

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

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**LDTAC AGENDA**

**June 19, 2023 – 1:30 pm**

Civic Center- Dana Room  
1290 Tavern Road  
Mammoth Lakes

Bridgeport CAO conferences room  
First floor Annex 1 74 N. School Street  
Bridgeport CA, 93517

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/87632923079?pwd=cEovb0pYT1BBcFozNk90d3VmNCtPQT09>

and by telephone at 669-900-6833 (Meeting ID# 876 3292 3079, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 876 3292 3079, passcode 5678.

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

- A. **Use Permit/ for Walker RV & Boat Storage** (~1:30 pm) (APN 002-370-005-000) on Mixed Use Vacant Lot. Double fronted. Applicant proposes the front half of the lot facing HWY 395 will be developed into a 72-space, RV and boat storage with security gate and fencing. The rear half of the lot to be developed residentially in a future phase. *Staff: Brent Calloway for Rob Makoske*
- B. **Director Review/ Lyons** (~1:35 pm) Permit to authorize limited term power for an existing well at 80 Dustin Lane (APN 002-310-064-000) where the primary house use was destroyed in the Mountain View Fire. The well will water surviving trees, vegetation and native grass for maintenance and appearance purposes on the 1.85-acre property. Applicant intends to begin primary house construction in two years. *Staff: Scott Burns*
- C. **Director Review/Scanlon-Wenzlau** (~1:40 pm) Review and accept an application for the use of a Recreational Vehicle (RV) during construction of a single family home in Swall Meadows on APN 064-120-009-000 in conjunction with Building Permit 23-063. *Staff: Laura Stark*
- D. **Modification to Use Permit 10-006/TOML** (~1:45 pm) Proposing the Whitmore Recreation Area Dog Park, an off-leash dog park abutting the existing Mono County Animal Shelter Facility. APN 060-080-002, LUD is OS. – Town of Mammoth Lakes is the project applicant, landowner is LADWP. *Staff: Brent Calloway*

**3. PREAPPLICATION**

No items

**4. ACTION ITEM**

- A. **Director Review 23-006 Balanced Rock Phase 4B** (~1:50 pm) – Review Conditions of Approval for a Director Review of a new shared parking agreement between Sheckventures LLC (APN 015-075-029) and The Logue Family (APN 015-075-028) to allow for the expansion of Balanced Rock Grill and Cantina’s dining area (Phase 4B). The minor interior remodel includes an addition of 94 new patron seats both inside and on the existing outdoor deck. - *Staff: Brent Calloway for Rob Makoske*

**5. WORKSHOP**  
**No items**

**6. EXTENTION REQUESTS**

- A. **Variance Extension/Roark** (~1:55 pm) Review the request for an extension of Variance 21-003 which is set to expire in November 2023. The Variance allows for a 10’ reduced setback on APN 016-143-050-000 in June Lake. (*Staff: Laura Stark*)

**7. ADJOURN** to July 3, 2023 at 1:30 pm

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.

\*Public comment on any item listed on this agenda will be considered by LDTAC. Once an application is accepted, it will be processed by County Staff and may be considered by the Planning Commission. Public comment made to LDTAC is not automatically transmitted to the Planning Commission, as a project or application may change in response to processing.

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.