

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**

**February 1, 2016 – 1:30 P.M.**

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA  
or video conference at CAO Conference Room, Annex I ~ Bridgeport, CA

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

**3. PREAPPLICATION**

**A. THRIFT STORE/Church on the Mountain** (~ 1:30 p.m.). Proposal is for a thrift store to be placed at the rear end of the Church on the Mountain property at 384 South Landing Road (APN 060-210-021) in Crowley Lake. Preference is to use a storage container for such use with a minimum size of 1,000 sf. *Staff: Courtney Weiche*

**B. EXPANDED HOME OCCUPATION/ Frank** (~ 1:50 p.m.). Proposed expanded home occupation in Bridgeport Tridentata Estates (APN 011-293-012) would remodel a portion of the house for a commercial kitchen (12' x 20'). Kitchen would make candy/confections for mail order and off-site sales. One employee may be needed in the future. Land Use Designation is Single-Family Residential. *Staff: Gerry Le Francois*

**C. TIOGA INN SPECIFIC PLAN AMENDMENT/Domaille** (~ 2:10 p.m.). Tioga Inn is located at the intersection of SR 120/US 395, south of Lee Vining. Amendments propose changes to the hotel parcel to include an additional story to the hotel (three), increase building height up to 40', laundry facilities, fitness center, pool and soaking tubs, rental car services, full-service restaurant with up to 200 seats, solar system and sewage treatment plant. A stand-alone full-service restaurant footprint may change, increase the restaurant seating, and add employee housing on a portion of the restaurant parcel. The convenience store/fuel sales would include additional fuel pumps, expanded public restrooms, and solar facilities. Residential uses clarify cell tower location, equipment storage and garage by the existing water tank, new water storage tank, and upgrade emergency access. A portion of the Open Space parcel will be used for up to 80 single-story workforce housing units, a manager's unit, laundry facilities, equipment storage, mini storage, 30,000-gallon LPG tank for bulk storage and propane distribution. Land Use Designation is Specific Plan. *Staff: Gerry Le Francois*

**4. ACTION ITEM**

**5. WORKSHOP**

**6. ADJOURN**

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 particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

***More on back...***

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 notes and transmits to applicant and 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.