

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

November 18, 2021 – 9:00 a.m.

COMMISSIONER: Roberta Lagomarsini, Chris Lizza, Patricia Robertson

STAFF: Wendy Sugimura, director; Michael Draper planning analyst; Heidi Willson, planning commission clerk, Christian Milovich, county counsel

PUBLIC: Nancy Voss, Heidi Vetter, Craig Tapley, Barbara Miller

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 October 21, 2021

Motion: Approve the minutes October 21, 2021, with corrections.

Lagomarsini motion; Lizza second.

Roll-call vote – Ayes: Lizza, Lagomarsini, Robertson. Motion passed 3-0.

4. ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS

Motion: Approve resolution AB 361 to continue digital meetings.

Lizza motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Lagomarsini, Robertson. Motion passed 3-0.

5. PUBLIC HEARING

A. 9:05 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*

- The applicant Barbara Miller agreed to proceed with the public hearing even though only 3 Commissioners are present.
- Michael Draper presented and answered questions from the Commission.

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

- Barbara Miller was asked again if she would like to continue as a unanimous vote is needed in order to approve the Variance. She decided to move the meeting till December 16, 2021, at 9:05am.

Public Comment open at 9:47 a.m.

- Nancy Voss – please note that the propane tanks are not depicted in the drawing correctly. The tanks are side by side next to the tree. Would like to point out that the carport would not have space for guests to park in which would require guests to park on the road. Please consider the tight space that the carport would cause with snow removal.

Public Comment closed at 9:53 a.m.

Motion: To continue the Miller variance public hearing on December 16, 2021, at 9:05 am.

Lizza motion; Robertson second.

Roll-call vote – Ayes: Lizza, Lagomarsini, Robertson. Motion passed 3-0.

6. WORKSHOP

No item

7. REPORTS

A. Director

- 3 private development application that also include General plan amendment
- 1 specific plan amendment
- 3 conditional Use Permit
- 4 Director review
 - i. Mammoth Pacific Geothermal plant- minor amendment to extend the expiration date
 - ii. Cargo container installation to be place on a property in Crowley Lake
 - iii. RV to be used on a property in Virginia Lakes that is in an Avalanche zone
 - iv. Relocation of an RV site at Fish Camp in Crowley Lake
- 6 Lot line adjustments/mergers
- Owens Valley Ground Water Authority Ground Water Sustainability plan was released and open for public comment through November 8th. Staff to that commission are helping responds to comments
- Many projects to help support housing capacity.
- Accessory Dwelling unit grant
- Building division- Increase in building permit application by about 20-40%. First couple Mountain View Fire rebuild have received their certificate of occupancy.

Commissioners

- **Commissioner Lagomarsini:** worked on an appeal hearing which was very interesting.
- **Chair Robertson:** Attended the groundbreaking on the housing parcels. A little shocking to see how many trees were removed in order to complete the housing project. Phase one should be complete by 2023 with 80 affordable units.

8. INFORMATIONAL

No Item

9. ADJOURN to December 16, 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.com

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.