

# Mono County Community Development Department

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## Planning Division

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### CONDITIONS OF APPROVAL (LDTAC 6/5/23)

DR23-003/EI Remy Food Truck at the Lift has the following conditions:

1. The mobile food vending operation shall take place for a maximum of 180-days. The first day of sales shall start the 180-day period. In no circumstances shall the business operate past November 1.
2. The mobile food vending trailer shall be located as designated by the applicant's site plan and affirmed within this report. Relocating the trailer will require a new Director Review Permit to be issued.
3. No amplified sound or music is permitted. Noise generation shall comply with the Mono County General Plan Noise Element and Mono County Code, Chapter 10.16.
4. A fire extinguisher shall be kept with the trailer at all times.
5. The site shall be kept free of any litter or debris at all times.
6. The operation shall not block or interfere with the existing emergency access lane.
7. Any power cords or drainage pipes pertaining to the vending operation shall not create a potential hazard for passersby.
8. The project shall comply with Mono County Building Division, Public Works Department, and Environmental Health Department requirements.
9. Termination. A Director Review shall terminate, and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
  - A. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in compliance with the terms of the Director Review.
  - B. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
  - C. No extension is granted as provided in Section 31.080.
10. Extension: If there is a failure to exercise the rights of the Director Review within two years of the date of approval, the applicant may apply for an extension for an additional one year. Any request for

extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. Conditions of Approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews approved concurrently with a tentative parcel or tract map; in those cases, the approval period(s) shall be the same as for the tentative map.

10. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the Director Review or the violation by the owner or tenant of any provision pertaining to the premises for which such Director Review was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.