

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

LDTAC AGENDA

May 6, 2019 – 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 LINE ADJUSTMENT 18-004MC/Christopher SNB WB LLC (Coyote Springs) (~1:30 pm). Review application and approve LLA 18-004MC to reconfigure three existing lots (~ 827.6 acres) at 1512 Bramlette Ranch Rd. in Tri-Valley (APNs 024-080-009, -010 & -011). The properties are designated AG (Agriculture). *Staff: Gerry Le Francois & Michael Draper*

B. LOT MERGER 19-020/Padilla (~1:50 pm). Review application and approve LM 19-020 combining two existing lots at 30 Emigrant St. in Bridgeport (APNs 008-091-024 and -025). The properties are designated Multi-Family Residential, Low (MFR-L). *Staff: Hailey Lang*

3. PREAPPLICATION

A. CAMP K9 AND FRIENDS/Subia (~2:10 pm). Discuss potential project to construct a 25' x 30' metal building to be used as a small dog and cat boarding facility at 206 Inca Place, Benton (APN 025-030-048). The property is designated Rural Residential and contains existing structures and a residence. *Staff Michael Draper*

B. ADVENTURE IN CAMPING/Dore (~2:30 pm). Discuss potential project to construct a 3,500-sq. ft. steel building for mixed-use (including ADA-compliant restrooms, parts storage/retail area, office space, combined breakroom/training area/conference room, two 12' x 50' drive-through work bays, inside storage and prep area for rental supplies, dishwashing area, and laundry facilities), install two 1,000-gallon above-ground fuel-storage tanks, relocate existing propane dispenser, improve existing water-filtration system, and anchor/improve existing steel storage containers. The property is in the Sierra Business Park at 22827 US 395 #7/#8 (APN 037-260-042), and the land use designation is Industrial (I). *Staff: Kelly Karl*

4. ACTION ITEM

A. CANNABIS USE PERMIT/Tioga Green (~2:50 pm). Review project conditions for a retail cannabis business in the existing structure located at 51005 Hwy 395 near the community of Lee Vining (APN 021-080-022). Property is designated Commercial (C). *Staff: Bentley Regehr*

B. CANNABIS USE PERMIT/Walker River Farms (~3:10 pm). Review project conditions for a cannabis microbusiness located at 1129 Larson Lane (APN 002-110-021) north of the community of Walker. Property is designated Agriculture (AG). *Staff: Hailey Lang*

C. USE PERMIT 18-017 & VARIANCE 18-001/3D Housing Development (~3:30 pm). Review project conditions for a five-unit residential development in the community of June Lake (APN 015-103-022). Property is designated Multi-Family Residential, High (MFR-H). *Staff: Bentley Regehr & Gerry Le Francois*

5. WORKSHOP: No items

More on back...

6. ADJOURN

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 particular agenda item is to attend the meeting from the time it starts until that agenda item is actually 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.