

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

LDTAC AGENDA

May 15, 2023 – 1:30 pm

Civic Center- Dana Room
1290 Tavern Road
Mammoth Lakes, CA

Memorial Hall
73 North School Street
Bridgeport, CA

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/81257752219?pwd=cXBpSGNpUGdFT3Bjd0RSOUROSEdidz09>

and by telephone at 669-900-6833 (Meeting ID# 812 5775 2219, passcode 5678).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 812 5775 2219, passcode 5678.

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

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

- A. APPLICATION ACCEPTANCE/Balanced Rock Shared Parking Agreement** (~1:30 pm) Review and accept for processing an application for Director's Review of a new shared parking agreement between Sheckventures LLC (APN 015-075-029) and The Logue Family (APN 015-075-028) to allow for the expansion of Balanced Rock Grill and Cantina's dining area (Phase 4B). The minor interior remodel includes an addition of 94 new patron seats both inside and on the existing outdoor deck. *Staff: Rob Makoske*
- B. APPLICATION ACCEPTANCE/Jones** (~1:35 pm) Review and accept for processing an application for Director Review for the installation of an accessory structure (shed) prior to dwelling on APN 019-140-002 and for an off-grid connection of two solar panels to power a well pump. The applicant also requests permission to place an RV onsite to reside in during the construction of the main residence as a part of this Director Review. *Staff: Laura Stark*

3. PREAPPLICATION

- A. PREAPPLICATION/Church on the Mountain** (~1:40 pm) Review and discuss a potential lot split on two undeveloped parcels located at APNs 060-210-025 & -026 in Crowley Lake. The parcels are approximately 1.1 acre and .91 acres in size and are both designated Single-Family Residential (SFR). The potential project seeks to split the two parcels in half creating a total of four parcels. The project would also like to explore the possibility of splitting the two parcels into five parcels. *Staff: Kelly Karl*
- B. PREAPPLICATION/ Gyford** (~1:45 pm) Review a proposal for a Tentative Parcel Map to subdivide a 3.27-acre parcel (APN 026-200-050) into three 1-acre parcels at 391 Mountain View Ave in Chalfant, CA. The applicant also proposes to subdivide a 3.01-acre parcel APN 026-200-051) into two 1.5-acre parcels at 535 Mountain View Ave. The land use designation

for both parcels is Agricultural (AG). A Parcel Map 37-189 was previously completed. *Staff: April Sall*

4. ACTION ITEM

- A. DIRECTOR REVIEW/23-002 Cornelius** (~1:50 pm) Review and accept conditions of approval to place and use a RV trailer during construction of a primary residence at 11458 Benton Crossing Road (APN 037-110-018-000). Property is designated Resource Management (RM). *Staff: Heidi Willson*

5. WORKSHOP
No items

6. ADJOURN to June 5, 2023

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.

*Public comment on any item listed on this agenda will be considered by LDTAC. Once an application is accepted, it will be processed by County Staff and may be considered by the Planning Commission. Public comment made to LDTAC is not automatically transmitted to the Planning Commission, as a project or application may change in response to processing.

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.