

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

October 7, 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/87936419229?pwd=ElrbGhlGzs7sHrjp1UltSdYgJnrTFx.1>

and by telephone at

669-900-6833 (Meeting ID# 879 3641 9229, passcode 5678). An alternate method to access the video meeting is

visit <https://zoom.us/join> and enter Meeting ID: 879 3641 9229, passcode 5678.

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

### 1) PUBLIC COMMENT

### 2) APPLICATION ACCEPTANCE

- a) **UP24-00X DECOSTER SHORT-TERM RENTAL.** Applicant is seeking a short-term rental permit for 189 Hillside Road in June Lake (APN: 015-084-026). 189 Hillside Road has a land use designation of Single Family Residential (SFR) and is 0.23 acres. *Staff: Aaron M. Washco*
- b) **UP24-00x DECOSTER APARTMENTS.** Applicant is seeking a use permit to allow for the development of a project involving construction of four workforce housing units at 2255 Highway 158 in June Lake (APN: 015-085-010). The proposed project site is a 0.33-acre parcel with a land use designation of Commercial (C). The project would be constructed in two phases, each of which will involve the construction of two units above the cannabis store presently located on the property. *Staff: Aaron M. Washco*

### 3) PREAPPLICATION

- a) **POE LODGES AT JUNE LAKE.** Applicant seeks input on plans for a lodge at 19 Willow Avenue in June Lake (APN: 016-193-033-000). The proposed site plan for this 1.12-acre property with a CL-M LUD includes four detached cabins, one of which is already under construction. *Staff: Erin Bauer.*

### 4) ACTION ITEM

- a) **LLA 24-003 PARK.** Review conditions and approval of Lot Line Adjustment for Park Ranch. APNs 002-450-005-000 and 002-450-023-000. *Staff: Rob Makoske*
- b) **LLA 24-004 TWC.** Review conditions and approval of Lot Line Adjustment for The Wildlands Conservancy. APNs 002-060-040-000 and 002-060-038-000. *Staff: Rob Makoske*
- c) **LLA 24-001 ROWAN-GORDON.** Review conditions and approval for a Lot Line Adjustment in Crowley Lake. APNs 060-210-065 and 060-210-067. *Staff: Erin Bauer (subbing for Olya Egorov)*
- d) **UP24-004 MORGAN VHR.** Review Conditions of Approval for a use permit applicant is seeking to allow for vacation home rentals at 2705 Highway 158 in June Lake (APN: 015-086-015-000). The parcel is 0.11 acres and has a land use designation of Commercial (C). *Staff: Aaron M. Washco*
- e) **LM24-002 MC FARRAND.** Review final recording packet and recommend approval of proposal for a lot merger of two parcels in Paradise (026-300-019-000 and 026-300-020). Both parcels have a land use designation of Single-Family Residential (SFR). *Staff: Aaron M. Washco*

- 5) **WORKSHOP**
- 6) **EXTENSION REQUESTS**
- 7) **ADJOURN to October 21, 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.