

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

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**LDTAC AGENDA**

**April 18, 2022 – 1:30 pm**

This meeting will be held via teleconferencing with members of the Board attending from separate remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing or the body cannot meet safely in person and the legislative body has made such findings.

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/85666987622?pwd=N25rak9TdTVVbjFuanNGdHpjaTdCQT09>

and by telephone at 669-900-6833 (Meeting ID# is 856 6698 7622, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 856 6698 7622, passcode 5678

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

**1. PUBLIC COMMENT**

- 2. AB361 LDTAC Resolution 22-06** (~ 1:30 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until May 18, 2022. *Staff: Michael Draper*

**3. APPLICATION ACCEPTANCE**

- A. DIRECTOR REVIEW/Birchim CSD** (~ 1:30 pm) Review and accept for processing an application for a stream setback reduction located at 636 Owens Gorge Road (APN 062-070-035) in Sunny Slopes. A five-foot reduction in the 30' stream setback requirement is requested to allow installation of a backup generator for the community water system. Land use designation is Public Facilities (PF). *Staff: Kelly Karl*

**4. PREAPPLICATION**

- A. PREAPPLICATION/Greenberg** (~ 1:40 pm) Proposal for a potential lot line adjustment (LLA) to allow for future construction of a garage and ADU located at 89 Meadow View Drive (APN 060-290-005) in Crowley Lake. The potential LLA would exchange approximately 1,600-square feet with the neighboring flag lot located at 93 Meadow View Drive (APN 060-290-006 and owned by Mountain Meadows Mutual Water Company) to allow the future garage/ADU to meet setback requirements. Both parcels will be the same size after this process and would be exchanging land at the back of 89 Meadow View Drive for land that fronts Meadow View Drive on 93 Meadow View Drive. The neighboring property has an access easement in place for current access to 93 Meadow View Drive. *Staff: Kelly Karl*
- B. PREAPPLICATION/Walsh** (~ 1:50 pm) Review a proposal to construct a new June Lake General Store, containing residential units, at 2750 Highway 158. The parcel is designated Commercial. *Staff: Michael Draper*

**5. ACTION ITEM**

- A. DIRECTOR REVIEW/ Simpson** (~ 2:00 pm) Recommend the conditions of approval for a DR 22-003 Simpson, for a transient rental at 323 Main Street (APN 008-132-024) in Bridgeport. The proposal is to rent a three-bedroom unit, a one-bedroom unit, and a studio. The Land use designation is Commercial (C). *Staff: April Sall*

**6. WORKSHOP**

**No item**

**7. ADJOURN to May 2, 2022 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.

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.