

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

LDTAC AGENDA
August 16, 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/93217149976?pwd=dVZTUUFUzYVc4MDJqaXNiUctKbHpSQ09>

and by telephone at 669-900-6833 (Meeting ID# is 932 1714 9976, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 932 1714 9976, passcode 1234

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. VARIANCE/Roark** (~ 1:30 pm) Accept for processing the application to reduce the required 20' front-yard setback to 10' for the purpose of constructing a single-family dwelling. The project is located at APN 016-143-050, at the corner of California and Wyoming Street, June Lake. Topographical constraints place a burden on the owner to develop the property. The property is designated Single-Family Residential and is 0.5 acres. *Staff: Michael Draper*

- B. VARIANCE/Miller** (~1:35 pm) Accept for processing the application to reduce the required 20' front-yard and 10' side-yard setback for the purpose of constructing a carport. The project is located at 214 Skyline Drive, June Lake (APN 015-060-039). Topographical and site constraints place a burden on the owner for new construction. The property contains an existing single-family dwelling and is designated Single-Family Residential. It is 0.29 acres. *Staff: Michael Draper*

3. PREAPPLICATION

- A. PREAPPLICATION/D&S Waste** (~ 1:40 pm) Proposal to create a waste transfer station at 7937 Hwy 167 in the Mono Basin (APN 013-210-028). Proposal will require a General Plan Amendment to change the land use designation from Resource Management (RM) to Industrial Park (IP). *Staff: Bentley Regehr*

- B. PREAPPLICATION/Chichewa** (~ 1:50 pm) Proposal for indoor/outdoor cannabis cultivation, processing, distribution, and non-storefront retail at 106834 Hwy 395 in Coleville (APN 001-150-004). Proposal includes one 4,000 s.f. building for cultivation and processing with 400 s.f. of canopy area, four 8,000 s.f. buildings for cultivation and processing each with 2,500 s.f. of canopy area and employee restrooms, a 2,500 s.f. maintenance shop, an outdoor cultivation

area not exceeding 10 acres, four storage containers, and a 2,100 s.f. drying shed. Property is designated Agriculture (AG). *Staff: Bentley Regehr*

4. ACTION ITEM

- A. DIRECTOR REVIEW 12-002/Tackitt** (~ 2:00 pm) Application acceptance and review of conditions for an accessory shop/shed to be constructed prior to the main use on a Mountain View Fire recovery property. Property is located at 2215 Eastside Lane in Walker. The Land Use Designation is Rural Residential with a 5-acre minimum parcel size (RR5). *Staff: Wendy Sugimura*

- B. USE PERMIT 21-005/BJM** (~ 2:10 pm) Review and approve Conditions of Approval for the proposal to use 162 Alderman Street, June Lake, for storage of recreational vehicles, trailers, and boats during summer months only. The business will be managed by the owners, BJM's Reward Summer Storage, an existing operation on the corner of East Granite Avenue and Gull Lake Road (APN 015-104-047). The property is designated Commercial Lodging- High and is 0.23 acres. *Staff: Michael Draper*

- C. Director Review Sutphin** (~2:20 pm) Review proposed conditions to place and use a trailer during construction of a primary residence at 818 Palisades Drive (APN 016-217-025-000). Property is designated Multi-Family Residential, Low (MFR-L) *Staff: Scott Burns*

5. WORKSHOP

No items

6. ADJOURN to a special meeting due to the Labor Day Holiday

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.