

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

LDTAC AGENDA

August 1, 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/88122973089?pwd=SmpDQ3ptQUNiR05HKzNNQmNUR2IEdz09> and by telephone at 669-900-6833 (Meeting ID# 834 2231 7695, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 834 2231 7695, passcode 5678.

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

1. PUBLIC COMMENT

- 2. AB361 LDTAC Resolution 22-013** (~1:30 pm) To continue virtual meetings as a Brown Act Body under AB 361. Review and adopt resolution to meet virtually until September 1, 2022. *Staff: Michael Draper*

3. APPLICATION ACCEPTANCE

- A. USE PERMIT/SCHOTT & REEDY** (~ 1:30 pm) Review and accept for processing an application for overhead power at 677 Crowley Lake Drive (APN 060-150-004) in Crowley Lake. The project parcel has received the following previous approvals: (1) approval for secondary use prior to main use (less than 120-square foot storage shed) via Use Permit 20-006 and (2) placement of an RV during construction via Director Review 22-004 (tie to approved Building Permit B21-311 for placement of manufactured home). The parcel is approximately 1.04-acres in size and is designated Single-Family Residential (SFR). *Staff: Michael Draper*
- B. USE PERMIT/HEINS** (~ 1:40 pm) Review and accept for processing an application to develop APN 037-110-015, Benton Crossing Road, as a year-round, small-scale lodging facility for overnight rental. The parcel is accessed by Benton Crossing Road, it is undeveloped, 37-acres, and designated Resource Management. The operation would include a total of 20 yurts of varying size constructed in two phases, a common area with hot tube and gazebo, a maintenance shed, a well and septic system, a generator with a propane tank and solar power array, and a small-scale wind generation turbine. One yurt will be reserved for the manager/proprietor of the complex and another will be used as a community building with offices and a receptionist. *Staff: Michael Draper*

4. ACTION ITEM

- A. DIRECTOR REVIEW 22-008/Power and Dungey** (~ 1:50 pm) Review conditions of approval for a two-bedroom accessory dwelling unit (approximately 1,388-square feet) at 136 Appleton Road (APN 060-150-001). Land use designation is Single-Family Residential (SFR). *Staff: Bentley Regehr*
- B. DIRECTOR REVIEW 22-009/Hazard** (~ 2:00 pm) Review conditions of approval for a stream setback reduction located at 664 Owens Gorge Road (APN 062-130-001) in Sunny Slopes. The project requests the 30' stream setback requirement be reduced to 6'-6" to allow for safer access to the existing residence by enclosing the existing porch. Land use designation is Single-Family Residential (SFR). *Staff: Bentley Regehr*
- C. DIRECTOR REVIEW 22-010/Birchim CSD** (~ 2:10 pm) Review conditions of approval for a stream setback reduction and new overhead line connection located at 636 Owens Gorge Road (APN 062-070-035) in Sunny Slopes. The project requests the 30' stream setback be reduced to 25 feet to allow installation of a backup generator for the community water system. The project also requests a new overhead line connecting a new electrical pole (to be installed on the southeastern corner of the parcel) to the existing electrical building. The parcel is currently served by an overhead line on an existing pole that also serves two nearby residences. Land use designation is Public Facilities (PF). *Staff: Kelly Karl*

5. WORKSHOP
No item

6. ADJOURN to August 15, 2022

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.