

USE PERMIT MODIFICATION 23-003

Proposal to modify
the off-site snow
removal plan
approved under
Use Permit 23-002



PROJECT LOCATION

2616 State Route (SR) 158

APN 015-075-005-000 (in green)

- 0.11-acre parcel located in the June Lake Central Business District
- Snow Storage location UP23-002: APN 015-075-017-000 (in yellow)
- Commercial (C) Land Use Designations; surrounding parcels are also C



PROJECT DESCRIPTION

Modify Condition #5 on Use Permit 23-002 related to the off-site snow storage plan

- Allow for a snow removal contract to provide for off site snow storage instead of the requirement for a recorded covenant on a parcel to be utilized for off-site snow storage.

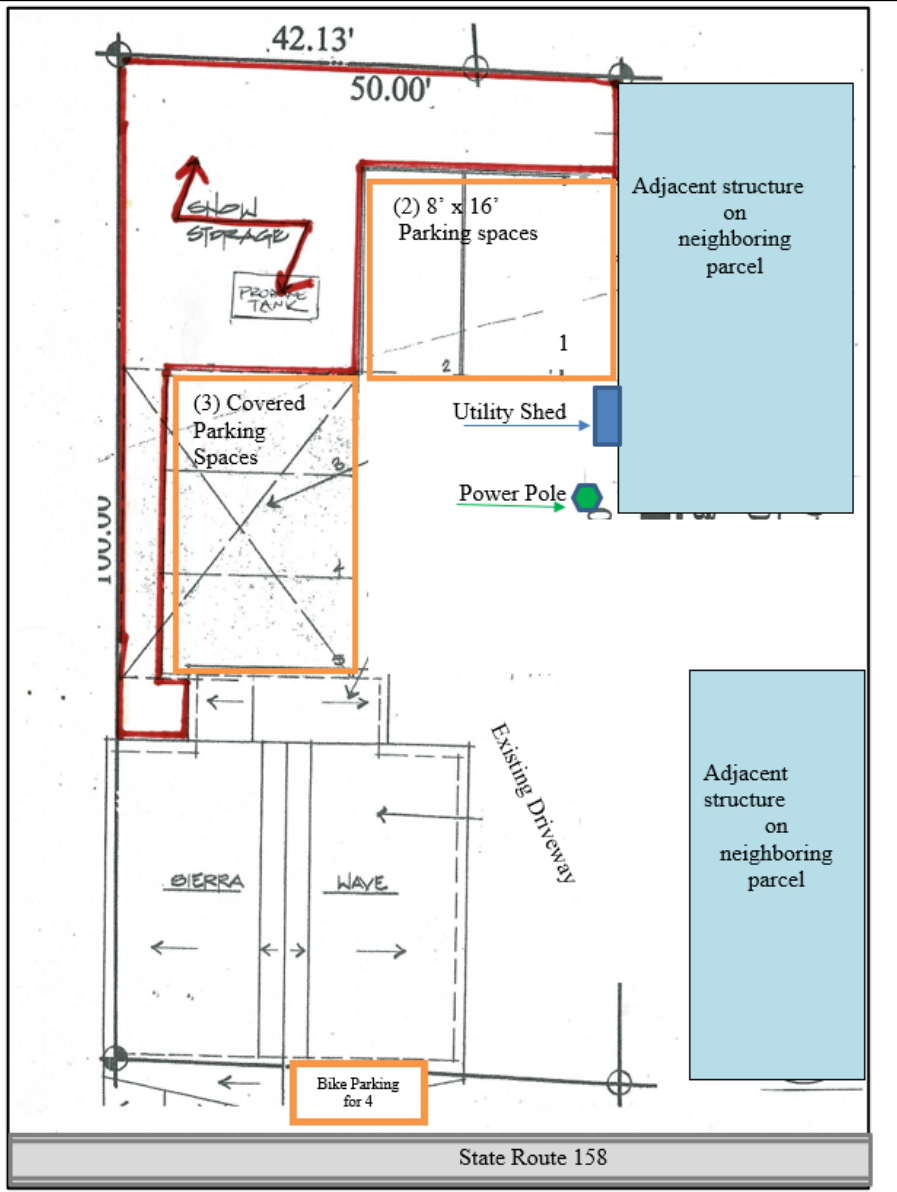
BACKGROUND

- The parcel contains a retail business (Sierra Wave) and two long-term rental residences
- Director Review 23-002 previously approved a parking reduction plan
- The property is existing nonconforming for snow storage
- Off-site snow storage was proposed to address the non-conforming snow storage
- DR23-003 required a Covenant on APN 015-075-017-000

PROPOSED MODIFICATION

The applicant proposes to modify the conditions of the off-site snow storage plan to allow for a contract with a licensed and legitimate snow removal company with its own authorized snow storage locations

Site Plan and Parking Spaces





Site Photo

LAND DEVELOPMENT TECHNICAL ADVISORY BOARD (LDTAC) and PLANNING COMMISSION

- LDTAC accepted the Use Permit application on January 18, 2023.
- LDTAC reviewed and approved the Use Permit conditions of approval on March 6, 2023.
- Planning Commission approved the Use Permit on March 16, 2023
- LDTAC accepted the application, reviewed and recommended acceptance of the modification on August 7, 2023

PUBLIC NOTICING & COMMENTS

- The Use Permit Modification was noticed in the August 5, 2023 edition of the Sheet.
- No public comment was received as of the drafting of this presentation.

CEQA

This project is categorically exempt from CEQA because it meets the conditions of *CEQA Guideline §15301 - EXISTING FACILITIES*.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Use Permit Findings:

The proposed modification does not significantly affect any of the original findings as the proposed modification only changes the method by which off-site snow storage will be accomplished.

Questions?