

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

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**AMENDED LDTAC AGENDA**

**May 1, 2023 – 1:30 pm**

Civic Center- Dana Room  
1290 Tavern Road  
Mammoth Lakes, CA

~~Public Works Conference Room  
Annex I, Bridgeport CA~~

Memorial Hall  
73 North School St.  
Bridgeport, CA

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/89820135051?pwd=eUNBbXNKZVB6akV5ZlZFaUNsZm5Sdz09>

and by telephone at 669-900-6833 (Meeting ID# 898 2013 5051, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 898 2013 5051, passcode 5678.

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

- A. USE PERMIT 23-XXX/El Remy Food Truck at The Lift (~ 1:30 pm)** Review and accept for processing an application for a Use Permit (or downgrade to DR or Special Events permit) for the installation and operation of a temporary food truck at 2587 Hwy 158 in June Lake (APN 015-086-001). The parcel is designated Commercial (C) and contains an existing residential unit and restaurant. The owner proposes to lease the existing snow storage space during summer months only to a food truck operator to best utilize the space for economic development and provide more food and beverage options in June Lake. (Staff: Laura Stark)

**3. PREAPPLICATION**

- A. PREAPPLICATION/Sierra Spectrum (~ 1:35 pm)** The project proposes to lease space to a food truck on a parcel designated Commercial at APN 021-080-022. (Staff: Laura Stark)
- B. PREAPPLICATION/The Water Fowl (~ 1:40 pm)** Project proposes a boutique hotel on Benton Crossing Road at APN 037-110-016. The parcel is designated as Resource Management (RM). (Staff: Laura Stark)
- C. PREAPPLICATION/Greens Storage & Cell Tower (~ 1:45 pm)** The project proposes an 85,616 sf storage facility to be located in the Sierra Business Park at APNs 037-260-025, 026, 027, 028 which are designated Industrial and proposes to place a cell tower in the snow storage area. (Staff: Laura Stark)

**4. ACTION ITEM**

- A. MINOR VARIANCE BY DIRECTOR/Connaughton** (~1:50 pm) Review project conditions for a Minor Variance by Director to permit a 10% height increase for a proposed residence located APN 016-112-015 in June Lake. The parcel designated Single-Family Residential (SFR), is approximately .31-acre in size, and has topographical constraints. A minor variance allows for a reduction of up to 10% in any given Land Development Standard subject to the findings listed in Land Use Element §01.041. *Staff: Kelly Karl*

**5. WORKSHOP**  
**No items**

**6. ADJOURN to May 15, 2023**

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.

If a quorum is unavailable, LDTAC will review and comment on the following agenda items but no formal actions under the Brown Act will be taken.

**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.