

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING MINUTES

June 17 2021 – 9:00 a.m.

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Robertson called the meeting to order and led the pledge of allegiance.

2. **PUBLIC COMMENT:** No public comment.

3. MEETING MINUTES

Motion: Approve the minutes May 20, 2021, with corrections.

Bush motion; Fogg second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson. Motion passed 5-0.

4. PUBLIC HEARING

A. **9:05 a.m. Variance 21-001/Martin.** The variance will reduce the required front-yard setback distance from 20' to 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*

- Michael Draper presented and answered questions from the Commission.
- Public Hearing opened at 10:10 a.m. The following public comments were made:
 - Applicant Ryan Lang: Current owner of the property. Aware of the concerns and understands the issues presented.
 - Speaker A: Doris and John – Please address the outstanding questions in the letter I provided that have not been answered in the staff report regarding the type of fill dirt and the power pole location.
 - Speaker B: Bill Miller – Concerned with the fire safety on North Texas Street
 - Applicant Ryan Lang: The plan is to allow for road widening if needed in the future and he is willing to assist however he can to improve the area. Will be building even if the variance is not approved.
- Public Hearing closed at 10:35. Commission deliberation:
 - Commissioner Lizza- In order to make finding “C,” need to make sure there is no roof shed into the parking area. If the variance is not approved, could have a bigger impact with the house being built on the rock.
 - Commissioner Fogg- Would like to also add that there can be no on street parking added to the conditions of approval.
 - Commissioner Bush- There are no surrounding property owners in favor of this variance which makes it hard to support.
 - Commissioner Lagomarsini- Variance is appropriate under the circumstances.
 - Condition of Approval to be added/modified:

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

-All Parking for uses of the property shall be provided on-site. Parking on North Texas Street is prohibited.

-Roof shall not shed snow into parking area.

-Snow must be stored on site or removed in such a manner that neighboring parcels and the road are not impacted, and snow storage within the North Texas Street road easement is prohibited.

- Chair Robertson- The added conditions help to address the neighbors' concerns. With the added conditions I am in support of the variance.

Motion: Make the findings that the project is exempt from CEQA as a categorical exemption under CEQA guideline 15303, direct staff to file a notice of exception and adopt the findings in the staff report and approve Variance 21-001 to allow a 10-foot setback subject to conditions of approval added to the staff report.

Lizza motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Fogg, Lagomarsini, Robertson. Nays: Bush. Motion passed 4-1.

B. 9:45 a.m. Use Permit 21-003/Voss. The Use Permit would allow not-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*

- Michael Draper presented and answered questions from the Commission.
- Public Hearing opened at 11:41. The following public comments were made:
 - Applicant David Voss: The 9 parking spaces was not a request, just an example of what could be done. Requesting 4 vehicles total. The home has 2 master suites with King beds, 2 bedrooms with queen beds, and the “kids” room with twin beds. Would like the staff report to be adjusted to allow 10 people instead of 8. Would like the statement “no cars parked within the easement” be removed from the conditions of approval. The property has been used for twenty years with no issues regarding parking, privacy, and snow storage.
- Public Hearing closed at 12:10. Commission deliberation:
 - Commissioner Bush- Not supportive due to the constraints with the road situation, fire department comments, neighbor privacy issues, letters from the neighbors.
- Public Hearing re-opened at 12:20 due to public having difficulty with Zoom controls.
 - Speaker A: Barbra Miller- Does not complain but addresses the issues directly with the people who are causing the parking issues. Wants to be a good neighbor but the situation is different and new concerns have been raised.
 - Commissioner Lagomarsini- Would it be helpful to add a turn around or a mirror to assist with backing down the driveway?
 - Speaker A: Barbra Miller- Does not believe that there is enough space to add a turn around.
 - Applicant David Voss: Happy to add any mirrors that would help with the parking and safety situation.
- Public Hearing closed at 12:32. Commission deliberation continued:
 - Commissioner Lizza- Cannot make the first 3 findings due to opposition of the adjacent neighbor and easement parking issues.

- Commissioner Fogg- Has made several site visits and has major concerns regarding the emergency access and safety.
- Commissioner Lagomarsini- The fire access is a major concern.
- Commissioner Bush- Not supportive due to the constraints with the road situation, fire department comments, neighbor privacy issues, letters from the neighbors.
- Chair Robertson- Site is already being used for this type of use. STR support the local economy.

Motion: This project does not meet the required findings as contained in the staff report and that we deny the use permit 21-003.

Bush motion; Fogg second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson. Motion passed 5-0.

5. INTERPRETATION

A. Commission Interpretation 20-01 of the “permanent perimeter foundation” requirement for manufactured homes in General Plan Land Use Element §04.280.E.2. The interpretation proposes criteria under which a permanent, complete, non-structural perimeter of siding or a similar material meets the General Plan requirements of a permanent perimeter foundation constructed of concrete or masonry for Mountain View Fire reconstruction. *Staff: Wendy Sugimura*

- Wendy Sugimura presented and answered questions from the Commission.
- Commission deliberation:
 - Commissioners generally supportive, recognizing the construction methods and styles as well as aesthetics of manufactured homes have evolved over the years.
 - The Antelope Valley RPAC’s determination that all single-wide manufactured homes are consistent with community design indicates reduced concern over aesthetics and therefore compatibility with this interpretation.
 - Commissioner Lizza raised concern that the General Plan language about a permanent perimeter foundation uses the term “shall” and that therefore an interpretation by the Commission may not be appropriate, but that perhaps the action should be taken through the Board of Supervisors. Planning and legal counsel staff will confer and take to the Board if appropriate.
 - Finding #2 modified as follows: ~~Per §04.280,~~ The interpretation would only apply to residential land use designations where residential dwellings, such as manufactured homes, are a compatible use and aesthetics are not a concern. The proposed criteria ensure visual compatibility with neighborhood character and conventional, stick-built residential units. At this time, the interpretation is recommended to be limited to MVF rebuilds on residential land use designations (excluding Rural Mobile Home), unless otherwise directed by the Commission, to specifically facilitate recovery from this disaster and because the Antelope Valley RPAC has determined single-wide manufactured homes to be generally consistent with community design, indicating aesthetics are not a concern. The Commission may request further investigation into expanding the policy countywide to promote housing stock construction in general.

Motion: Make the findings as recommended in the staff report as amended for Planning Commission Interpretation 21-01 of a Manufactured home “permanent perimeter foundation constructed of concrete or masonry” per General Plan Land Use Element §04.280.E.2 for

Mountain View Fire rebuilds, and direct staff to approve foundations meeting the interpretation requirements.

Bush motion; Lagomarsini second.

Roll-call vote – Ayes: Fogg, Bush, Lagomarsini, Robertson. Nays: Lizza. Motion passed 4-1.

6. WORKSHOP

No item

7. REPORTS

A. Director: Planners Kelly Karl is out on maternity leave and Jake Suppa has resigned from his position. April Sall will be going out on maternity leave at the end of the month. We have brought on Scott Burns part time to help. We will continue to hold office hours in Bridgeport. With the changes in restrictions the Board of Supervisors are meeting in person.

B. Commissioners

- Commissioner Bush: No report
- Commissioner Lagomarsini: Will not be able to attend the July meeting
- Commissioner Lizza: No report
- Chair Robertson: No report

8. INFORMATIONAL

No item

9. ADJOURN to July 15, 2021