rustic Lodge and General Store

Intended Use Case:

Brewery, Restaurant and Coffee Roasterie

We are looking to operate an onsite Production Brewery, Taproom, Restaurant and Coffee Roasterie - primarily served and consumed on an outdoor deck. Our intended use is to brew beer onsite for the purposes serving onsite via Tap Room, cans and growlers. In addition, we want the ability to sell the same for off-site consumption/to go. We also want to sell wine to pour and consume on premises as well as sale for off-site consumption.

Outdoor Live Music

We want to build a deck along CA 158 on which to serve food, beer, wine and Coffee that would have a stage for Outdoor Live Music. We would like to understand under which conditions this would be permissible. Currently the permissible noise limit to leave the property is at 60db, which is estimated as the volume of normal conversation. We would like to apply for an exception to increase to appropriate levels (TBD) from 12 pm on Friday to 6 pm on Sunday. What is involved in getting this formally approved?

Our Brewery Partner is Project Barley

2308 Pacific Coast Highway

Lomita, CA 90717

Current Licence: Type 23

- a. Can we do a tap room on his license - he's licensed for up to 5
- b. Can we do another production facility on Project Barley's license?
- c. Can we do a stage with outdoor live music
 - i. Any local noise restrictions or permission of neighbors
 - ii. What would be the music constraints if any?
- d. Can we do a restaurant BBQ on that permit
- e. What's the lottery system
- f. Process to get this use case permitted for use

i. Who or what can stop it?

Can you please outline:

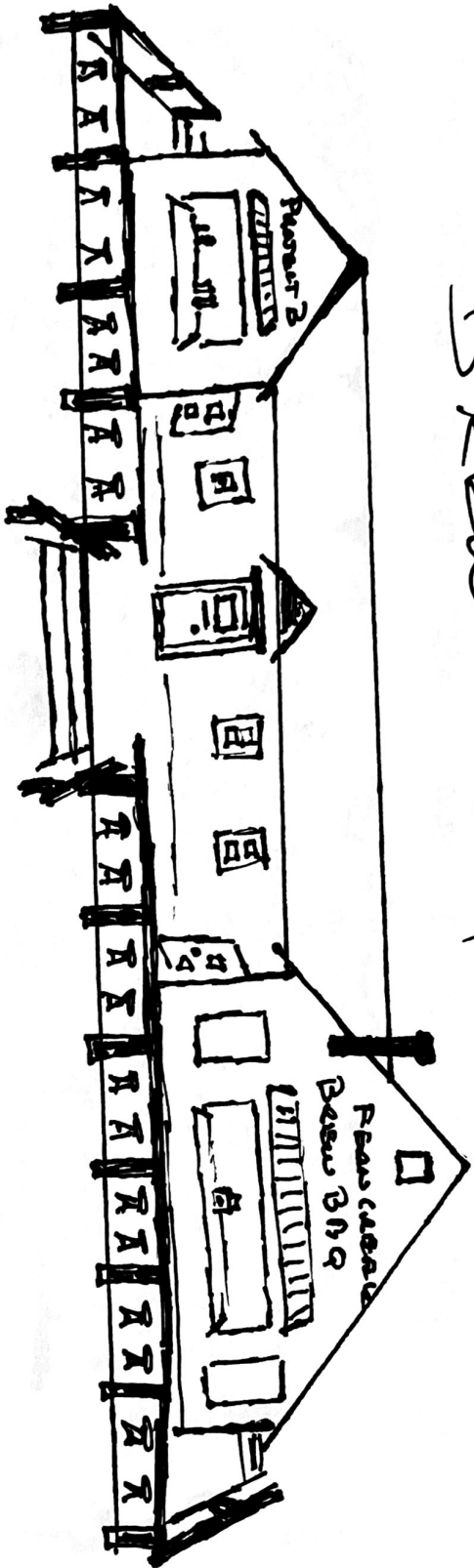
1. Type of permit we'll need,
2. Associated costs,
3. Potential roadblocks shutting down business plan,
4. Permit Process
5. Timeline and contingencies for approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Nowak', with a long horizontal flourish extending to the right.

Brian Nowak
Owner, Managing Partner
(310) 200-0632
bnowakprojectx@gmail.com

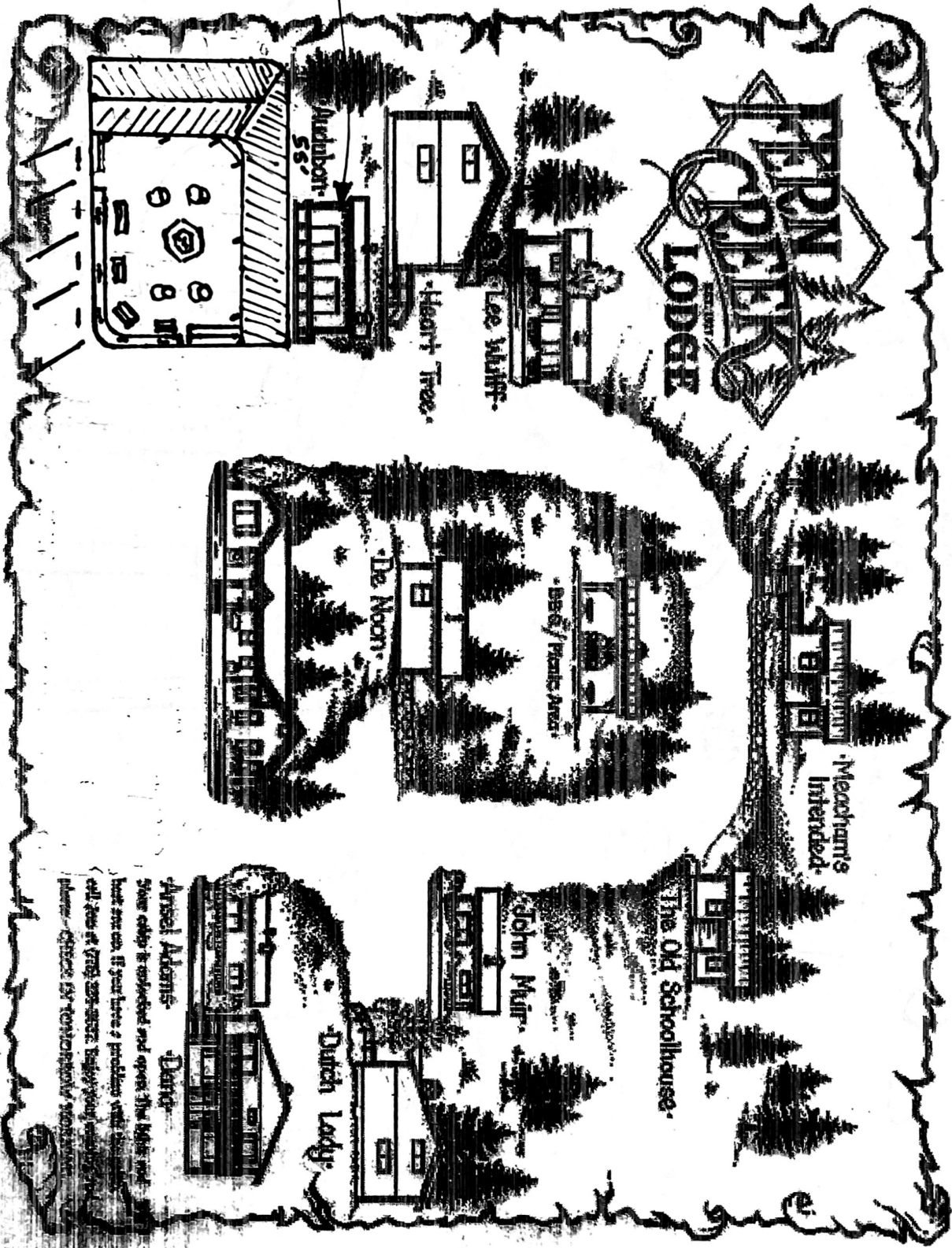
GRAND I
FERN CREEK
BREW BBQ





- Home
- COVID-19
- About Us
- Cabins
- Store
- Fishing
- Gallery
- Things To Do
- Contact Us

Call Us



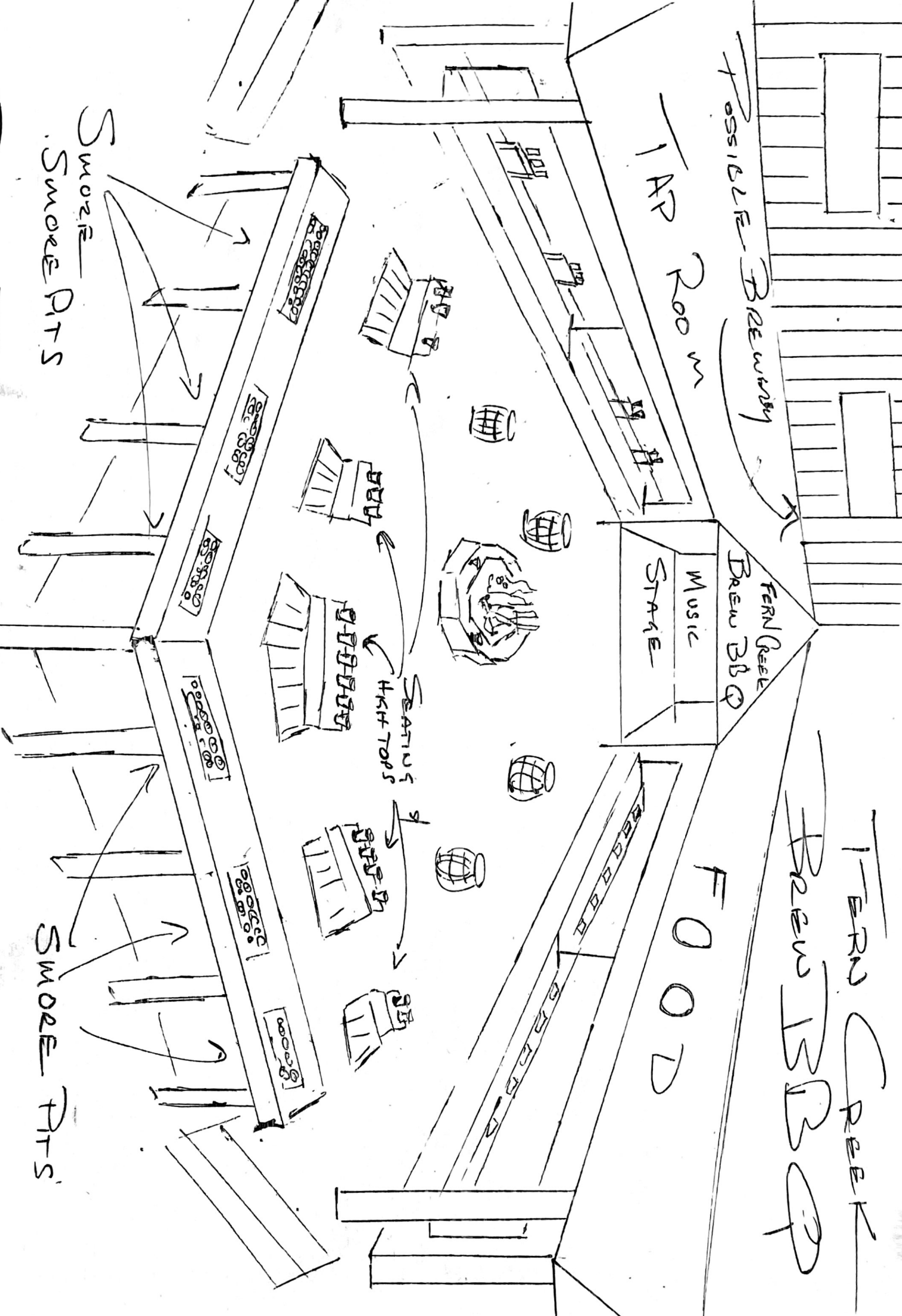
POSSIBLE BREWERY

TAP ROOM

FERN CREEK
BREW BBQ

FERN CREEK
BREW BBQ
MUSIC
STAGE

FOOD



SWORE PARTS

SEATING
HIGH TOPS

SWORE PARTS

OPTION II