

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

March 16, 2023 – 9:00 a.m.

Mono Lake Room-Mono County Civic Center
1290 Tavern Rd
Mammoth Lakes, CA

Authorization for teleconference participation in today's meeting by members of the Planning Commission under the modified Brown Act procedures of AB 361, based on Governor Newsom's March 1, 2023, Proclamation of Emergency resulting from severe storms and a finding that in-person participation would result in an imminent risk to the health and safety of meeting attendees. This authorization may last through April 12, 2023, provided the above conditions remain in effect.

Pursuant to subdivision (1)(B)(2) of Government Code 54953, find that: (1) on March 1, 2023, Governor Newsom proclaimed a state of emergency in Mono and twelve other California Counties due to the effects of severe winter storms; and (2) as a result of the conditions underlying the emergency declaration, the holding of an in-person meeting of the Board of Supervisors presents an imminent risk to the health and safety of attendees who would need to drive on icy and/or unplowed roads in poor driving conditions with low visibility to reach the in-person location.

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

TELECONFERENCE INFORMATION

1. Joining via Zoom

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/87566653293>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 875 6665 3293
To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

To join the meeting by telephone

Dial (669) 900-6833, then enter Webinar ID: 875 6665 3293

To provide public comment (at appropriate times) during the meeting, press *9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

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

2. Viewing the Live Stream

You may also view the live stream of the meeting without the ability to comment **by visiting:**

https://monocounty.granicus.com/MediaPlayer.php?publish_id=23749484-05e8-403e-af5e-98e3e52381f7

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ADOPT RESOLUTION 23-02 TO CONTINUE BROWN ACT REMOTE MEETINGS RULES UNDER AB361.

3. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

4. APPOINTMENT OF A NEW CHAIR AND VICE CHAIR

5. MEETING MINUTES

A. Review and adopt minutes of February 16, 2023, meeting.

B. Review and adopt minutes of February 16, 2023, AB361 meeting.

6. PUBLIC HEARING

A. UP 22-012/The Villager Motel. [9:00 am] The project is located at 2640 Highway 158, June Lake (APN 015-113-068) and proposes to replace a one-story, two-unit existing commercial lodging structure with a two-story, four-unit structure. The proposed structure will have a footprint approximately 20 square feet larger than the existing structure. It will be setback 10' from South Crawford Avenue and 3' from the south property boundary. Additional parking is provided on site, and a project condition will require a contract for snow removal. The property is 0.76 acres and designated Commercial. **Applicant has requested a continuation to April 20 at 9:00 am.** *Staff: Laura Stark*

B. UP 23-002/ Sierra Wave. [9:10 am] The project proposes to utilize the June Lake Village Central Business Parking District standards for a parcel located at 2616 Highway 158 in June Lake (APN: 015-075-005-000) to reduce the parking requirements by three spaces and to utilize an off-site snow storage plan to maintain adequate space for the proposed on-site parking plan. The parcel is 0.11 acre in size and is designated Commercial (C). The surrounding parcels are all designated as Commercial. *Staff: Laura Stark*

C. PLANNING APPEAL/ Herrick. [9:30 am] 110411 US 395, Coleville (APN 002-060-044-000). The property is designated Rural Resort (RU) and has an existing restaurant. Storage of an unoccupied RV overnight on a property is permitted when customarily incidental to any permitted use, such as an overnight use like a residential unit or hotel. This property does not have an overnight use, and therefore overnight storage of a vacant RV was determined not to be permitted. The Planning Commission can affirm, affirm in part, or reverse the determination. *Staff: Wendy Sugimura*

7. WORKSHOP

8. REPORTS

A. Director

B. Commissioners

9. INFORMATIONAL

10. ADJOURN to April 20, 2023

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).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions-&-committees/planning-commission). For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov.

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission 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. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.