

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

Special Meeting

LDTAC AGENDA

September 8, 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/84646997632?pwd=U29qZk1k3VnZlQXJW3FWYit4Zz09>

and by telephone at 669-900-6833 (Meeting ID# is 846 4699 7632, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 846 4699 7632, passcode 1234

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. **USE PERMIT/Lang (~ 1:30 pm).** Review and accept an application to construct a 10' x 12' shed prior to the main use on APN 016-123-012, North Texas Street, June Lake. The shed will be used to house tools to be used during construction and personal belongings. The property is designated Single-Family Residential, and a Variance was granted for the property in June 2021 to reduce the front-yard setback. The applicant intends to construct a single-family residence in 2022. The Use Permit application may be downgraded to a Director Review permit when sufficient standards have been adopted, the project is minor in nature, and the project is exempt from CEQA. Sufficient standards may include provisions included in the County Code, applicable General Plan documents, Board of Supervisors resolutions, planning and other County departments' procedures and standards, or responsible agencies' regulations. Staff is recommending the project application be downgraded to a Director Review with Notice permit. *Staff: Michael Draper.*

3. PREAPPLICATION

- A. **PREAPPLICATION / El Refugio / John Heins (~ 1:45 pm)** Review and provide comments on development and use of up to 12 canvas yurt structures. Ten of the structures will be used for purposes of a hospitality business/transient rental. One larger yurt would be used for central gathering of guests. Two smaller yurts will be assembled for employee housing and owners' units. All units will be colored to blend with the existing landscape. The property is located on Benton Crossing Road (APN 037-110-015) is approximately 37 acres, has a land use designation of Resource Management (RM). The property is undeveloped. *Staff: Gerry LeFrancois*

4. ACTION ITEM

No item

5. WORKSHOP

No item

6. ADJOURN to September 20th.

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.