

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**  
**October 26, 2020 – 1:30 pm**

*As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.*

The meeting may be joined by video at <https://monocounty.zoom.us/j/99063503567> and by telephone at 669-900-6833 (Meeting ID# is 990 6350 3567).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 990 6350 3567

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

- A. USE PERMIT/Crowl.** (~1:30 pm) An application to conduct a horse boarding operation at 580 Hunter Avenue, Chalfant (APN 026-200-023). The property is designated Agriculture and is developed. The property is 2.5 acres. *Staff: Michael Draper*
- B. Lot Line Adjustment/Heaton.** (~1:40 pm) An application to adjust the lot line between 24 West Granite Avenue, APN 015-103-005, and APN 015-103-018, an undeveloped property to the east. APN 015-103-005 is currently 4,997 sf and APN 015-103-018 is currently 9,994 sf. The relocation of the shared property boundary will result in both properties becoming 7,495 sf. Both properties are designated Multi-family Residential, High, and under the same ownership. *Staff: Michael Draper*
- C. Director Review/Godbe.** (~1:45 pm) An application to develop an existing structure into an Accessory Dwelling Unit at 243 Sacramento Street, Chalfant. The property is 1 acer, designated Rural Mobile Home, and contains a primary dwelling. The ADU will be 1,054 sf; a Director Review permit is required when a one-bedroom ADU is between 850 and 1,400 sf. *Staff: Michael Draper*

**3. PREAPPLICATION**

No items

**4. ACTION ITEM**

- A. LOT MERGER 20-005/Downing.** (~2:00 pm) Approve merging of APN 016-101-022 and 016-101-025 for the purpose of constructing a residential dwelling. The properties are located along Washington Street and West Steelhead Road, June Lake and are both designated Single-Family Residential. The resulting property will be 0.29 acres. *Staff: Michael Draper*
- B. DIRECTOR REVIEW 20-013/Berlow.** (~2:15 pm) Reaccept application and review the conditions of approval for Director Review 20-013/Berlow for construction of a two-bedroom 1,108-sqaure foot accessory dwelling unit. The proposed project

seeks to modify a 2018 Building Permit to include the addition of a covered entrance way (consisting of a deck walkway with a roof), adding a bedroom on the first floor, and converting an unconditioned storage/sunroom into habitable space. The project is located at 353 Mountain View Drive (APN 064-150-011) in Swall Meadows on .69-acre Estate Residential (ER) parcel. *Staff: Kelly Karl*

- C. USE PERMIT 20-005/We Are Everywhere RV Park** (*≈2:30 pm*) Review project conditions for replacement of a nonconforming freestanding sign consisting of four sign faces with a new freestanding sign with two sign faces, including one light emitting diode (LED) sign. This reduces the sign area by 48% and was approved and permitted under an overall design theme. The project is at 110437 US 395 between Walker and Coleville (APN 002-060-043). *Staff: April Sall*

**5. WORKSHOP**

No items

**6. ADJOURN to November 2, 2020**

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.