

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

LDTAC AGENDA

April 5th 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/93508205894?pwd=VDJlZWJsMHNSeldvd01OMkNXVVV3UT09>

and by telephone at 669-900-6833 (Meeting ID# 935 0820 5894, passcode 1234)

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 935 0820 5894, passcode 1234

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. DIRECTOR REVIEW 21-xxx/Gamon** (~1:30 pm). Review and accept a Director Review application to place a temporary mobile food vendor (fewer than 180 days) at 101 South Crawford Avenue, June Lake. The APN is 015-113-065 and the land use designation is Commercial (C). *Staff: Michael Draper*
- B. VARIANCE 21-xxx/Martin** (~1:45 pm). Review and accept a Variance application to reduce the required front-yard setback distance by 10' for the purpose of constructing a single-family dwelling at APN 016-123-012, North Texas Street, June Lake. The property is constrained by rocks and a cliff side. The property is designated Single-Family Residential. *Staff: Michael Draper*
- C. LOT MERGER 21-xxx/Moran** (~2:00 pm). Review and accept a Lot Merger application to combine APNs 024-310-001, -002, -003 and -005 located north of Benton, CA. The project will rescind Parcel Map 35-33 as it currently exists and edit the Parcel Map from five to two parcels. All parcels have the land use designation Agriculture. *Staff: Michael Draper*
- D. Crowley Lake Fish Camp** (~2:15 pm) - Director Review permit to relocate two employee RV sites previously approved under Use Permit 16- 00015. Accept application for processing and review project conditions. Land use designation is Open Space (OS), property is located at 1149 South Landing Road (APN 060-100-010 & 060-110-004). *Staff Gerry LeFrancois*

3. PREAPPLICATION

- A. BUILDING PERMIT/Slack** (~2:30 pm) Discuss a potential project to develop a vacant parcel at 51 Raymond Ave., June Lake for the purpose of a single-family residence plus family medicine medical clinic separate from the living quarters. The parcel is 0.23 acres and designated Mixed-Use. *Staff: Michael Draper*

4. ACTION ITEM

- A. USE PERMIT MODIFICATION 20-002/Bramlette** (~ 2:45 pm). Review the draft Conditions of Approval for a modification to the existing use permit for Benton Hot Springs located at 55030 Highway 120 (APN 024-240-014). The following changes are proposed under this use permit modification: (1) authorize the 12 existing tub sites for 24-hour use/camping; (2) permit the installation and use of three new tub sites for maximum total of 15 tub sites; and (3) allow guests to use recreational vehicles (RVs) at the tub sites (RV hook-ups are not being permitted or installed as part of this proposal). The parcel has a Mixed Designation (MD) and the site-specific designation at the tub sites is Mixed Use (MU). *Staff: Kelly Karl*

5. WORKSHOP

No Item

6. ADJOURN to – April 19th, 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.