

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

SPECIAL MEETING AGENDA

October 21, 2021 – 9:00 a.m.

COMMISSIONER: Scott Bush, Roberta Lagomarsini, Chris Lizza, Jora Fogg, Patricia Robertson

STAFF: Wendy Sugimura, director; Gerry LeFrancois, principal planner; Michael Draper planning analyst; Heidi Willson, planning commission clerk, Christian Milovich, county counsel; Paul Rotan, Public Works

PUBLIC: Bill Renner; Bob Strong; Dhayan Roark & Lauren Maxine William; 901-169-22945

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Meeting called to order at 9:01 am and the commissioners led the pledge of allegiance.

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda. Please refer to the Teleconference information section to determine how to make public comment for this meeting.

- No public comment

3. MEETING MINUTES

A. Review and adopt minutes of August 19, 2021

Motion: Approve the minutes August 19, 2021.

Bush motion; Lizza second.

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

4. PUBLIC HEARING

A. 9:05 a.m. VARIANCE 21-003/Roark and VARIANCE PM 18-001/Roark. The project proposes to reduce the required front yard setback from 20' to 10' to construct a single-family residence at APN 016-143-050, California Street, June Lake, which requires a variance from both General Plan and Parcel Map 18-001 standards. The property is undeveloped, designated Single-Family Residential, and is 0.5 acres. *Staff: Michael Draper*

- Michael Draper presented and answered questions
 - Applicant presents a PowerPoint and answers questions from the commission
- Public Comment open at 10:07 a.m.
- Neil Hass- can it be confirmed that we will still be able to maintain access to the back of our property via the powerline road?
 - Applicant responded that they would do everything possible to still allow access
 - Paul Rotan: Public works would not allow the road to be developed without providing access to the property.

Public Comment closed at 10:13 a.m.

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

Commissioner Deliberation:

- Commissioner Lagomarsini: - if approved would the proposed project comply with the fire safe regulations? Personal option is that the required signage requesting as a condition in the staff report is not necessary and would like it removed from the conditions of approval. Regarding the Juniper tree if Fire Regulations require the removal of the tree, then it should be allowed.
- Commissioner Bush: Agrees that the in-order to build in the June Lake area we will need to grant variances in the future. Is in support of the juniper tree being added to the conditions and supports the Variance.
- Commissioner Lizza: in favor of granting the variance. Views from other properties are not impacted. There is adequate snow storage. Would like to add a condition top preserve the Juniper tree that is on property.
- Commissioner Fogg: Supports the added condition to preserve the Juniper Tree.
- Commissioner Lagomarsini: Would also like to note that if Fire Regulations require the removal of the tree, then it should be allowed.

Motion: 1) Find the project qualifies as a categorical exemption under CEQA §15303. 2) Instruct staff to file a notice of exemption; 3) Make the required finding as contained in the staff report and approve variance 21-003 subject to the conditions of approval with the amended condition.
Bush motion; Lagomarsini second.

Added, updated, or removed conditions per the commissioners during the meeting:

- UPDATED Variance 21-003/Roark is subject to compliance with PM 18-001. An application to modify PM 18-001 must be submitted and approved to provide for the reduced setbacks for Variance 21-003/Roark to be in force and effect.
- ADDED: The applicant shall protect a 5' buffer around the base Juniper tree JUN 32, as shown on the site plan, to preserve and maintain the tree.
- REMOVED: At the time this section of California Street is improved, signage shall be installed to prevent unintended use by motorists. Signage may be "Dead End Road", "Not a Through Street", "private Road", or similar phrasing and must be approved by Public Works.
- Chair Robertson: Agreed with the modified conditions presented and called for a roll call vote.

Amended Motion:

Bush motion; Lagomarsini second.

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

- B. **9:45 a.m. VARIANCE 21-004/Miller.** The project proposes to reduce the required front yard setback from 20' to 13.75' and the side yard setback from 10' to 5' for the purpose of constructing a carport. The property, 214 Skyline Drive, June Lake (APN 015-060-039), is developed with a single-family residence. The property is designated Single-Family Residential and is 0.29 acres. Development is constrained on the property due to the topography and rock features. The carport is intended to protect the owner and property from snow shedding off the roof. *Staff: Michael Draper*

Motion: To continue the Miller variance public hearing on November 18 at 9:05 am
Lagomarsini motion; Fogg second.

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

5. Procedures for Planning Commission compliance with new Brown Act remote rules under AB 361

6. REPORTS

A. Director

- Hired admin specialist who will be taking over grant management as well as the general financial requirements for the department.
- Kelly Karl and April Sall have returned part time from maternity leave.
- Mountain View Fire rebuild communication has increased with inquires and permit submittal.
- Working on large projects: Cannabis permit, Hip Camp, and Use Permits
- Owens Valley Groundwater Authority is accepting Public Comments for the new Groundwater Sustainability Plan.

B. Commissioners

- Commissioner Lizza- attended the California Planning Commission conferences in Northern California. About 30 different planning commissioners from all over California. Went on field trips throughout the area of Humboldt County. Humboldt State is converting to a polytechnic university which will add 4,000 students in the area. Largest Residential redevelopment that California Coastal Commission has ever approved on the Samoa Peninsula. Lots of abandon properties in the area that could be developed to aid in the housing crisis. Toured a cannabis distribution center at a redeveloped lumber mill site. Discourage doing site visits so that the decision is based on record presented in Staff reports.
- Chair Robertson: Attended a Mono County Childcare council meeting last week in which they are working to provide an update on the needs of childcare in mono county area. Mammoth Lakes Housing had a fund raiser over the last weekend. Had client testimonial on how challenging it is to make Mono County their permanent home. Raised just under one thousand dollars.

7. INFORMATIONAL

No items

8. ADJOURN to November 18, 2021

NOTE: Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available by request for public review by contacting the Community Development offices in Mammoth Lakes (760-924-1800). Agenda packets are also posted online at www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission, on the Mono County calendar, and emailed to the distribution list. For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov.

Commissioners participate from a remote location per COVID public health precautions. Interested persons may appear before the Commission at the digital meeting to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.