

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

LDTAC AGENDA
February 6, 2023 – 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/88392017553?pwd=L25aZjdM3BYTlc2TWZCZEV1SDI6Zz09>

and by telephone at 669-900-6833 (Meeting ID# 883 9201 7553, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 883 9201 7553, passcode 5678.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. LOT MERGER/ Cooke** (~1:30 pm) Review and accept an application for processing a lot merger in Swall Meadows, CA for two vacant parcels in the Pinion Ranch Tract (APN 064-200-006 and 064-200-027). The parcels are designated Estate Residential (ER-2) land use designation and are under the same ownership. *Staff: April Sall*
- B. LOT MERGER/ Walsh** (~1:32 pm) Review and accept an application for processing a lot merger in June Lake, CA for four parcels in the village (APN 015-113-035, 015-113-010, 015-113-054 and 015-113-014). The parcels are designated Commercial (C) land use designation and are under the same ownerships. *Staff: April Sall*
- C. LOT LINE ADJUSTMENT / Richardson & Laurent** (~1:34 pm) Review and accept an application for processing a lot line adjustment in Swall Meadows, CA for two parcels in the Hilltop Estates subdivision (APN 064-110-008 and 064-110-009). One parcel has an existing single-family residence, and the other parcel is vacant land. The parcels are designated Estate Residential (ER) land use designation and are under the same ownership. *Staff: April Sall*

3. ACTION ITEM

- A. BUILDING PERMIT 22-169/ Ramos** (~1:35 pm) Review and approve the draft conditions of approval and findings for a building permit to remodel an existing nonconforming single-family residence at 26 N Patterson Drive, Twin Lakes (APN 010-340-016). The land use designation is single-family residential (SFR) and under 1 acre (0.97) after a lot merger in 2022. *Staff: April Sall*
- B. USE PERMIT 23-001/Sherer** (~1:40 pm) Review and approve the draft conditions of approval for UP23-001/Sherer. The project is requesting approval for an accessory structure/garage to be over 20' in height. The proposed structure will be 29' 2 1/8". The applicants are also requesting to operate an Expanded Home Occupation on the property for the purpose of repairing heavy equipment within the accessory structure/garage. All work would be contained within the structure. The project is located at 1273 Swall Meadows Road, Swall Meadows (APN 064-140-014). The property is designated Estate Residential and is 0.94 acres. *Staff: Michael Draper*

C. USE PERMIT 22-012/The Villager Motel (~1:45 pm) Review and approve the draft conditions of approval for UP22-012/The Villager Motel. The project proposes to replace an existing, one-story, two-unit commercial lodging structure with a two-story, four-unit commercial lodging structure. The new structure will be in the same location and have a footprint 20 square feet larger than the existing structure. The project is located at 2640 Highway 158, June Lake (APN 015-113-068). The property is designated Commercial and contains an existing commercial lodging business of 26 units. The project was increase the number of units to 28 total. All parking is proposed on site and contracting for a snow removal service is required. *Staff: Michael Draper*

4. PREAPPLICATION

A. PREAPPLICATION/Sanchez (~ 1:50 pm) Review and discuss potential construction of a single-family residences, Junior Accessory Dwelling unit, and Accessory Dwelling unit on undeveloped parcels.

5. WORKSHOP

A. Substation Parcel Lease Proposals. To introduce and discuss Mono County's intention to seek proposals from parties interested in leasing APN's 037-050-006-000 & 037-050-006-000. *Staff: Sean Robison*

6. ADJOURN to Special meeting in February.

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.