

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

LDTAC AGENDA

June 6 – 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/86091619130?pwd=aUxEUgtaSUhGd0F6dIZGdzBXVmQ0dz09>

and by telephone at 669-900-6833 (Meeting ID# 860 9161 9130, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 860 9161 9130, passcode 1234

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

1. PUBLIC COMMENT

- 2. AB361 LDTAC Resolution 22-011 (~1:30 pm)** To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until July 6, 2022. *Staff: Michael Draper*

3. APPLICATION ACCEPTANCE

- A. DIRECTOR REVIEW/Hazard (~1:30 pm)** Review and accept for processing an application for a stream setback reduction located at 664 Owens Gorge Road (APN 062-130-001) in Sunny Slopes. The project requests the 30' stream setback requirement be reduced to 6'-6" to allow for safer access to the existing residence by enclosing the existing porch. Land use designation is Single-Family Residential (SFR). *Staff: Kelly Karl*
- B. DIRECTOR REVIEW/Power & Dungey (~1:40 pm)** Review and accept for processing an application for a two-bedroom accessory dwelling unit (approximately 1,388-square feet) at 136 Appleton Road (APN 060-150-001). Land use designation is Single-Family Residential (SFR). *Staff: Kelly Karl*

4. PREAPPLICATION

- A. PREAPPLICATION/Laurent (~1:50 pm)** Review a proposal for a lot line adjustment in Swall Meadows between APNs 064-110-009 (undeveloped parcel) and -008 (739 Mountain View Drive). The undeveloped parcel (APN -009) is 2.01-acres in size and the proposal is to add .31-acres to APN -008 (739 Mountain View Drive) to make it 1.17 acres and reducing APN -009 to 1.7 acres. The parcels are under different ownership and are both designated Estate Residential (ER). *Staff: Kelly Karl*

- B. PREAPPLICATION/Connaughton.** (~2:10 pm) Review plans to construct an addition of habitable space at 904 Mono Drive, June Lake (APN 016-229-003) and remove existing asphalt. The property is designated Single-Family Residential and substandard to the existing development standards; it is 0.1-acres, and approximately 55' x 78'. The property is existing nonconforming to the lot coverage standard and rear setback. *Staff: Michael Draper*

- C. PREAPPLICATION/Southern California Edison (SCE)** (~ 2:20 pm). Proposal to renew a Plan of Operations for an interim storage area at 164 Industrial Circle (APNs 037-260-025, -026, -027, -028) in the Sierra Business Park. The first Plan of Operations was accepted February 12, 2020, and SCE is requesting to renew for third one-year term (ending February 21, 2023). The interim storage area will be used to stage poles and wire reels for SCE's critical system repair work in the Eastern Sierra. Land use designation is Specific Plan (SP). *Staff: Kelly Karl*

5. ACTION ITEM

- A. LOT LINE ADJUSTMENT/ Centennial Livestock** (~2:30 pm) Final review and approval of two lot line adjustments in the Bridgeport Valley. The properties are all designated Agricultural (AG). All parcels are under the same ownership.
 - a.** LLA 21-003 MC is between APNs 010-060-025, 011-020-001 and 011-020-023. *Staff: April Sall*
 - b.** LLA 21-004 MC is between APNs 008-060-024 & 008-060-049- and 008-060-68. *Staff: April Sall*

- B. LOT LINE ADJUSTMENT/ Siphron** (~2:40 pm) Final review and approval of a lot line adjustments in the Bridgeport Valley area at 100 Hackamore Place. The properties are designated Estate Residential (ER) (APNs 010-400-006 and 007). All parcels are under the same ownership. *Staff: April Sall*

- C. CONDITIONAL USE PERMIT 22-004/Valletta** (~2:50 pm) Review draft Conditions of Approval for the transient rental of two units in a four-unit complex located at 34 Foster Avenue, June Lake. The property is designated Mixed-Use. Occupancy is limited to six persons maximum per unit and two vehicles per unit. No new development is proposed. *Staff: Michael Draper*

6. WORKSHOP

No items

7. ADJOURN to June 20, 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.