

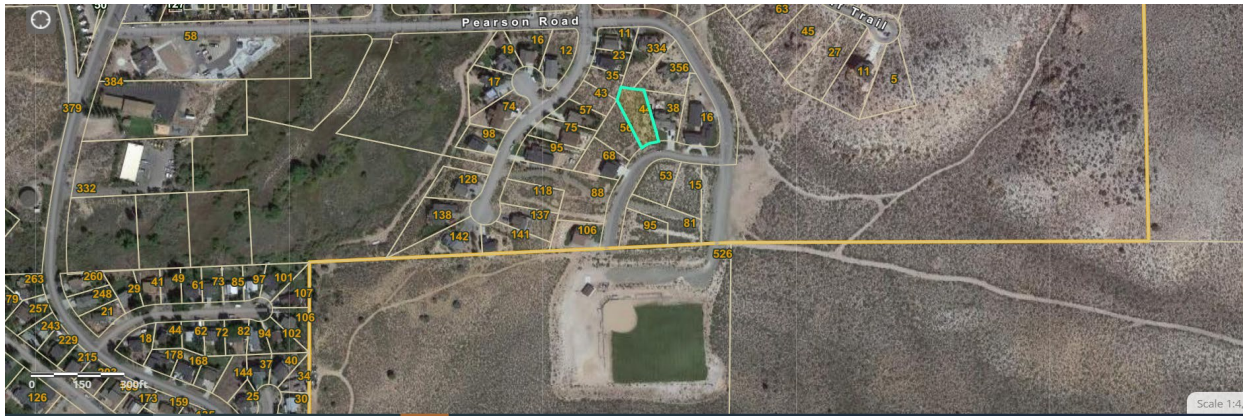
Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420
www.monocounty.ca.gov

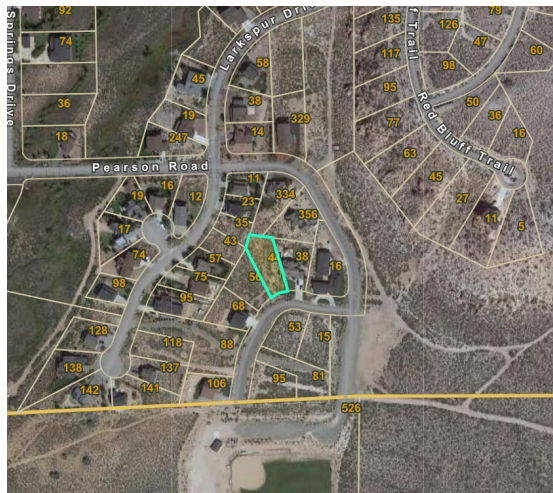
NOTICE OF DECISION Director Review 21-00/Whiting

Applicant: David Whiting
Subject Property: 44 Hidden Canyon Court, Crowley Lake (APN 060-430-027)
Proposal: Residential use of an RV during construction of permanent residence.



Pursuant to the Mono County General Plan, Chapter 31 Director Review Procedures, and Chapter 04.040 and based upon the following findings, you are hereby notified that Director's Review 19-009 has been:

- Granted as requested.
 Granted subject to the attached Conditions of Approval.
 Denied.



Background

The proposal is for the residential use of a Recreational Vehicle (RV) during the construction of a single-family residence. The property is located at 44 Hidden Canyon Court, Crowley Lake (APN 060-430-027) and is designated for Single Family Residential (SFR) use in the Mono County General Plan (MCGP). The RV will be occupied on site during construction of a dwelling unit authorized under building permit B20-140, for construction of a garage and integrated residence that may ultimately be used as an accessory dwelling unit. The property will be served by the local mutual water company and the Hilton Creek Community Services District, with water and sewer tie-in available at the street frontage.

The RV is a 28' Outback camping trailer of a 2008 vintage (see photo). Upon review of the local CC&R's it was determined there are no RV prohibitions. Also, the applicant pursued review by the subdivision's referenced Architectural Committee and found that it inactive.

The applicant intends to occupy the unit for approximately 8 months. During construction of a primary structure, MCGP Chapter 04.040 allows for placement and residential use of a recreational vehicle for a year, subject to Director Review permit.



CONDITIONS OF APPROVAL

1. Environmental Health Department shall review and approve sanitation methods for the RV use, in this case confirming proper service provided by the Hilton Creek Community Services District and mutual water company.
2. The applicant shall obtain a building permit for the primary building, and any necessary permits for the RV use, such as a temporary building permit for electrical hookup, prior to RV placement.
3. The use of the RV as a residence, limited to one year per Chapter 04.040, shall be discontinued after construction of the residence. If there is a demonstrated need, the Director Review may be renewed for one year following application submittal and notice to contiguous property owners.
4. The RV shall be placed in a manner that minimizes visual impact to nearby properties. The property shall be maintained in a neat and orderly fashion during construction of the residence.
5. If the trailer is to remain on the site following construction of the residence, it must disconnect from utilities, be in operable condition, and remain vacant when parked on the property.
6. The RVs shall be placed in a manner and the property maintained in a fashion that minimizes noise and residential activity impacts to neighboring residences. Residential uses shall be contained in the trailer, outside camping activities such as a campfire are prohibited, and use of night lighting on and outside the trailer shall be minimized, in accordance with Mono County Dark Sky regulations (Chapter 23 of the Mono County General Plan).
7. Any future accessory dwelling unit on the property shall obtain necessary planning permits prior to construction of the second unit.
8. Extension: If there is a failure to exercise the rights of the Director Review within one year of the date of approval, the applicant may apply for an extension for an additional one year. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. Conditions of Approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.
9. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all of the provisions and

regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the Director Review or the violation by the owner or tenant of any provision pertaining to the premises for which such Director Review was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least 10 days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

This Director Review Permit shall become effective fifteen (15) days following the issuance of the Director's decision. This decision may be appealed within ten (10) days by filing a written notice of appeal with the Secretary of the Planning Commission. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission.

PREPARED BY: Scott Burns, Mono County Community Development Department

DATE OF DECISION: _____

SIGNED: _____
Wendy Sugimura, Community Development Director