

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

LDTAC AGENDA
February 7, 2022 – 1:30 pm

This meeting will be held via teleconferencing with members of the Board attending from separate remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing or the body cannot meet safely in person and the legislative body has made such findings.

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/84835914687?pwd=TEJ6S0lvU1FsU0lvVlY3RjJCUWptdz09>

and by telephone at 669-900-6833 (Meeting ID# 848 3591 4687, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID 848 3591 4687, passcode 1234

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

1. PUBLIC COMMENT

- 2. LDTAC Resolution 22-03** (~1:30 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until March 7, 2022. *Staff: Gerry LeFrancois*

3. APPLICATION ACCEPTANCE

- A. DIRECTOR REVIEW/ Topaz** (~ 1:35 pm) Accept for processing Director Review application for a transient rental at 120442 Highway 395 (APN 001-270-001) at Topaz Lake. Proposal is to rent a 0.7-acre property with a two-bedroom house next to the Nevada board for transient use. Land use designation is Mixed Use (MU). *Staff: Scott Burn*
- B. GENERAL PLAN AMENDMENT/Nichols** (~1:45 pm) Accept for processing the application to change the land use designation of 171 Aurora Canyon Road, Bridgeport from Multi-Family Residential, Moderate to Mixed Use. The property contains a residential dwelling and garage. No new development is proposed for the property at this time. The property is 0.34 acres. *Staff: Michael Draper*
- C. LOT LINE ADJUSTMENT/ Domaille** (~1:55 pm) Review and accept application for a lot line adjustment between APNs 021-080-028 & 021-080-029. The properties are located at 133 Vista Point Drive off of Highway 120 and Highway 395 in Lee Vining. The parcels are under the same ownership and are both designated Specific Plan (SP). The parcels also were part of a previous LLA 13-001 and Parcel Map 34-52. *Staff: April Sall*
- D. DIRECTOR REVIEW/ Hughes** (~2:05 PM) Accept for processing application for Director Review to reestablish underground electrical service to an existing well for property enhancement and clean-up prior to establishment of a primary use. Land use designation for the 11-acre parcel is Rural Residential (RR). *Staff: Scott Burns*

4. PREAPPLICATION

5. ACTION ITEM

- A. **DIRECTOR REVIEW/ Fulgoni** (~2:15 pm) Recommend conditions of approval for DR 22-001 Fulgoni, to permit a transient rental at an existing single-family residence on a 0.31-acre Commercial parcel at 380 Main Street, Bridgeport, APN 008-093-011-000. *Staff: April Sall*
- B. **DIRECTOR REVIEW/March** (~2:25 pm) Recommend conditions of approval for DR 21-013/March to permit a transient rental with a maximum occupancy of six people and three vehicles at 81 South Crawford Avenue (APN 015-113-016) in June Lake. Land use designation is Commercial (C). *Staff: Kelly Karl*
- C. **DIRECTOR REVIEW/Evans.** (~2:35 pm) Recommend conditions of approval for DR 22-002, to permit construction of an accessory structure prior to the main use. The property was affected by the Mountain View Fire and contains a temporary emergency dwelling. The owner intends to construct a primary residence and will use the accessory structure, a garage, for storage of equipment. The project is located at 2190 Eastside Lane, Walker, CA, APN 002-420-006. The property is 6.26 acres and designated Rural Residential (RR). *Staff: Michael Draper*
- D. **DIRECTOR REVIEW/ Caroselli.** (~2:45 pm) Recommend conditions of approval for DR 21-011/Caroselli to permit a transient rental with a maximum occupancy of six people and three vehicles at 45 Foster Avenue (APN 015-111-020-000) in June Lake. Land use designation is Mixed Use (MU). *Staff: Scott Burns*

6. WORKSHOP

7. ADJOURN to the tentative Special Meeting on February 24, 2022, 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.