

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

LDTAC AGENDA

June 5, 2023 – 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/88455160629?pwd=SG5NN1VXSEdrTEVlSmdKZXJjcTUwZz09>

and by telephone at 669-900-6833 (Meeting ID# 884 5516 0629, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 884 5516 0629, passcode 5678.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. **Use Permit 23-00X /Cervantes** (~1:30 pm) Review and accept for processing an application for a Use Permit for the construction of an accessory structure exceeding the maximum height standard of 20' at APN 026-282-003, 29 Chase Ave in Chalfant. The structure has a proposed height of 29.5' the parcel is designated as Rural Mobile Home (RMH). (Staff: Brent Calloway)

3. PREAPPLICATION

No Item

4. ACTION ITEM

- A. **DIRECTOR REVIEW 23-007/Nichols** (~1:35 pm) Review conditions of approval for a Director Review at to allow transient rentals of the existing duplex at 171 Aurora Canyon Road, Bridgeport (APN 008-210-003). The duplex contains one one-bedroom unit and one two-bedroom unit. The parcel is designated Mixed Use (MU), following a General Plan Amendment in May 2023 to change the land use designation from Multi-family Residential- Moderate. *Staff: April Sall*
- B. **DIRECTOR REVIEW 23-004/Jones** (~1:40 pm) Review conditions of approval for a Director Review to allow an accessory structure prior to the main and to allow the use of an RV as a residence during the construction of an approximately 800sf single family residence at APN: 019-140-002-000. A well and septic system have been installed under permit from Environmental Health and there are no existing uses on the property. The Parcel is designated Single Family Residential (SFR) 10. *Staff: Laura Stark*

- C. **DIRECTOR REVIEW 23-003/El Remy Food Truck** (~1:45 pm) Review conditions of approval for a Director Review to allow a temporary (180-days) mobile food vendor to operate in The Lift at June Lake's (APN 015-086-001-000) existing snow storage area, during the warmer months of the year. The parcel is designated Commercial (C), and has an existing restaurant, the Lift, currently in operation. *Staff: Rob Makoske*

5. WORKSHOP

No item

6. ADJOURN to June 19, 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.

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.