

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

LDTAC AGENDA

July 6, 2020 – 1:30 pm

As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

The meeting may be joined by video meeting is <https://zoom.us/join> and enter Meeting ID: 760 924 1815 or call 1-669-900-6833, enter meeting number 760-924-1815

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. LOT MERGER/King** (~1:30 pm) Review and accept application to merge APNs 019-195-007 & 019-195-021 Peeler Lake Drive in Mono City. Both parcels are designated Single Family Residential (SFR). *Staff: Bentley Regehr*

- B. USE PERMIT/Morton** (~1:45 pm) Review and accept application for residential and commercial development at APNs 015-140-054 & 015-104-053 in June Lake. Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments, and proposal for APN 015-104-053 will include three commercial buildings. Parcels are designated Commercial Lodging-High (CL-H) and Commercial (C), respectively. Original application was accepted at the March 2, 2020 LDTAC, but recent changes to the site plan necessitate application re-acceptance. *Staff: Bentley Regehr*

- C. LOT MERGER/Dakota Ranch / Rogers** (~2:15pm) Review and accept application for a lot merger of APNs 024-310-001, 002, 003, & 005 adjacent to G Bar T Ranch Road, Benton. All of the parcels have a land use designation of Agricultural (AG). *Staff Gerry LeFrancois*

- D. DIRECTOR REVIEW/ Berlow** (~2:35pm) Review and accept application for a Director Review for an Accessory Dwelling Unit modification at 353 Mountain View (APN 064-150-011). The land use designation is Estate Residential (ER). The proposed project is to make modifications to a Building Permit issued in 2018, including adding covered breezeway and converting part of a garage into a bedroom and. *Staff: April Sall*

3. PREAPPLICATION

- A. REVIEW/Holle** (~2:50 pm) Review a proposal to start a chicken breeding business with roosters at 493 Mule Deer Rd, Coleville (APN 002-362-006). The parcel is an Estate Residential (ER) land use designation and has an existing residence on the parcel. The applicant wants to add a chicken coop and the use under a Use Permit. *Staff: April Sall*

- B. REVIEW/Annett** (~3:15 pm) Review of a proposal to construct a new campground at 11950 Twin Lakes Rd, Twin Lakes (APN 010-300-002). The proposal is for 18 campsites on a 36-acre parcel. The land use designation is Resource Management (RM). *Staff: April Sall*

C. REVIEW/Rock and Dirt (~3:45 pm). Review a proposal to construct a 3,500 sq. ft. steel building with a second-floor caretaker's unit within the Sierra Business Park, lot 10, on South Industrial Circle (APN #039-260-010). The land use designation is Industrial (I). *Staff Kelly Karl.*

D. REVIEW / Tentative Parcel Map Jensen (~4:00 pm) Review of Tentative Parcel Map (TPM) to divide a 14.9-acre lot into two lots and a remainder. The land use designation is Estate Residential (ER) and project is located at 221 Roadrunner Lane, Chalfant (APN # 026-360-005). *Staff April Sall & Gerry LeFrancois*

4. ACTION ITEM

No Items

5. WORKSHOP

No Items

6. ADJOURN to July 20, 2020

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 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.