

Mono County Community Development Department

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DRAFT NOTICE OF DECISION Director Review 21-009 Cargo Container/Briada-DuPrey

APPLICANT: Elaine and Todd Duprey

SUBJECT PROPERTY: 158 Aspen Terrace, Crowley Lake, APN 060-240-005-000

PROPOSAL: Permit permanent placement of one 8' x 20' cargo container on a Single-Family Residential (SFR) designated parcel.

CONDITIONS OF APPROVAL

DR 21-009 is issued subject to the following conditions:

1. The project shall comply with Mono County Building Code Occupancy Classification of Group U and Type of Construction to be V-B for a utility structure. A standard building permit from the Building Division is required. The permit shall include details of anchoring requirements pursuant to ASCE 07-05/Chapter 15 for "Non-Building Structures."
2. Storing hazardous materials in exceedance of the California Fire Code is prohibited.
3. Utilities including, but not limited to, water, sewer, electricity, gas, and fuel oil to be permanently supplied to, or installed within, the container are prohibited.
4. No alterations that change the structural integrity of the container are permitted without approved design by a licensed engineer or architect.
5. The project shall comply with Mono County Planning Division requirements, including the prohibition of overnight occupancy of the cargo container.
6. The project shall comply with all General Plan requirements including Chapter 20, Cargo Containers, which, among other requirements, prohibits installation of utilities in cargo containers.
7. The cargo container shall follow Mono County Design Guidelines, including the use of non-reflective materials. Container shall be painted a solid color that blends with the surrounding landscape, vegetation and/or structures. The cargo container roof is visible from properties above, across Crowley Lake Drive, and should be painted a non-reflective color typical of roofs in the community or the roof of the adjacent primary residence. Colors shall be approved by the Community Development Director prior to use prior to container installation.
8. Container shall be placed in a manner to minimize visibility from adjacent properties and roadways, as indicated on site plan. A supplemental landscaping plan incorporating native plants and fencing shall be provided to screen the container from those areas not screened by existing vegetation or structures.

9. The total number of cargo containers shall be limited to one container due to the project parcel being less than one-acre in size.
10. The project shall comply with all Mono County Building Division, Planning Division, Public Works Department, and Environmental Health Department requirements.