

# Mono County Community Development Department

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## **DRAFT** NOTICE OF DECISION Director Review 22-016

**Applicant:** Stange, Robert  
**Subject Property:** 356 Western Drive, Walker (APN 002-380-019-000)  
**Proposal:** Residential use of an RV during construction of permanent residence.

Pursuant to the Mono County General Plan, Chapter 31 Director Review Procedures, and Chapter 04.040 and based upon the following findings, you are hereby notified that Director's Review 22-016 has been:

Granted as requested.  
 Granted subject to the attached Conditions of Approval.  
 Denied.

## **DRAFT** CONDITIONS OF APPROVAL

1. Project shall comply with all Mono County General Plan requirements and Mono County Building Division, Environmental Health, and Public Works Department requirements.
2. The Environmental Health Department shall review and approve water and sanitation methods for the RV use. All utilities shall be connected prior to occupancy.
3. The applicant shall obtain a building permit for the primary building, and any necessary permits for the RV use, such as a temporary building permit for electrical hookup, prior to RV placement. The temporary power connection shall replace the past use of a generator.
4. The use of the RV as a residence, limited to one year per Chapter 04.040, shall be discontinued after construction of the residence.
5. The RV shall be placed in a manner that minimizes visual impact to nearby properties. As exhibited on the attached site plan, the RV shall be placed in the natural depression/swale in the center of the property for a low profile and screening by surrounding bushes. The property shall be maintained in a neat and orderly fashion during construction of the residence.

6. The RV shall be placed in a manner and the property maintained in a fashion that minimizes noise and residential activity impacts to neighboring residences. Residential uses shall be contained in the trailer, outside camping activities such as a campfire are prohibited, and use of night lighting on and outside the trailer shall be minimized, in accordance with Mono County Dark Sky regulations (Chapter 23 of the Mono County General Plan).
7. If the trailer is to remain on the site following construction of the residence, it must be disconnected from utilities, be in operable condition, and remain vacant when parked on the property.
8. Any future accessory dwelling unit on the property shall obtain necessary planning permits prior to construction.
9. Extension: If there is a failure to exercise the rights of the Director Review within one year of the date of approval, the applicant may apply for an extension for an additional one year. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. Conditions of Approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.
10. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the Director Review or the violation by the owner or tenant of any provision pertaining to the premises for which such Director Review was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least 10 days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

This Director Review Permit shall become effective fifteen (15) days following the issuance of the Director's decision. This decision may be appealed within ten (10) days by filing a written notice of appeal with the Secretary of the Planning Commission. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission.

PREPARED BY: April Sall, Mono County Community Development Department

DATE OF DECISION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Wendy Sugimura, Community Development Director