

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

LDTAC AGENDA
May 4, 2020 – 1:30 pm

Remote Videoconference: <https://zoom.us/join>.

Teleconference: 1-669-900-6833 Meeting ID: 760-924-1815

To comply with Gov. Newsom's Executive Order to stay at home and observe social distancing to slow and prevent the spread of COVID-19, and as authorized by Executive Orders N-25-20 and N-29-20, the meeting will only be accessible remotely by livecast and telephone as specified above where members of the public shall have the right to observe and offer public comment.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

A. CONDITIONAL USE PERMIT/ E-7 (~1:30 pm). Review and accept for processing Conditional Use Permit application for new retail cannabis business at 107873 Hwy 395 (APNs 002-361-003 & -004) in Walker. The proposal is to obtain a use permit and then in a future phase construct a new commercial building with future building permits. Land use designation is Mixed Use (MU). *Staff: April Sall*

3. PREAPPLICATION

A. REVIEW REQUEST/Schectman (~1:45 pm). The applicant would like information on potentially constructing an outdoor patio to be used for customer seating and an event space. The potential project (APN 015-075-021) is located adjacent to The T-Bar/June Pie, 2588 Hwy 158 (APN 015-075-029). Both properties are designated Commercial (C). *Staff: Michael Draper*

4. ACTION ITEM

A. CONDITIONAL USE PERMIT/Barter (~2:00 pm). Review draft Conditions of Approval for UP 20-001 to operate an owner-occupied short-term rental of two bedrooms within an existing three-bedroom residence located at 320 Mountain View Dr (APN 064-150-004) in Swall Meadows. Maximum occupancy is five people and two vehicles. The land is designated Estate Residential (ER). *Staff Kelly Karl*

B. SPECIFIC PLAN AND TRACT MAP AMENDMENT/Larson (~2:15 pm). Review the draft amendments to the June Lake Highlands Tract Map and Specific Plan allowing short-term rental (rental for fewer than 30 days) on APN 015-290-001, -011, -012, -014, -018, -027, -031, -032, -033; 015-300-001, -002, -003, -004; and 015-310-011, -012, -013, -020, -021, -022, -023, -024, -025, -026, -028, -029. The properties would be required to receive a ministerial Vacation Home Rental Permit (MCGP Ch. 26) in order to conduct the activity. The properties are designated Single-Family Residential, Specific Plan. *Staff: Michael Draper*

5. WORKSHOP: REVIEW UPDATED LOT MERGER FORMS & PROCEDURES (~2:30 pm). Any final revisions to update the forms, and Lot Merger process. *Staff: Gerry Le Francois & April Sall*

6. ADJOURN to May 18, 2020

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

More on back...

***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 specific agenda item is to attend the meeting from the time it starts until that agenda item is 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.