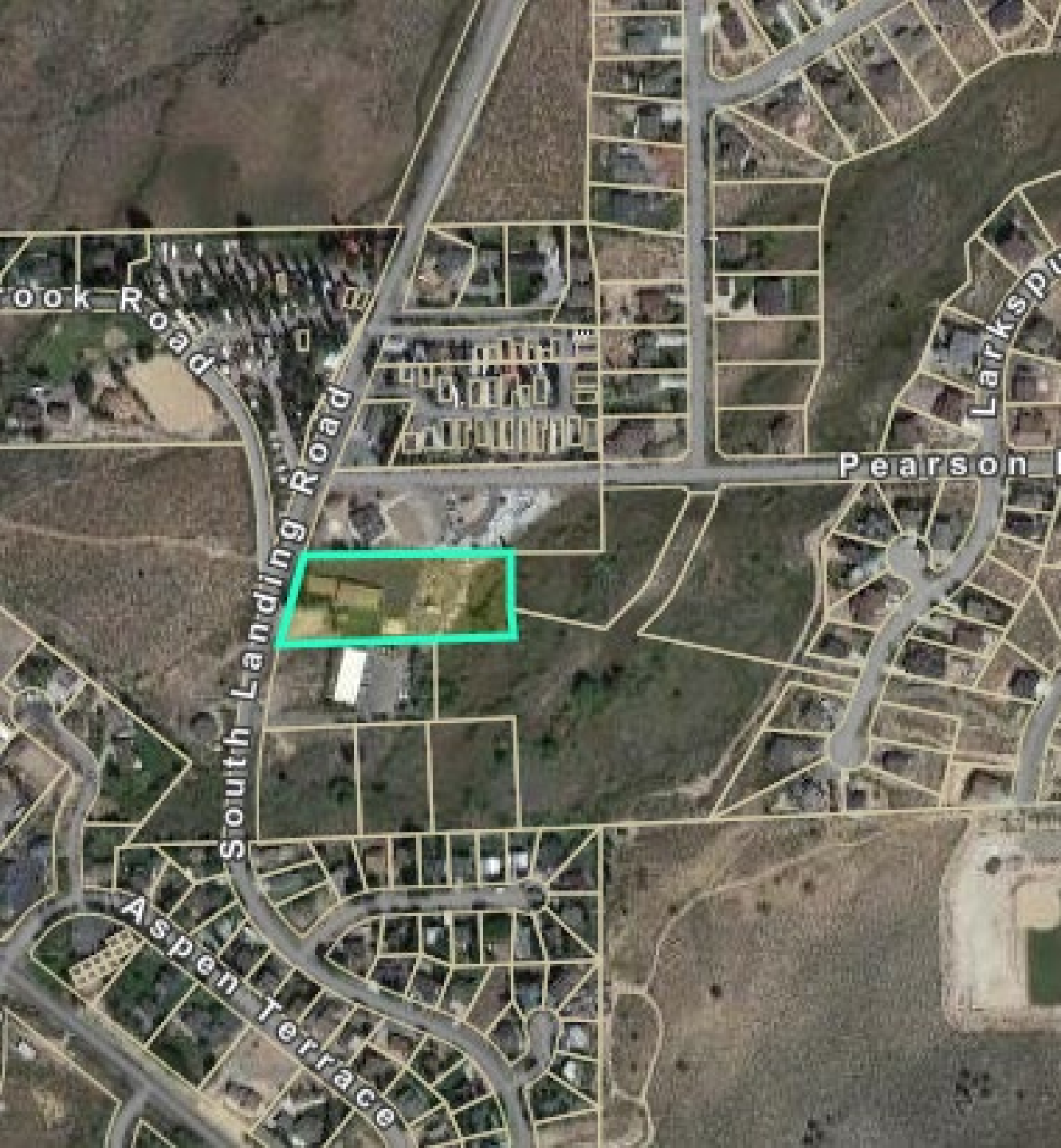




Use Permit Modification 24-001

Expanding occupancy of the Church on the Mountain through the addition of a 940-sf modular classroom

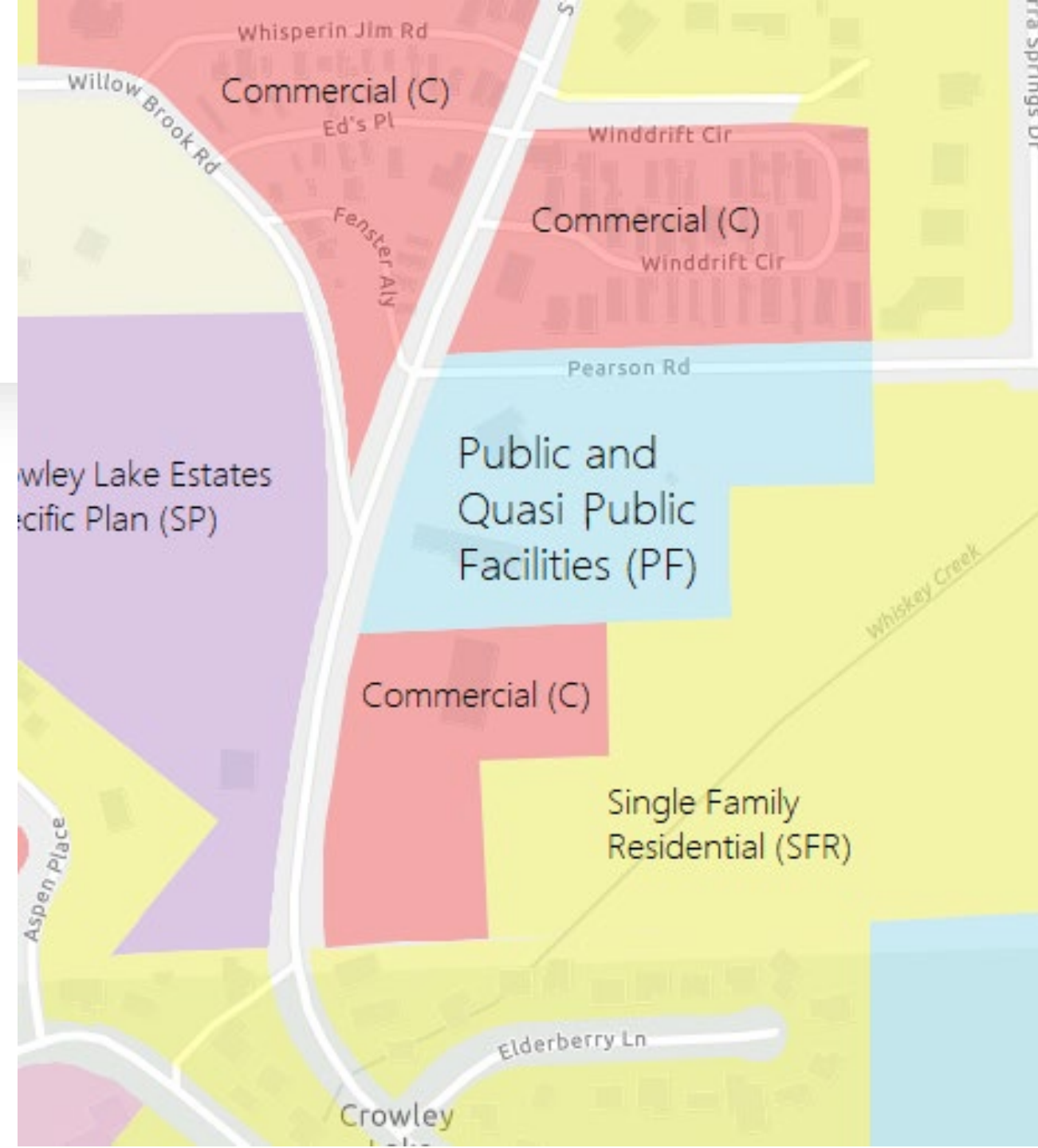


Church on the Mountain

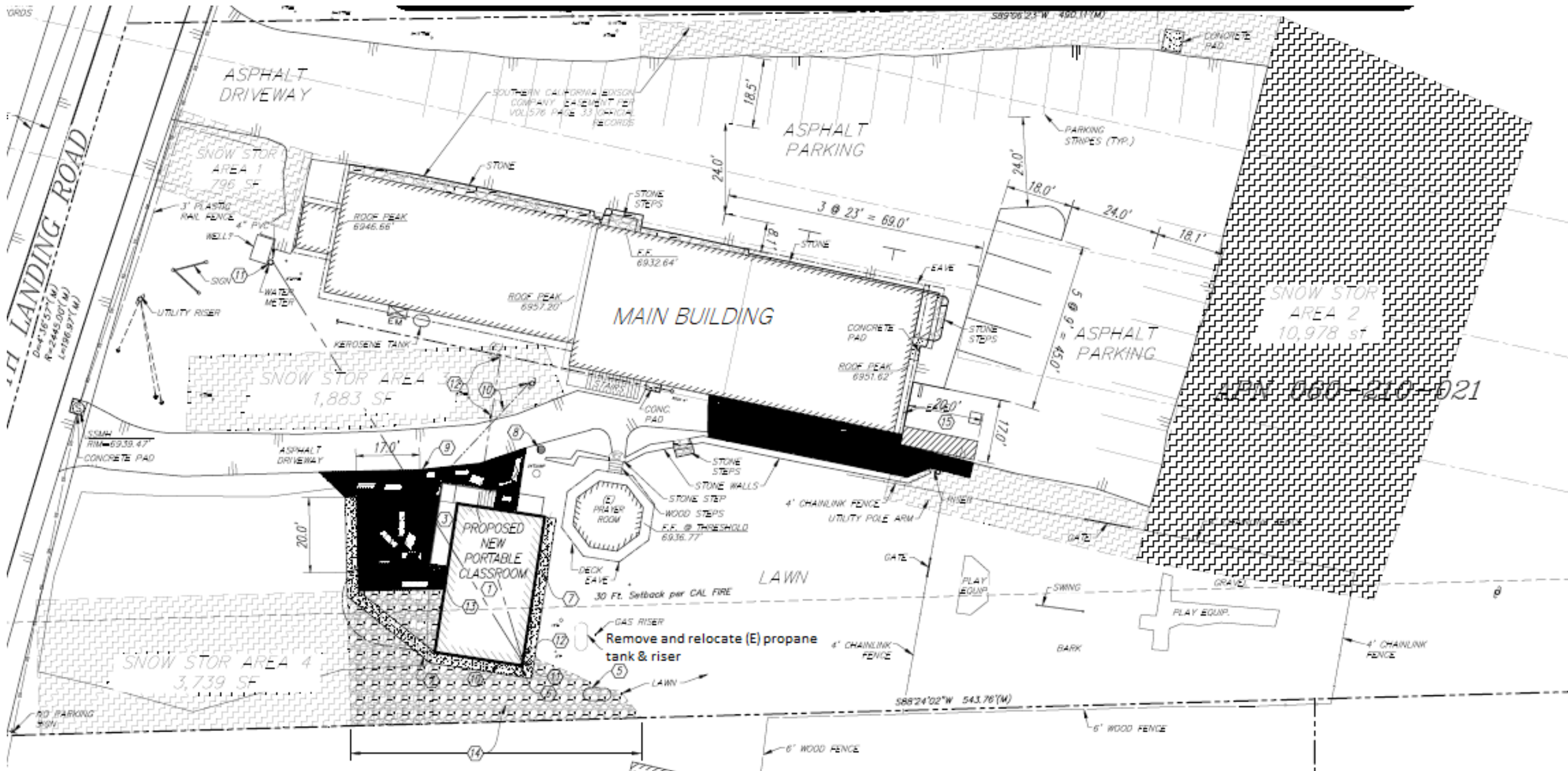
- APN 060-210-021-000.
- 384 South Landing Road, Crowley Lake
- 2.15 acre parcel

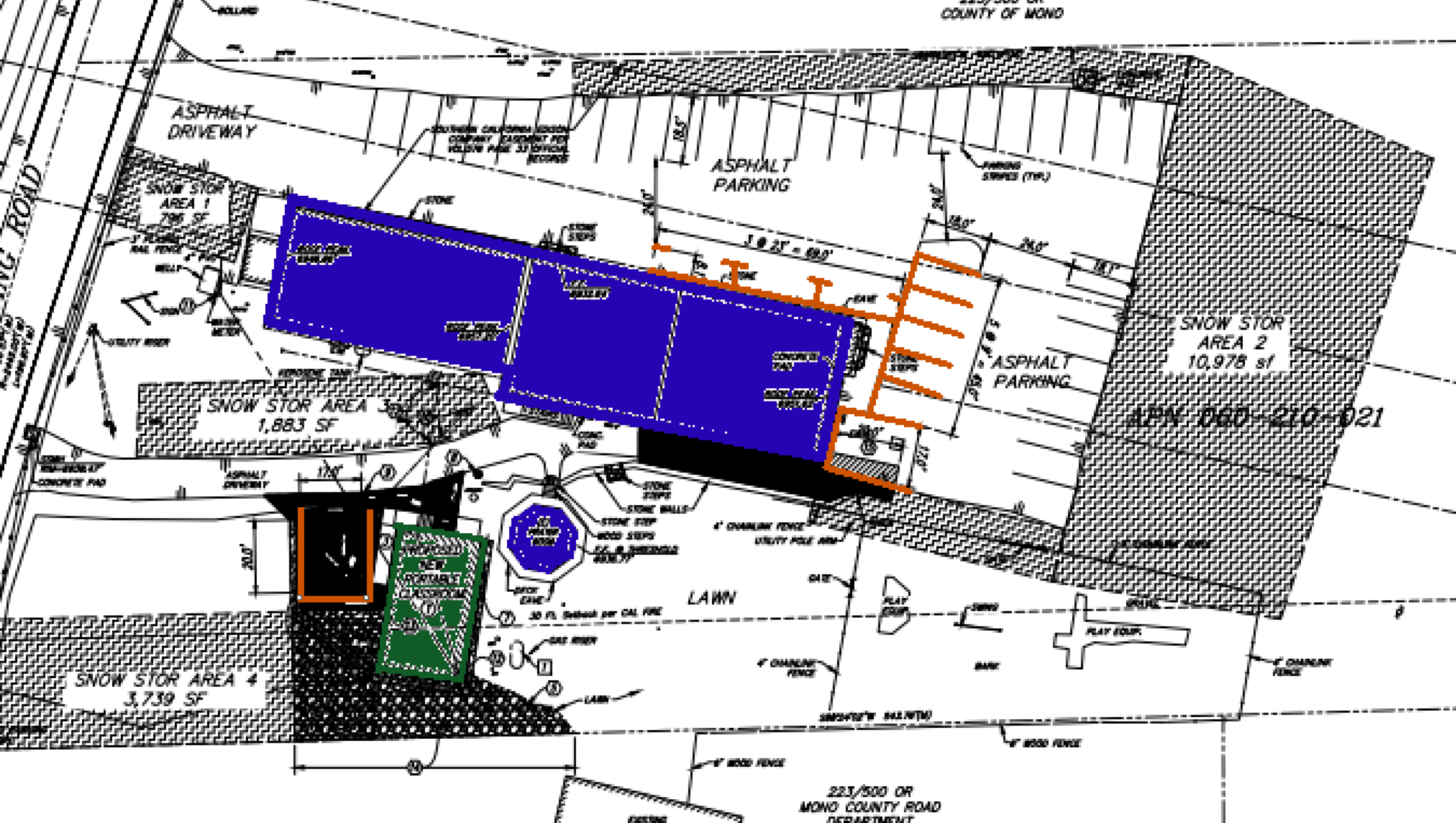
Land Use Designation

- The Public Facilities (PF) designation provides for a variety of public and quasi-public facilities and uses.
- Uses permitted subject to use permit: churches and schools



Church on the Mountain: Site Plan

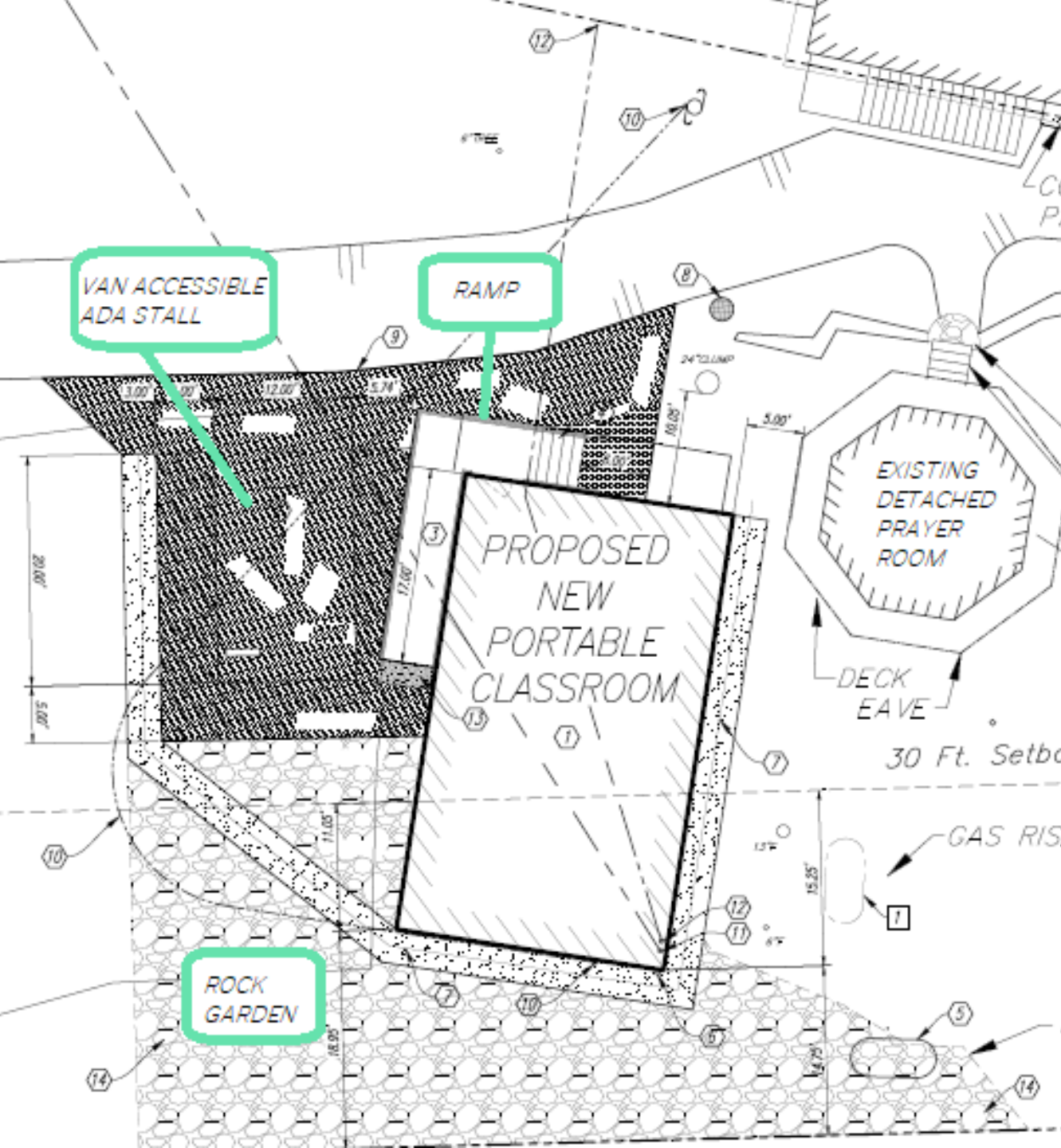




- The Church on the Mountain is a non-denominational Christian congregation founded in the 1970s.
- Parcel has been used as a church since at least the 1980s.
- Use Permit 37-82-45 allowed the church to “operate a K-12 school at the present Church site.”
- Originally named the Crowley Christian School, the school has undergone several transformations in the years since. Currently a home-schooling cooperative called the Crowley Christian Co-op.



Project Description



- 940-sf **modular classroom** purchased used from Mammoth Unified School District
- New **permanent foundation** for modular classroom
- New ADA-compliant **toilet room** inside modular classroom
- New van-accessible ADA-compliant **parking space** beside classroom
- New ADA-compliant **ramp** connecting the new parking space and classroom
- Reconfiguration of the **parking lot**
- Verification of **snow storage**



State Minimum Fire Safe Regulations

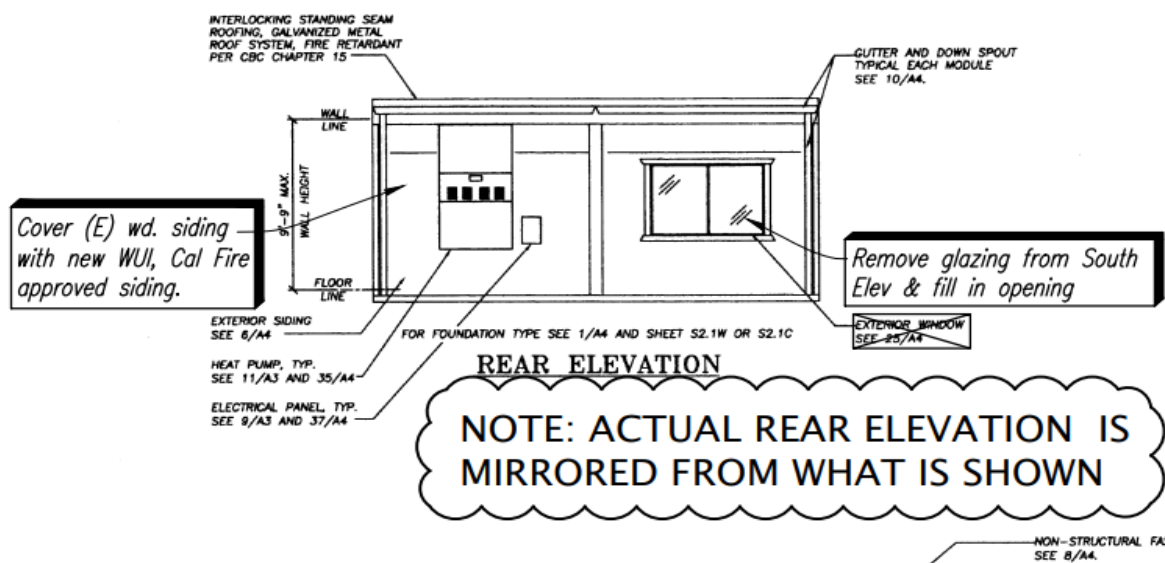
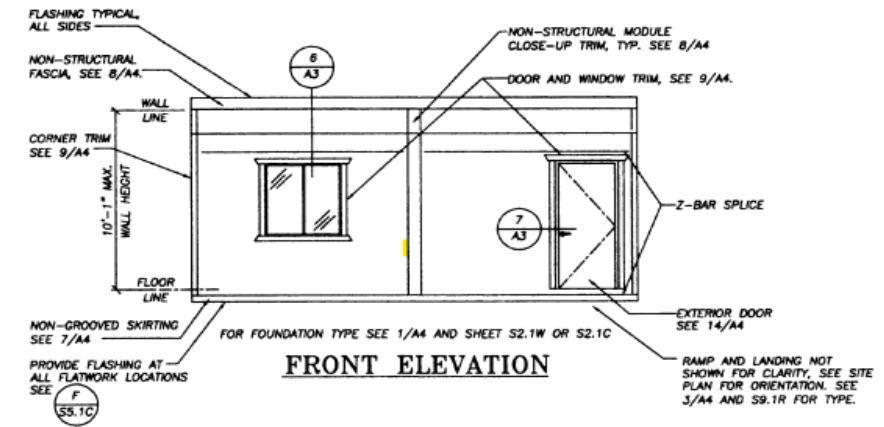
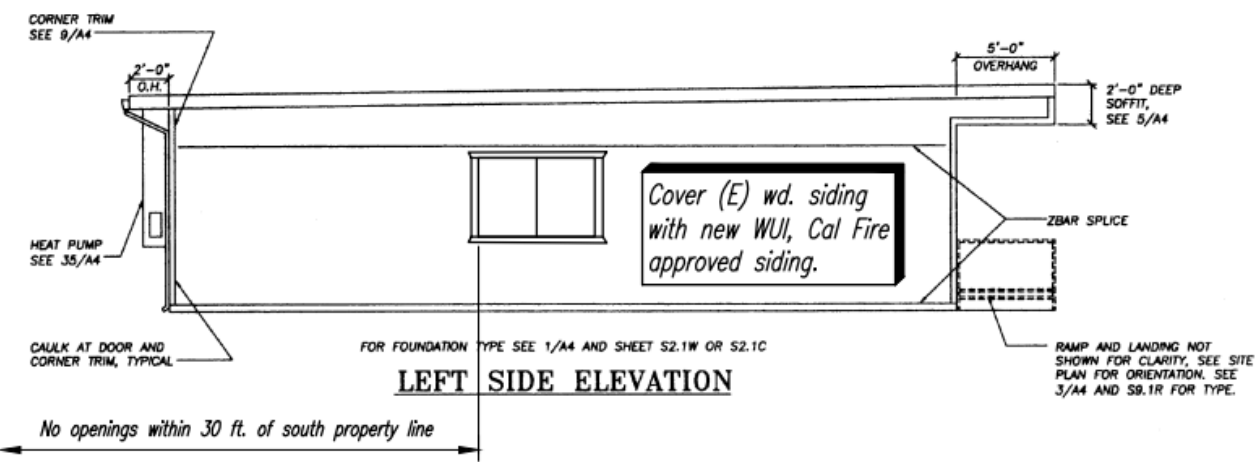
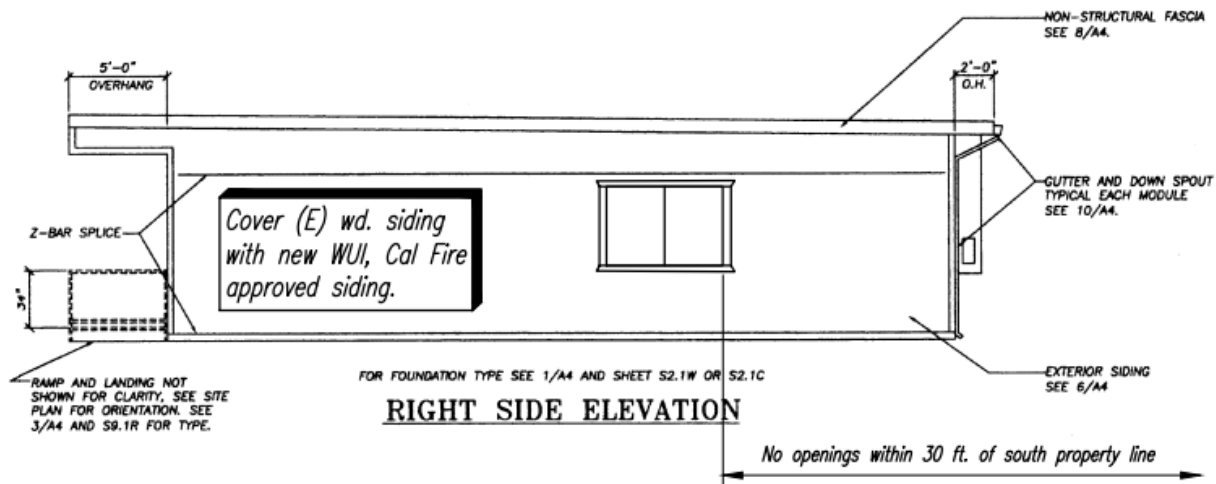
§ 1276.01. Building and Parcel Siting and Setbacks

All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road

- The applicant requested an exemption from the setback requirement, which the County submitted to CalFire.
- CalFire approved the exemption in August, enabling the modular unit to remain in the proposed location.

State Minimum Fire Safe Regulations

CalFire approved the setback reduction on the basis of the applicant's commitment to comply with fire safe prescriptive measures, including the addition of WUI-compliant siding and elimination of the south-facing window.



Snow Storage

- In Crowley Lake, snow storage areas equal to 65% of the area requiring snow removal (parking, access roads and pathways) must be shown on the plans.
- The applicant calculates a total of 26,548-sf of impervious area requiring snow storage, and a required 17,256-sf of required snow storage area. The site plan indicates 17,396-sf of snow storage.

Parking Requirements

- Existing uses require 50 spaces. Adding the portable classroom would require 61 spaces.
- LUE §06.070 allows for joint use of parking spaces, when there is no conflict at time of use.

Existing Uses



The main building contains an assembly room with a capacity of 155, four classrooms, and offices.
47 spaces.



260-sf detached prayer room, used for storage or small meetings.
3 spaces.

Proposed Use

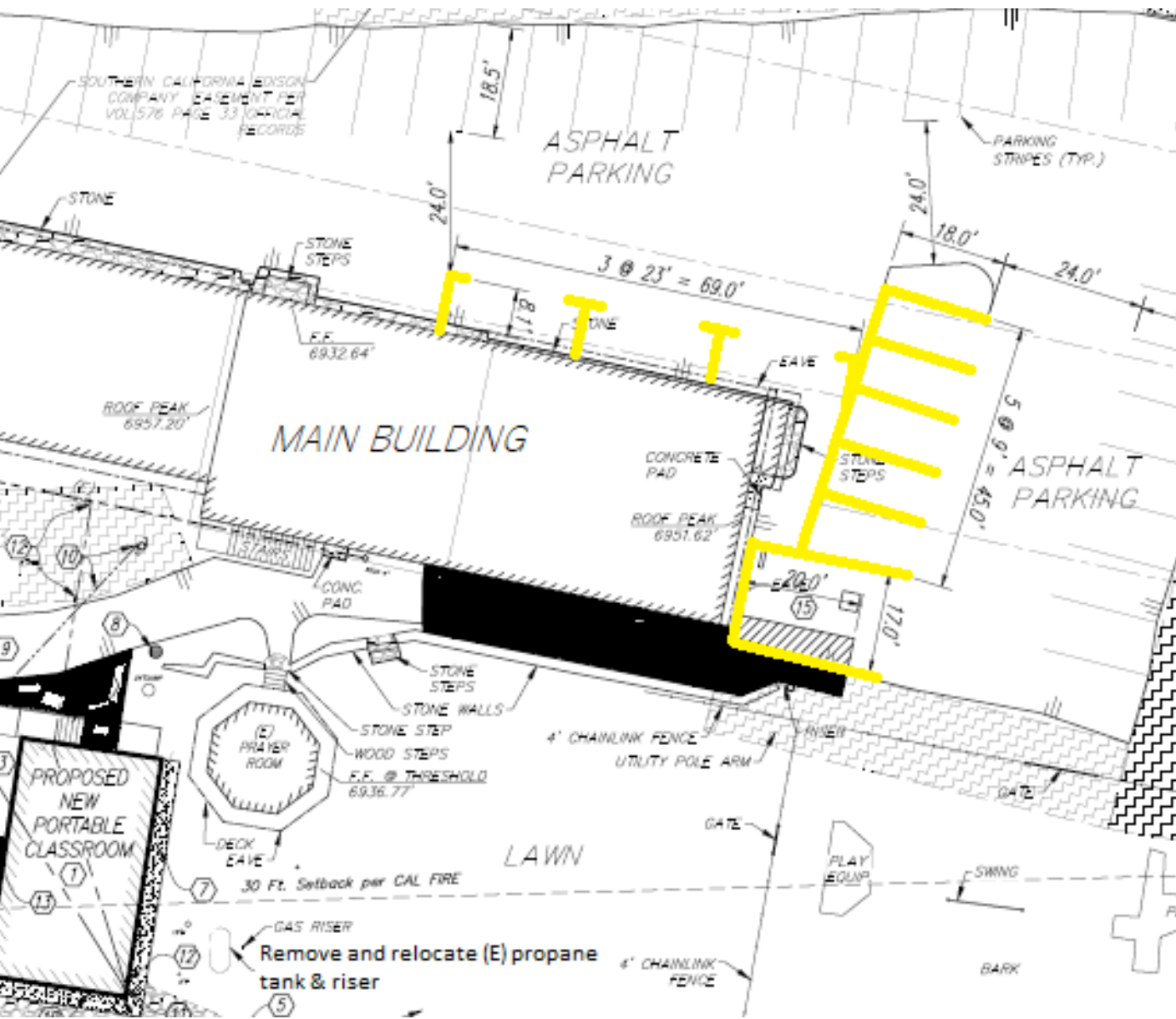


940-sf Portable Classroom for use as a classroom or meeting room.
11 spaces.

Joint Use Parking Requirements

Use	Required Number of Parking Spaces	Timing	
		Weekend	Weekday
Main Building Assembly Room	One space for each four seats, no fewer than one space for each 100-sf of largest room.	39	x
Main Building Classrooms (4)	Two spaces for each classroom	x	8
Existing Detached Prayer Room	One space for each four seats, no fewer than one space for each 100-sf of largest room.	3	3
Proposed New Modular as Classroom	Two spaces for each classroom	x	2
Proposed new modular as assembly	One space for each four seats, no fewer than one space for each 100-sf of largest room.	x	9
Total		42	22

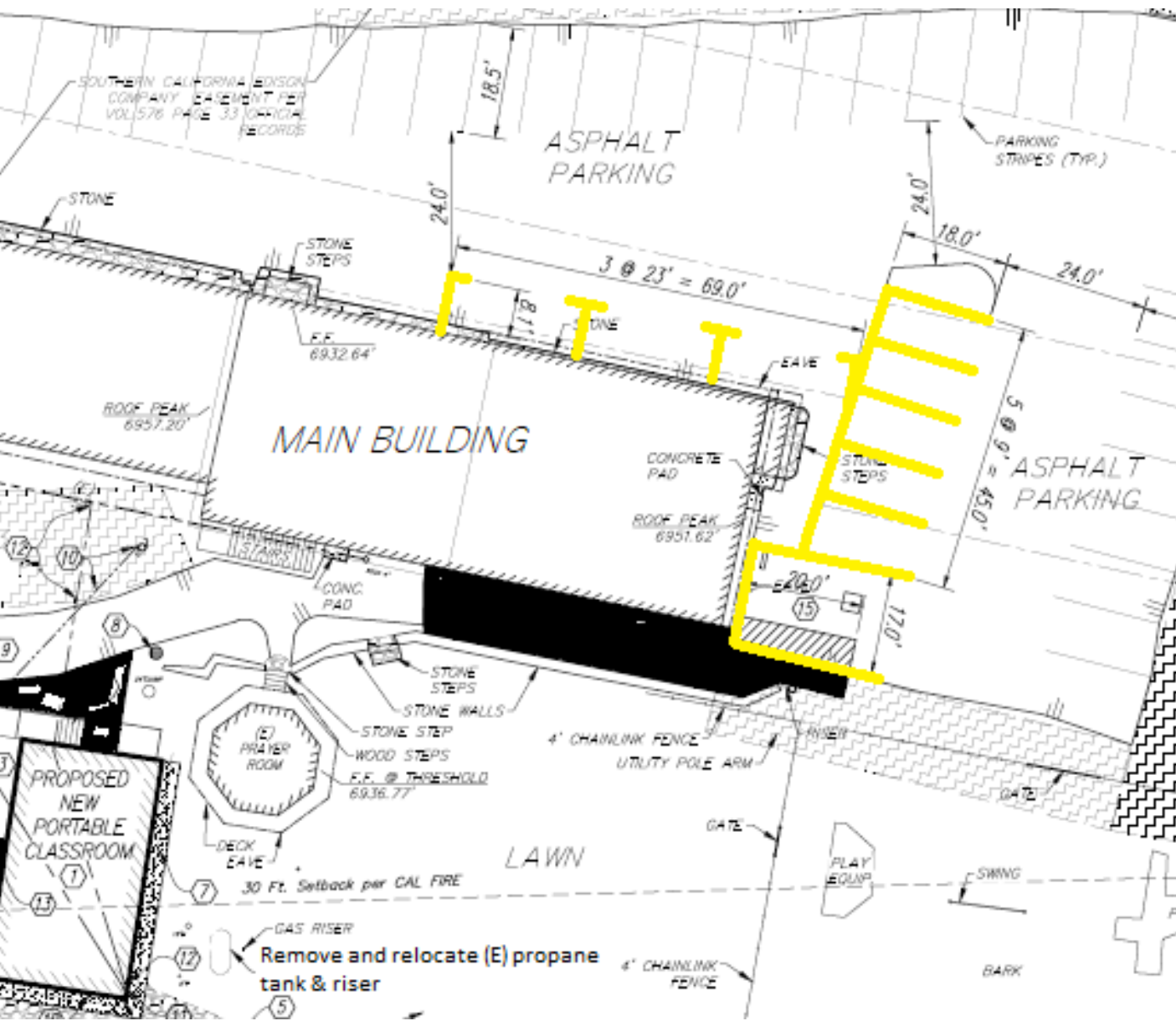
Existing Asphalt Parking Lot



Elevation

The Church on the Mountain sits at an elevation of 6933'. At elevations below 7000', uncovered spaces must be a minimum of 9' x 18'.

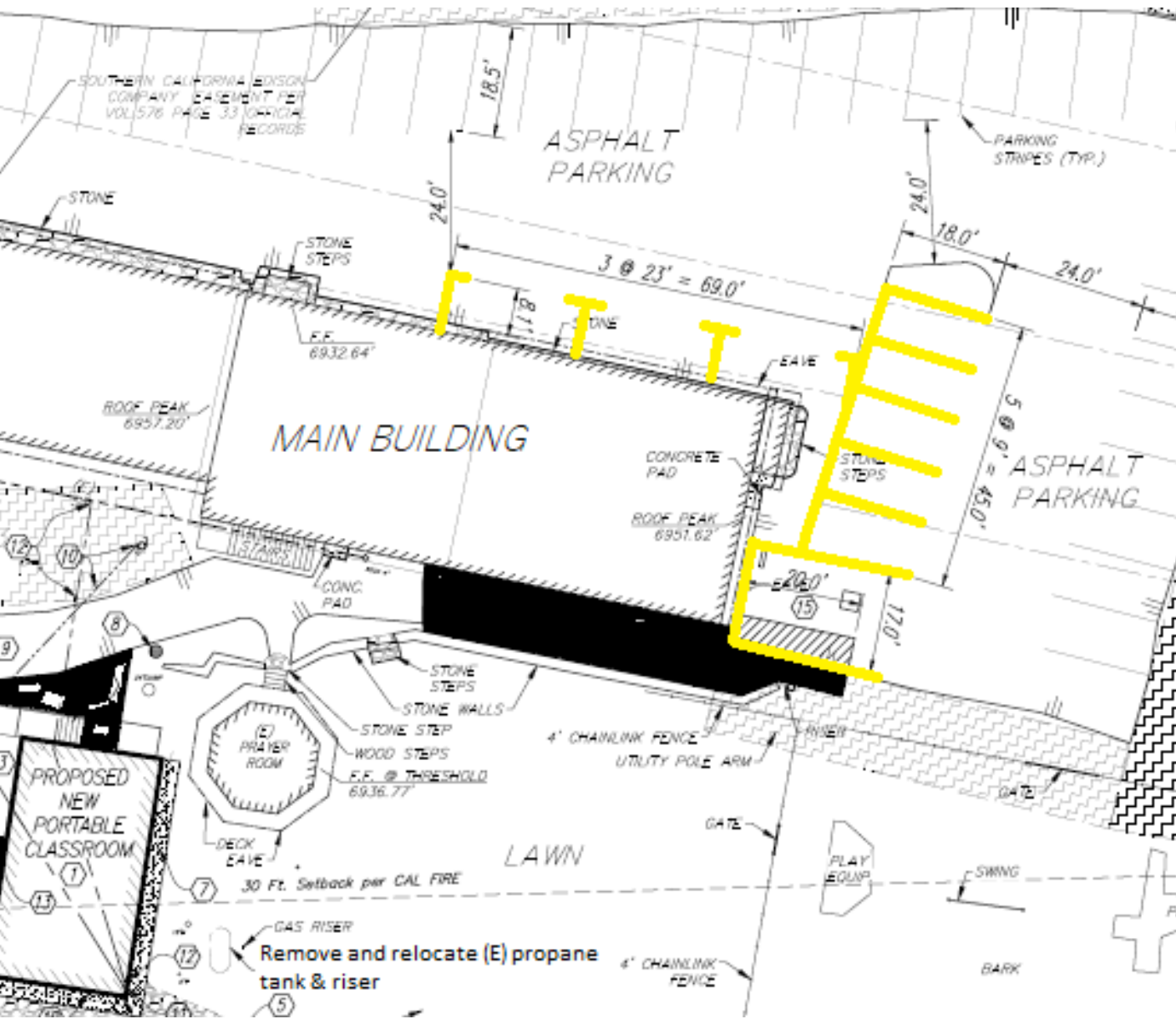
Existing Asphalt Parking Lot



Accessible Parking

- Expanding occupancy will require the Church on the Mountain to provide two accessible spaces.
- ADA parking stalls must be a minimum of 14 feet wide, lined to provide a 9-foot parking space and a 5-foot loading area, by 20 feet in length.

Existing Asphalt Parking Lot



Using the Existing Lot to Meet Requirements

- Public Works approved parallel parking spaces with minimum dimensions of 23' x 8'.
- The site plan adds ten new spaces to the 32 existing spaces, meeting the required total of 42 spaces.
- Nine new spaces can be added to the existing asphalt parking lot, including one ADA-compliant space. The tenth space, not shown here, is the van-accessible ADA stall by the new portable classroom.



NOTICING AND PUBLIC COMMENTS

- Notice appeared in *The Sheet* on September 7, 2024.
- Notice was mailed to property owners within 300 feet of the parcel on September 3, 2024.



ENVIRONMENTAL REVIEW

The project qualifies for a categorical exemption under California Environmental Quality Act (CEQA) Guideline 15303.(c), which allows for the construction of limited numbers of new, small facilities or structures, including “A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area.”

The proposed project adds a small structure of 940-sf, and a classroom serves as a gathering place, similar to an office or restaurant.

Use Permit Finding #1

- Complies with all applicable provisions of the Land Use Designations and Land Development Regulations.
- The PF designation is appropriate for both churches and schools.
- A 1982 Use Permit allows the church to operate a school on site.
- With the CalFire exemption, the site is adequate in size and shape.
- Existing paths provide adequate circulation for pedestrians.
- Conditions of approval ensure that adequate parking will be provided during special events.

This finding can be made

Use Permit Finding #2

- South Landing Road is the main artery in Crowley Lake
- The site presently accommodates the traffic associated with its present function as a church, including morning worship services on Sunday, and its present, non-concurrent weekday function as a school.
- It can be concluded that the streets and highways are adequate in width and type to carry additional traffic generated by the day school.

This finding can be made.

A large blue triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

Use Permit Finding #3

- The proposed modular classroom is an expansion of the present use as a school, which has been authorized for more than forty years.
- Bringing the parking lot into compliance with current standards would benefit the public welfare.
- South Landing Road is designed to accommodate peak-hour weekday traffic; a modest increase in off-peak traffic will not disrupt local services.

This finding can be made.

A large blue triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

Use Permit Finding #4

- The proposed use is consistent with the land use designation and present use.
- The school has been authorized since 1982.
- The proposed additions align with goals outlined in the Long Valley Area Plan.
- Requirements for snow storage have been met.
- CalFire approved the exemption to the Fire Safe setback requirement.
- Updated parking benefits the public welfare.
- Joint use allows the existing lot to meet the needs of both school and church.

This finding can be made.

Conditions of Approval

1. Project shall substantially comply with the approved site plan.
2. Exterior paint and finishes shall be non-reflective, muted earth tones.
3. All on-site utilities shall be installed underground.
4. Classrooms shall not be used at the same time as the main assembly room in the existing building, in order to comply with joint use parking requirements. When the main assembly room in the existing building is not in use, classrooms may be used for classes or assembly.
5. Parking at the project site shall comply with Chapter 6 of the Mono County General Plan (Parking).
6. Compliance with Special Events Ordinance No. ORD13-02 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.
8. The project's street front, including landscaping, shall be consistent with the Long Valley Area Plan.

Conditions of Approval

- | | |
|---|----------------|
| 9. “Will serve” from the Long Valley Fire Department. | 15.Termination |
| 10.“Will serve” from Mountain Meadows Mutual Water Company. | 16.Extension |
| | 17.Revocation |
| 11.“Will serve” from and the Hilton Creek CSD. | |
| 12.Dark Sky Regulations. | |
| 13.County standards and requirements. | |
| 14.Appeal | |

Staff Recommendation

It is recommended the Planning Commission take the following actions:

1. 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.
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit Modification 24-001, subject to attached conditions.