

Mono County Community Development Department

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Planning Division

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PREAPPLICATION REVIEW REQUEST

DATE _____

PROJECT NAME _____

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
- Other _____

REPRESENTATIVE _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (____) _____ FAX (____) _____

E-MAIL _____ ASSESSOR PARCEL # _____

REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

Manning Residence- ADU

ISSUES/REVISION	DATE
LDTAC SET	1/24/24

USE OF DRAWING
This drawing is the sole property of the Architect and is to be used for the identified project and site. The contents of this drawing are not to be sold, altered, transferred, copied, or reproduced without the expressed written permission of the Architect. This drawing is to be returned to the Architect upon request.
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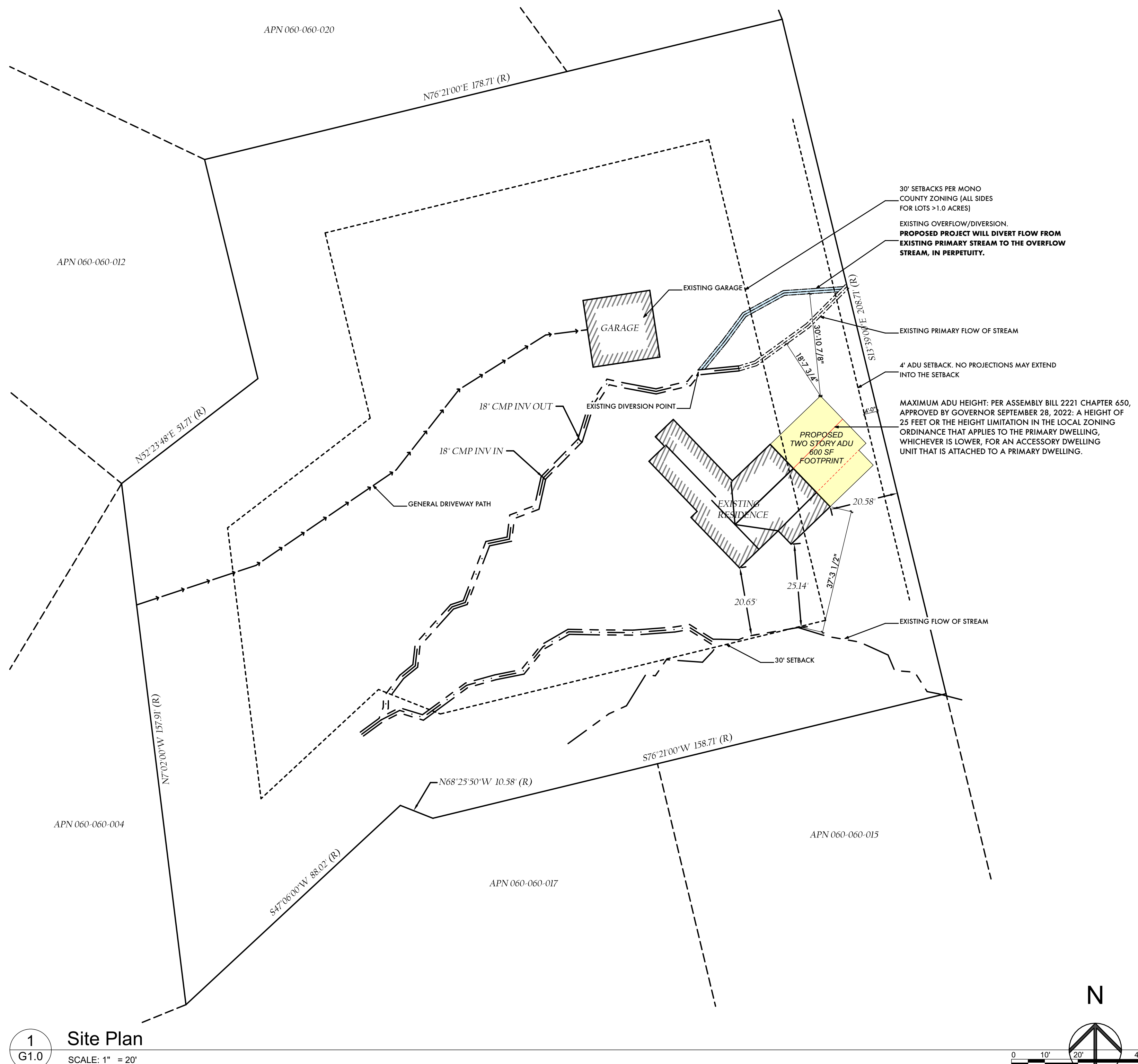
Juniper Drive
APN# 060-160-002
CURRENT ZONING CLASSIFICATION: SFR (SINGLE FAMILY RESIDENTIAL)
LOT SIZE: 45,384 SF (1.04 ACRES)
FRONT SETBACK: 30 FT
SIDE/REAR SETBACKS: 30 FT
(SETBACKS PER CALFIRE REQ'S, N/A TO ADU'S)

General Code Interpretations

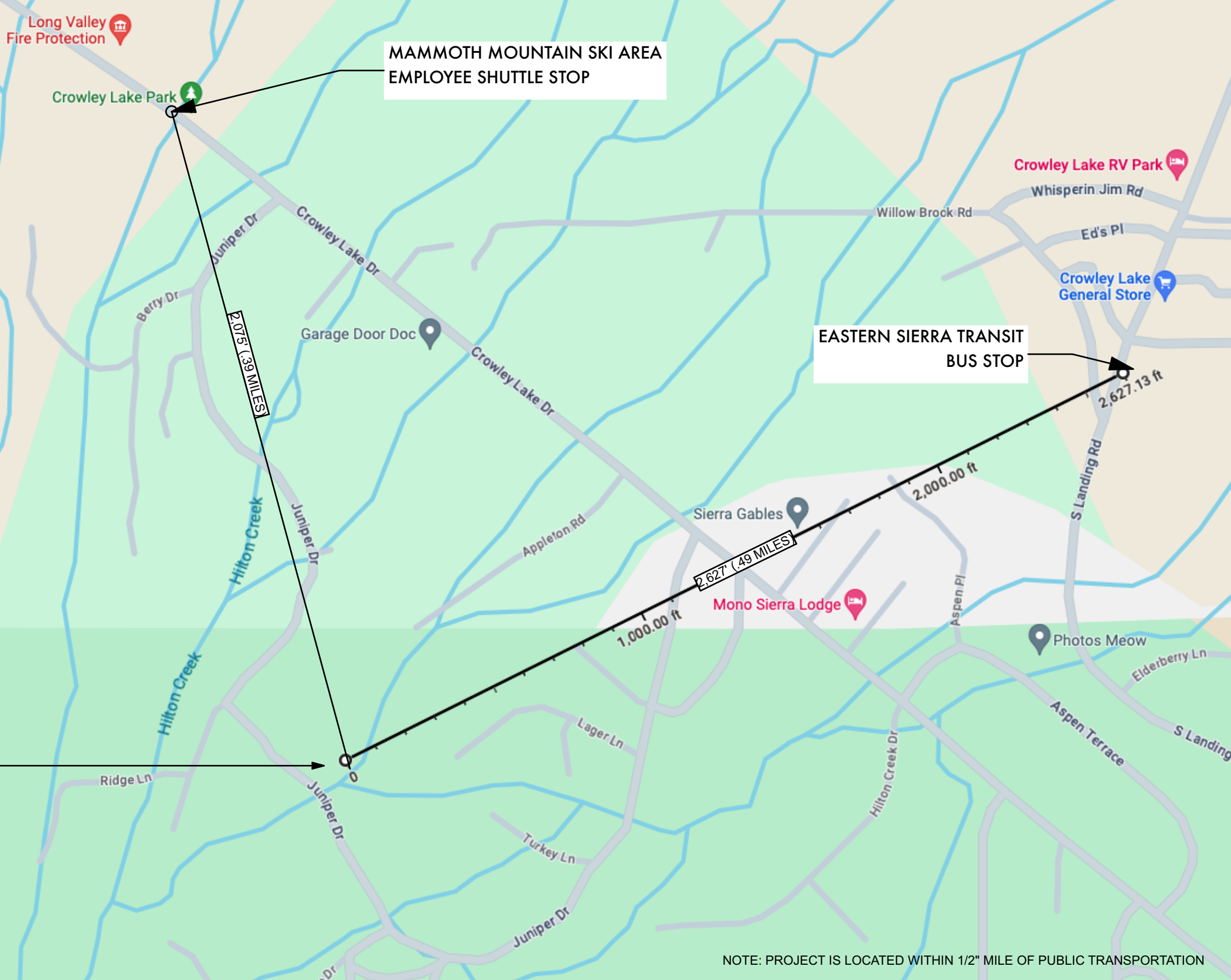
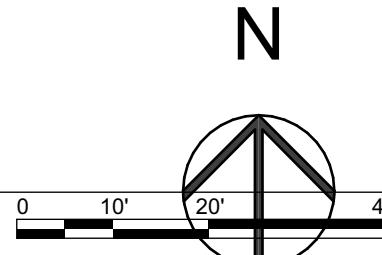
- 4'-0" setbacks shall be allowed for ADUs, as set forth by the California Dept. of Housing and Community Development. Calfire 30' setbacks shall not be enforced per David Haas, Calfire Unit Forester, San Bernardino Unit.
- Maximum ADU height: Per Assembly Bill 2221 Chapter 650, approved by governor September 28, 2022: A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling.
- Proposed project intends to divert the existing stream bed to the existing overflow stream bed in order to achieve the required 30' structure setback from top of creek bank. An **alternative** may be Mono County's granting of a hardship variance due to existing lot features making an attached ADU unfeasible without a variance.

CODE COMPLIANCE- **2022 CBC**
2022 CRC
2022 CPC
2022 CMC
2022 CEC
2022 CA ENERGY CODE
2022 CA GREEN BUILDING CODE
MONO COUNTY ZONING CODE
CONSTRUCTION TYPE VB
(NON-SPRINKLERED)
OCCUPANCY TYPE R-3
OF STORIES TWO
JURISDICTION MONO COUNTY BLDG DIV (760)924-1800

Manning Residence
393 Juniper Drive
Crowley Lake, CA 93546



1
G1.0 Site Plan
SCALE: 1" = 20'



2
G1.0 VICINITY MAP
SCALE: 1:1.43

PROJECT LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSPORTATION

Project No: 30-23
Designed by: MB
Drawn by:
Checked by: MB

G1.0
Contents: Cover Sheet and Site Plan