

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

LDTAC AGENDA
February 22, 2024 – 1:30 pm

Civic Center- Dana Room
1290 Tavern Road
Mammoth Lakes

Bridgeport CAO conferences room
First floor Annex 1 74 N. School Street
Bridgeport CA, 93517

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/85984521548?pwd=obLwgSbfwDrWHe8cBJ4ccMjpW7XXUL.1>

and by telephone at 669-900-6833 (Meeting ID# 859 8452 1548, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 859 8452 1548, passcode 5678.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. **Director Review Permit- Jenkins-** Applicant proposes installing a permanent storage container on property designated Industrial Park (IP) in Bridgeport. 0.7 Acre Lot, APN 008-190-020 *Staff: Rob Makoske*
- B. **Long Valley FPD – Use Permit 24-00X –** LVFPD is proposing a new fire station on a vacant lot in Sunny Slopes. The project includes an approximately 4,000sf building with space for 4 vehicles, office space, public meeting room, restroom, shower, laundry and a generator room. Property is APN 062-040-022, LUD Public Facilities (PF). *Staff: Brent Calloway*

3. PREAPPLICATION

- A. **Crall/Cogan – SFR and two-story accessory building with ADU –** Applicant seeking feedback on proposed project involving a new single-family residence with attached garage on a 5.17-acre parcel located at 6463 Crowley Lake Drive in Aspen Springs (APN: 062-090-004). A new driveway, septic system, geothermal well, solar PV and utilities are planned to serve the proposed future work. The future work planned will include a small-scale agricultural barn (approximately 3,600 sq. ft.) with a two-bedroom ADU above. The land use designation is Estate Residential (ER). *Staff: Aaron M. Washco*
- B. **Vianzon, 4805 Hwy 6 –** Review proposal to add a variety of 10 compact housing units, including a 480 sq ft shipping container house, and a communal area with group/commercial kitchen, future office, dorm-style housing, 28'x36' metal storage building, 8'x20' greenhouse, and legal placement of shipping containers to a 28-acre parcel located at the northwest corner of Hwy 6 and Chalfant Road. The property (APN 026-210-037-000) currently contains a main house and manufactured home, and the proposed additions would support the non-profit Eastern Sierra Conservation

Corps. The Mountain Vistas Specific Plan (<https://monocounty.ca.gov/planning/page/mountain-vistas-specific-plan-eir-june-2005>), which allows for 47 residential lots and a 2-acre commercial parcel, was adopted in 2005, still applies to the property, but has never been implemented. *Staff: Scott Burns*

4. ACTION ITEM

5. WORKSHOP

6. EXTENSION REQUESTS

7. ADJOURN to March 4, 2024 at 1:30pm.

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.

*Public comment on any item listed on this agenda will be considered by LDTAC. Once an application is accepted, it will be processed by County Staff and may be considered by the Planning Commission. Public comment made to LDTAC is not automatically transmitted to the Planning Commission, as a project or application may change in response to processing.

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.