

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**

**June 7, 2021 – 1:30 pm**

*As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.*

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/97422882720?pwd=a3FpZkduWHR3MjZqS0k1WEU0aExndz09>

and by telephone at 669-900-6833 (Meeting ID# is 974 2288 2720, passcode 1234).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 974 2288 2720, passcode 1234

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

**1. PUBLIC COMMENT**

**2. APPLICATION ACCEPTANCE**

- A. VARIANCE/Castilyn.** (~ 1:30 pm) Accept for processing an application to reduce the required front-yard setback distance at 33 Hideaway Lane, June Lake (APN 016-280-020) from 20' to 10' for the purpose of constructing a primary-access staircase. Due to topographical restraints, the staircase cannot reach level ground prior to the setback distance. The property is designated Single-Family Residential, and development of a single-family residence is underway. *Staff: Michael Draper.*
- B. DIRECTOR REVIEW/Whiting.** (~ 1:40 pm) Proposal to place and use a trailer during construction of a primary residence at 44 Hidden Canyon Court (APN 060-340-027). Property is designated Single-Family Residential (SFR). *Staff: Kelly Karl*
- C. USE PERMIT/Marzano.** (~ 1:50) Proposal to use 162 Alderman Street, June Lake, for storage of recreational vehicles, trailers, and boats during summer months only. The business will be managed by the owners, BJM's Reward Summer Storage, an existing operation on the corner of East Granite Avenue and Gull Lake Road (APN 015-104-047). The property is designated Commercial Lodging- High, and is 0.23 acres. *Staff: Michael Draper*

**3. PREAPPLICATION**

- A. PARCEL MAP/The Lift.** (~ 2:05 pm) Review a potential project to condominiumize one residential unit apart of the existing structure at 2587 Highway 158, June Lake. The property is 0.14 acres and designated Commercial. *Staff: Michael Draper*
- B. Disabled Sports Eastern Sierra.** (~ 2:20 pm) Review and provide comments to Disabled Sports Eastern Sierra future renovation of the Fern Creek Lodge at 4628 Highway 158, June Lake for future use as National Wounded Warriors Center. The property is 1.6 acres and designated Commercial. *Staff: Bentley Regehr*

**4. ACTION ITEM**

- A. VARIANCE 21-001/Martin.** (~ 2:30 pm) Review Conditions of Approval for a Variance reducing the required front-yard setback distance by 10' for the purpose of constructing a single-family dwelling at APN 016-123-012, North Texas Street, June Lake. The property is constrained by rocks and a cliff side. The property is designated Single-Family Residential. *Staff: Michael Draper*
  
- B. USE PERMIT 21-003/Voss.** (~ 2:45 pm) Review Conditions of Approval for a Use Permit to conduct non-owner occupied short-term rental of the entire dwelling located at 212 Skyline Drive (APN 015-060-046). The dwelling contains three bedrooms, and the maximum number of renters is eight people. The property is designated Single-Family Residential. *Staff: Michael Draper*

**5. WORKSHOP**

- A. No Items**

**6. ADJOURN to June 21, 2021**

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.