

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

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**LDTAC AGENDA**

**November 18, 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. CONDITIONAL USE PERMIT/Roper** (~ 1:30 pm). Accept Conditional Use Permit application for processing. The proposal is to use an existing four-bedroom dwelling located at 93 Nevada St., June Lake (APN 016-098-011) for short-term rental, not-owner occupied. Maximum occupancy would be limited to 10 people, and all parking must be on site. The land use designation is Single-Family Residential (SFR). *Staff: Michael Draper*

**3. PREAPPLICATION**

**A. ROCK CREEK RANCH/Richards** (~ 1:45 pm). Discuss potential low-impact, eco-friendly, and fire-resistant development project at Rock Creek Ranch (APN 026-330-002). The potential project seeks to develop the parcel without subdividing and proposes the following elements: single-family dwelling (approximately 5,000-6,400 sq ft); four-car garage; accessory dwelling unit (exceeding 1,400 sq ft); 18' x 40' greenhouse; two 8' x 40' sheds; two ponds; and two guest houses (not to exceed 640 sq ft) with an outdoor bathroom. The property is designated Specific Plan (SP) and is subject to the Rock Creek Ranch Specific Plan. *Staff: Kelly Karl*

**4. ACTION ITEM**

**A. DIRECTOR REVIEW 19-013/Morton** (~ 2:00 pm). Review project conditions for a transient rental at 4684 Highway 158, Unit 10, June Lake (APN 016-282-010). Property is designated Commercial Lodging-High (CL-H). *Staff: Bentley Regehr*

**B. COMMISSION INTERPRETATION 19-003/Town of Mammoth Lakes** (~ 2:15 pm). Review Commission Interpretation of outdoor industrial storage as a similar to and not more obnoxious than uses currently permitted in the Sierra Business Park Specific Plan. The properties are located at 294 Industrial Circle (APN 037-260-036) and 312 Industrial Circle (APN 037-260-037). *Staff: Kelly Karl*

**C. CANNABIS USE PERMIT 19-008/Shanti Co.** (~ 2:30 pm). Review project conditions for commercial cannabis cultivation and distribution at 100 N. Bodie Hills Dr. (APN 013-210-024). Proposal is for up to 50 plants on a 5,000-sq ft disturbance area. Property is designated Agriculture (AG). *Staff: Bentley Regehr*

**5. WORKSHOP:** No items

**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 specific agenda item is to attend the meeting from the time it starts until that agenda item is taken up.

***More on back...***

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.