

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

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**SPECIAL MEETING**

**LDTAC AGENDA**

**January 19, 2022 – 1:15 pm**

This meeting will be held via teleconferencing with members of the Board attending from separate remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing or the body cannot meet safely in person and the legislative body has made such findings.

*The meeting may be joined by video at:*

*<https://monocounty.zoom.us/j/87834467135?pwd=THdmMlM4cFBYMOZWWDJ5NUdtSXdmZz09>  
and by telephone at 669-900-6833 (Meeting ID# 878 3446 7135, passcode 1234).*

*An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID 8878 3446 7135, passcode 1234*

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

**1. PUBLIC COMMENT**

- 2. LDTAC Resolution 22-02** (~1:15 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until February 3, 2022. *Staff: Gerry LeFrancois*

**3. APPLICATION ACCEPTANCE**

- A. MAP MODIFICATION/Moran** (~1:20 pm) Review and accept an application to modify the Dakota Ranch Subdivision Improvement Agreement and request Mono County vacate the offer of dedication of Dakota Ranch Road. The parcels include APN 024-310-001, -002, -003, and -005. The land use designation is Agriculture. *Staff: Michael Draper*
- B. DIRECTOR REVIEW/ Simpson** (~ 1:35 pm) Accept for processing Director Review application for a transient rental at 323 Main Street (APN 008-132-024) in Bridgeport. Proposal is to rent a three bedroom, one-bedroom unit, and undeveloped studio. Land use designation is Commercial (C). *Staff: April Sall*

**4. PREAPPLICATION**

- A. PREAPPLICATION/Wright.** (~1:45 pm) Review the feasibility of developing a single-family residence at APN 015-060-024, Bruce Street, June Lake. The parcel is significantly constrained by a steep rock outcrop. The parcel is 0.23 acres and designated Single-Family Residential. *Staff: Michael Draper*

## 5. ACTION ITEM

- A. **USE PERMIT 20-003/Morton.** (~1:55 pm) Recommend conditions of approval for proposal for residential and commercial development at APNs 015-140-054 & 015-104-053 in June Lake. Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments, and proposal for APN 015-104-053 will include three commercial buildings. Parcels are designated Commercial Lodging-High (CL-H) and Commercial (C), respectively. *Staff: Bentley Regehr*
- B. **DIRECTOR REVIEW/ Buell** (~2:05 pm) Recommend conditions of approval for DR 21-014 Buell, to permit a solar array and pump installation for existing well for property maintenance/enhancement purposes, prior to establishing primary use of the 6.65-acre Rural Residential parcel at 109611 Hwy 395, Coleville, APN 002-440-031-000. *Staff Scott Burns*

## 6. WORKSHOP

- A. **Accessory Dwelling Unit Prescriptive Designs** (~2:05 pm). Review of proposed accessory dwelling unit prescriptive designs, as funded by the SB-2 planning grant. *Staff: Bentley Regehr*

## 7. ADJOURN to a February 7, 2022, at 1:30pm.

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.