

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**

**May 3<sup>rd</sup>, 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/95010762850?pwd=cC9mMktWNEpoMVpEWFRiRTB6dWVjZz09>

and by telephone at 669-900-6833 (Meeting ID# is 950 1076 2850, Password 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 950 1076 2850, *passcode 1234*

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

- A. DIRECTOR REVIEW/ Tackitt** (~1:30 pm) Review and accept an application for a Director Review to rebuild a shop prior to the main residence rebuild affected by the Mountain View Fire, located at 2215 Eastside Lane (APN 002-130-040). The land use designation is Rural Residential (RR) and the property is approximately 6.3 acres. The parcel and all previous infrastructure, burned in the fire and had existing non-conforming structures. *Staff: April Sall*

**3. PREAPPLICATION**

- A. PREAPPLICATION/Nowak** (~1:45 pm) Review and discuss a potential project to modify the existing Use Permit for Fern Creek Lodge, located at 4628 Highway 158 (APN 016-191-005). The applicant is seeking guidance for creating a brewery, restaurant, coffee roastery, and small outdoor music venue. The land use designation is Commercial and the property is approximately 1.6 acres. *Staff: Michael Draper*
- B. PREAPPLICATION/McClinton** (~1:50 pm) Review and discuss a potential lot line adjustment involving two parcels at 926 Sky Meadows Road (APNs 064-090-014 and -016) in Swall Meadows. The property owner would like to adjust the lot lines to increase the smaller parcel (-016) to 2-acres and place a tiny house (<500-square feet) on either the existing pad (the main house was destroyed in the Round Fire) or a new pad. The land use designation for the smaller parcel (-016) is Resource Management (RM) and Estate Residential (ER) for the larger parcel (-014). *Staff: Kelly Karl*
- C. PREAPPLICATION/Moran** (~2:05) Review and discuss a Lot Merger application for APN 024-310-001, -002, -003, -005. The properties are undeveloped and located west of U.S. Route 6, and north of Benton. All properties have the land use designation Agriculture (AG). *Staff: Michael Draper*

**4. ACTION ITEM**

A. No item

**5. WORKSHOP**

A. No item

**6. ADJOURN to May 17<sup>th</sup>, 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.