

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

LDTAC AGENDA

May 17th – 1:30 pm

As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/98662256418?pwd=anRZdUhCd3lOcEtpN1JtenlBUll4Zz09>

and by telephone at 669-900-6833 (Meeting ID# is 986 6225 6418 Password is 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 986 6225 6418 , passcode 1234

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

A. DIRECTOR REVIEW/Schectman (~1:30 pm). Review and accept a Director Review permit application for a parking management plan at 2588 Highway 158 (APN 015-075-029). The property is designated Commercial and contains the businesses the T-Bar Social Club and June Pie Pizza. The applicant intends to complete an interior remodel of the existing structure for a new business. This permit will replace DR19-005 to memorialize the new parking management plan. *Staff: Michael Draper*

3. PREAPPLICATION

A. PREAPPLICATION/Yzaguirre (~1:40 pm) Review and discuss potential 12-unit affordable housing project located on an undeveloped parcel off South Landing Road at APN 060-210-027 in Crowley Lake. The project proposed installation of 12 mobile home, construction of nine RV sites for short-term rental, construction of a public restroom/shower facility and a garage with a 600-square foot apartment on the second floor. Land use designation is Commercial (C) and the parcel is 1.24-acres in size. *Staff: Kelly Karl.*

4. ACTION ITEM

A. DIRECTOR REVIEW 21-001/Gamon. (~2:00 pm) Review and approve the staff report and Conditions of Approval for the temporary operation (less than 180 days) of a mobile food vendor located at 101 South Crawford Avenue. The business will operate Monday-Wednesday. The property is designated Commercial. *Staff: Michael Draper*

5. WORKSHOP

- A. GENERAL PLAN AMENDMENT (GPA) 21-01** (~ 2:15 pm) Review and discuss GPA 21-01, which consists of three components: (1) A comprehensive update to the Safety Element to be consistent with the recently adopted “Mono County and the Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan (including the Mono County Community Wildfire Protection Plan)” (MJHMP), adopted May 21, 2019, and the “2019-2027 Mono County Housing Element,” adopted November 5, 2019; (2) Minor technical corrections and clarifications to the Land Use Element proposed as part of the annual General Plan cleanup; and (3) A comprehensive update to Land Use Element Chapter 16, Accessory Dwelling Units (ADU) to be consistent with recent changes to state law and address the County’s discretion over short-term rentals and height limitations for ADUs. A summary of proposed changes to the Safety Element and the minor technical updates to the Land Use Element is attached (GPA 21-01 LDTAC Summary) as well as a copy of the full redline text (Exhibit A: Proposed GPA 21-01). *Staff: Kelly Karl & Bentley Regehr.*

6. ADJOURN to- Monday June 7th at 1:30pm

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.