

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

LDTAC AGENDA

January 4, 2021 – 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/92238275006?pwd=Z0svZDBaclVkWkZDWk1wVjZOUkjiZz09>

and by telephone at 669-900-6833 (Meeting ID# is 922 3827 5006, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 922 3827 5006, passcode 1234.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. GENERAL PLAN AMENDMENT/Rea Ranch** (~1:30 pm). Proposal to change land use designation from Resource Management (RM) to Rural Resort (RU) on a 40-acre parcel located at 7967 Highway 167 in the Mono Basin (APN 013-210-007). Following potential approval of a General Plan Amendment, the applicant plans to apply for a Use Permit for the following elements: up to 40 campsites (20x25' each), up to 63 parking spaces, a 1,400 square foot wedding event space with amplified music and generators, on-site sale of camping goods, and a 1-acre ATV track. *Staff: Bentley Regehr*
- B. USE PERMIT/Hemminger** (~1:40 pm). Accept a Use Permit application to authorize overhead power lines at 194 Wunderlich Way in Coleville, CA. The parcel is a Rural Residential (RR) property (APN 002-440-029). The lines were installed overhead in 2019 and resulted in a compliance case requiring a Use Permit. *Staff: April Sall*

3. PREAPPLICATION

- A. PREAPPLICATION/Tovar** (~ 1:50 pm). Review proposal for a triplex housing project with a commercial component located on an undeveloped parcel on South Landing Road (APN 060-210-027) in Crowley Lake. The proposal is for construction of three shipping container buildings: (1) Structure #1 will be a triplex (each unit will be 3-bedrooms & 2 ½-bathrooms with a one-car garage), (2) Structure #2 will be a small commercial building with space for local business and potentially a coffee shop, (3) Structure #3 will include a garage/workshop for property owners, a small private gym for athletic rehabilitation services, and office space on the second floor for local business. The land use designation is Commercial (C). *Staff: Kelly Karl*

4. ACTION ITEM

No items

5. WORKSHOP
No items

6. ADJOURN to January 18, 2021

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.