

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

LDTAC AGENDA

July 2, 2018 – 1:30 pm

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA
or videoconference at CAO Conference Room, Annex I, Bridgeport, CA

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

A. USE PERMIT/Dudley (~1:30 pm). Proposal for a non-owner occupied (Type III) short-term rental use in a 3-BD single-family residential unit at 92 and 94 Nevada St. (APNs 16-099-032 and -033) in June Lake, parking is proposed only on 94 Nevada. Maximum occupancy of eight persons and three vehicles. *Staff: Wendy Sugimura*

B. USE PERMIT/Prince (~1:45 pm). Proposal for a non-owner occupied (Type III) short-term rental use in a 2-BD single-family residential unit at 46 Leonard Ave. (APN 015-101-004) in June Lake. Maximum occupancy of six persons and two vehicles. *Staff: Wendy Sugimura*

C. USE PERMIT/Stepanian (~2:00 pm). Proposal for a non-owner occupied (Type III) short-term rental use in a 4-BD single-family residential unit at 27 Carson View Dr. (Leonard Ave. neighborhood, APN 015-270-005) in June Lake. Maximum occupancy of 10 persons and four vehicles. *Staff: Wendy Sugimura*

D. USE PERMIT/Schreiber (~2:15 pm). Proposal for a non-owner occupied (Type III) short-term rental use in a 4-BD single-family residential unit at 184 Leonard Ave. (APN 015-270-003) in June Lake. Maximum occupancy of 10 persons and six vehicles. *Staff: Wendy Sugimura*

E. USE PERMIT/Smith (~2:30 pm). Proposal for a non-owner occupied (Type III) short-term rental use in a 4-BD single-family residential unit at 70 Leonard Ave. (APN 015-270-011) in June Lake. Maximum occupancy of 10 persons and three vehicles. *Staff: Wendy Sugimura*

F. USE PERMIT/Streton (~2:45 pm). Proposal for a non-owner occupied (Type III) short-term rental use in a 2-BD single-family residential unit at 80 Leonard Ave. (APN 015-270-010) in June Lake. Maximum occupancy of five persons and three vehicles. *Staff: Wendy Sugimura*

3. PREAPPLICATION

A. PARCEL MAP & USE PERMIT/Christopher (~3:00 pm). Proposal for Parcel Map 35-18 to reconfigure three existing lots into four lots on ~ 827.6 acres at 1512 Bramlette Ranch Rd. in Tri-Valley (APNs 024-080-009, -010, and -011). Applicant also seeks approval for Use Permit for groundwater extraction as a use similar to and not more obnoxious to the general welfare than the mineral exploration activities otherwise allowed by means of a Use Permit within the AG (Agriculture) land use designation. *Staff: Gerry Le Francois*

B. HAMMIL CANNABIS NURSERY/McMahan (~3:20 pm). Proposal for cannabis nursery at 1083 Falls Creek Rd. (APN 025-190-029) if land use designation could be changed from RR (Rural Residential) to AG (Agriculture). The nursery would produce only 6” to 15” clones or “starts” for licensed growers or retail shops. Plants would be limited to research and

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development for quality control, not for sale. No retail store or showroom would be on site. Nursery grow rooms with artificial light not visible outside would be in two garages behind the 1,600-sq. ft. house. *Staff: Gerry Le Francois*

4. ACTION ITEM: No items

5. WORKSHOP: No items

6. ADJOURN

For questions on the above projects, call Community Development at 760-924-1800.

***NOTE:** Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the LDTAC assistant at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

AGENDA GUIDELINES

Rules of order: Project staff introduces item; applicant comments; each department comments; public comments; general discussion; LDTAC action (if applicable); project staff summarizes action/review; project staff records audio minutes to keep on file.

ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development (Building, Planning and Compliance) and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among County departments, promoting efficient and timely permit processing, and providing applicants an inexpensive forum to learn of County requirements early in the development review process.