

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

LDTAC AGENDA

March 7, 2022– 1:30 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/88581089048>

and by telephone at 669-900-6833 (Meeting ID# is 885 8108 9048, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: *885 8108 9048*, *passcode 1234*

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

1. PUBLIC COMMENT

2. **LDTAC Resolution 22-04** (~1:30 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until April 6, 2022. *Staff: Gerry LeFrancois*

3. APPLICATION ACCEPTANCE

- A. **DIRECTOR REVIEW/ Valletta** (~1:30 pm) Accept for processing Director Review application for transient rental of two units of a fourplex at 34 Foster Avenue (APN 015-111-032-000) in the Village area of June Lake. The .21-acre property is developed with an existing fourplex and has a land use designation of Mixed Use (MU) in the Mono County General Plan. The proposal is to rent two units for transient use and retain two of the units for long term rentals. *Staff: Scott Burns*

4. PREAPPLICATION

- A. **PREAPPLICATION/ Milky Way Meadows** (~1:35 pm) Review conceptual plan for phased development of a 273-acre parcel (APN 024-260-005-000) along Benton Crossing Road several miles southwest of Benton Hot Springs Valley. The property is designated Resource Management (RM) in the Mono County General Plan. The conceptual plan includes a residence, campgrounds, parking, star observatories, dark sky/education center, glamping structures, dispersed camping, event facilities for a variety of activities, environmental enhancements, and vegetation restoration. *Staff: Scott Burns*
- B. **PREAPPLICATION/Wright** (~1:40 pm) Review steps in developing APN 016-192-013, Aspen Road, June Lake with a single-family residence. The property is constrained by a steep up-slope and boulders. The applicant would pull permits as an Owner-Builder, and potential live on site within a trailer during construction. *Staff: Michael Draper*

5. ACTION ITEM

- A. DIRECTOR REVIEW/Castilyn** (~1:45 pm) Recommend Conditions of Approval for Director Review permit to allow permanent placement of a 40' overhead powerline from an existing pole Down Canyon June Lake to a single-family house and accessory dwelling unit currently under construction at 33 Hideaway Lane, APN 016-280-020-000. Property is designated Single-Family Residential (SFR). *Staff: Scott Burns*

- B. DIRECTOR REVIEW/Hughes** (~1:50 pm) Recommend Conditions of Approval for Director Review permit to allow underground electrical connection to an existing well for ancillary property maintenance and clean-up purposes prior to establishment of a primary residence at 25088 Hwy 6, Benton, APN 025-030-014-000. The 11-acre Rural Residential parcel is designated Single-Family Residential (SFR). *Staff: Scott Burns*

- C. USE PERMIT 22-001/Sullivan** (~1:55 pm) Recommend Conditions of Approval for Use Permit to create a not owner-occupied short-term rental at the existing residence located at 182 Eagle Peak Drive in Twin Lakes (APN 010-313-003). Property is designated Single Family Residential (SFR). *Staff: Bentley Regehr*

6. WORKSHOP

- A. No items**

7. ADJOURN to March 21, 2022

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.