

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

July 15, 2024 – 1:30 pm

**Mammoth Office - Dana Room**  
1290 Tavern Road  
Mammoth Lakes, CA 93546

**Bridgeport Office - CAO Conference 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/81983137593?pwd=Uzbmtpk67psXbkldnYdbZR1Bi8RM06.1>

and by telephone at 669-900-6833 (Meeting ID#819 8313 7593, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 819 8313 7593, passcode 5678.

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

### 1) PUBLIC COMMENT

### 2) APPLICATION ACCEPTANCE

- A. V24-00X Haines.** Applicant seeks a reduction of the front setback to six feet in order to accommodate an ADU. The project parcel is located at 59 Bay Drive in June Lake (APN: 016-175-010). The parcel is 1.56 acres and has a land use designation of Single-Family Residential (SFR).  
*Staff: Aaron Washco*
- B. LLA 24-00X Rowan-Gordon.** Applicant seeks a lot line adjustment between two developed parcels with land use designations of Single-Family Residential (SFR). The lot line adjustment satisfies minimum lot size requirements. The project is located at 56 and 90 Aspen Place, Crowley Lake (APNs 060-210-065 and 060-210-067, respectively). *Staff: Olya Egorov*
- C. PM 24-00X DAmbrosi.** Applicant is proposing a tentative parcel map creating 2 parcels from a 0.42-acre parcel in June Lake, designated Single-Family Residential (SFR). (APN 016-225-024-000).  
*Staff: Rob Makoske*
- D. LM 24-00X Cook.** Applicant seeks to merge two adjacent parcels in the Sierra Business Park. Parcel 037-260-017-000 (271 Industrial Circle, Whitmore Hot Springs, 0.54 acre, designated Industrial) and parcel 037-260-018-000 (315 Industrial Circle, Whitmore Hot Springs, 0.51 acre, designated Industrial). *Staff: Erin Bauer.*
- E. DR 24-00X Betz.** Applicant seeks a Director Review permit to reside in an RV on her property during construction of a main residence. Project parcel is located at 6387 Crowley Lake Drive in Aspen Springs, (APN 062-090-003-000), 3.1 acres with a land use designation of Estate Residential 3 Acres (ER-3). *Staff: Erin Bauer.*

### 3) PREAPPLICATION

- A. Bridgeport RV/Luxury Campground** Applicant is proposing an RV park/upscale campground along the East Walker River in the town of Bridgeport, south of Bryant Airfield. Parcels are a combined 3-acres, designated Estate Residential (ER) and Specific Plan (SP). (APNs 008-111-015-000 and 008-111-016-000). *Staff: Rob Makoske*

**4) ACTION ITEM**

**A. VAR 24-002 Wilson.** Review Conditions of Approval for application to reduce front setback from 20' to 5' on Bruce Street property in June Lake with the land use designation of Single Family Residential (SFR) (APN 015-060-024-000). *Staff: Erin Bauer*

**5) WORKSHOP**

**6) EXTENSION REQUESTS**

**7) ADJOURN to August 5, 2024.**

For questions on the above projects, please 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.