

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

LDTAC AGENDA

June 3, 2024 – 1:30 pm

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/82545153476?pwd=0jbN9U4GbCBWqxOI3tUrLOWkVLSJR.1>

and by telephone at 669-900-6833 (Meeting ID# 825 4515 3476, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 825 4515 3476, passcode 5678.

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

1) PUBLIC COMMENT

2) APPLICATION ACCEPTANCE

- A. **Minor Variance by Director 24-0xx, Hawkins.** Applicant is seeking a Minor Variance by Director to allow for a reduced side setback of nine feet in order to construct a detached garage at 35 Lakeshore Drive in Twin Lakes (APN: 010-361-018). The subject parcel is 0.25 acres and has a land use designation of Single-Family Residential (SFR). *Staff: Aaron Washco*
- B. **Use Permit Modification 24-00X, Church on the Mountain.** Applicant seeks to install a 940 sf modular classroom (used, purchased from MUSD) on a new permanent foundation, along with an ADA compliant parking stall, ramp, and toilet. The 2.15 acre property, located at 384 South Landing Road in Crowley Lake (APN 060-210-021-000), is zoned for Public and Quasi-Public Facilities (PF). The classroom would function as a general-purpose meeting room or classroom, extending the existing functions of the church. *Staff: Erin Bauer*
- C. **Variance 24-00X Wilson.** Applicant intends to develop a .23 acre vacant lot (APN 015-060-024) in the June Lake Village fronting Bruce Street with a SFR and attached garage. Applicant seeks a Variance to allow for a reduced front yard setback to 5' due to the parcels steep rocky topography. The land use designation is Single Family Residential (SFR). *Staff: Brent Calloway*
- D. **Director Review 24-00X. Hertzberg.** Applicant seeks a Director Review permit to allow for the placement of 1 additional power pole and overhead power across Highway 6 to facilitate the development of an 8.4 acre vacant lot with a single family home in Benton. (APN 024-290-001) Land Use Designation is Rural Residential (RR). *Staff: Scott Burns*

3) PREAPPLICATION

- A. **Preapplication- Meadowcliff Lodge.** Applicant is proposing to develop retail food service within existing retail area of the Meadowcliff Lodge & RV Resort KOA in Coleville APN (002-060-043). Proposal includes two pizza ovens for cooking pre-made frozen pizzas for take-out sale only. Land Use Designation is Rural Resort (RU). *Staff: Brent Calloway*

4) ACTION ITEM

5) **WORKSHOP**

6) **EXTENSION REQUESTS**

7) **ADJOURN to June 17, 2024.**

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.