

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

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**LDTAC SPECIAL MEETING AGENDA**

**February 18, 2020 - 1:30 pm**

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes, CA  
or videoconference at CAO Conference Room, Annex I, Bridgeport, CA  
Call 1-669-900-6833, enter meeting number 760-924-1815

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

**A. LOT MERGER/DeMartin & Miller** (~1:30 pm). Review and accept application to merge lots APN 016-175-008 & 016-175-007 in June Lake. The properties, both owned by the applicants, are designated Single-Family Residential (SFR). *Staff: Michael Draper*

**B. USE PERMIT 20-003/Morton** (~1:45 pm). Review and accept application for residential and commercial development at APNs 015-140-054 & 015-104-053 in June Lake. Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments, and proposal for APN 015-104-053 will include three commercial buildings. Parcels are designated Commercial Lodging-High (CL-H) and Commercial (C), respectively. *Staff: Bentley Regehr*

**C. SPECIFIC PLAN & TRACT MAP AMENDMENTS/Highlands** (~2:00 pm). Review and accept applications to amend the June Lake Highlands Specific Plan and Tract Map Conditions in order to allow 20 properties to conduct short-term rental. If completed, the properties will be required to obtain a non-discretionary Vacation Home Rental Permit for the activity. All properties are designated Single-Family Residential (SFR). Currently 13 properties are undeveloped. Properties included in this project are APNs 015-290-001, -011, -012, -014, -027, -031, -032, -033; 015-300-001, -002, -003, -004; and 015-310-011, -022, -023, -024, -025, -026, -028, -029. *Staff: Michael Draper*

**D. USE PERMIT 19-010/Subia** (~2:15 pm). Review and accept the resubmitted application for a small dog and cat boarding facility in a 25' x 30' metal building at 206 Inca Place, Benton (APN 025-030-048). The property is designated Rural Residential (RR) and contains existing structures and a residence. *Staff: Kelly Karl*

**3. PREAPPLICATION**

**A. REVIEW/Twohey** (~2:30 pm). Review proposal to build a residential addition to an existing commercial building and three new residential structures at the property, 2772 Highway 158, June Lake (APN 015-104-044). The property's land use designation is Commercial (C). *Staff: Michael Draper*

**B. REVIEW/Haines** (~3:00 pm). Review proposal to build a residence, garage, and accessory dwelling unit at corner of Hwy 158 and Hideaway Lane (APN 016-175-010) at June Lake. The property is designated Single-Family Residential (SFR) and has environmental constraints limiting where structures could be built. *Staff: Michael Draper*

**C. USE PERMIT/June Lake Brewing** (~2:45 pm). Proposal for three buildings along Hwy 158 and Crawford Avenue in June Lake (APNs 015-113-065, -054, -035 & -010). Phase I will include a commissary, market, storage, and four apartment units. Phase II will include a brewery, tasting room, cold room bar, kitchen, storage building, and two apartments. A total of 82 parking spaces are proposed, including 25 on-street spaces along Hwy 158. Parcels are designated Commercial (C). *Staff: Bentley Regehr*

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

**4. ACTION ITEM:** No items

**5. WORKSHOP:** No items

**6. ADJOURN to March 2, 2020**

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.

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.