

MONO COUNTY PLANNING COMMISSION

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AGENDA

May 21, 2020 – 10 a.m.

As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast with Commissioners attending from separate remote locations. 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 observed (no commenting) at
http://monocounty.granicus.com/MediaPlayer.php?publish_id=aa6532d4-b0ad-4841-bc0b-81fd86eb6651

The meeting may be joined by video at <https://monocounty.zoom.us/j/95667783915> and by telephone at 669-900-6833 (Meeting ID# is 956 6778 3915) where members of the public shall have the right to observe and offer public comment. If you are unable to join the Zoom webinar and wish to make a public comment prior to the meeting, please submit your comment, limited to 250 words or less, to cddcomments@mono.ca.gov by 5:00 PM on Wednesday May 20, 2020. Comments longer than 250 words may be summarized, due to time limitations. All comments will be made a part of the record.

An alternate method to access the video meeting is <https://zoom.us/join>
and enter Meeting ID: 956 6778 3915.

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. REVIEW OF MEETING MANAGEMENT & PROTOCOLS

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

4. MEETING MINUTES:

- A. Review and adopt minutes of January 16, 2020
- B. Review and adopt minutes of April 16, 2020

(continued on next page)

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

5. PUBLIC HEARING

10:05 A.M.

A. CONDITIONAL USE PERMIT 20-001/BARTER for an owner-occupied short-term rental use of two bedrooms within an existing three-bedroom residence located at 320 Mountain View Dr. (APN 064-150-004) in Swall Meadows. The land use designation is Estate Residential (ER). Maximum occupancy is five people and two vehicles. *Staff: Kelly Karl*

10:25 A.M.

B. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT to amend the 2001 June Lake Highlands Specific Plan in order to allow owner-occupied and non-owner-occupied transient rental (less than 30 days) on the following 20 parcels: 015-290-001, -011, -012, -014, -027, -031, -032, -033; 015-300-001, -002, -003, -004; and 015-310-011, -022, -023, -024, -025, -026, -028, -029. If approved, only these properties will be allowed to obtain a Vacation Home Rental Permit, which is a ministerial permit approved at the staff level and is not subject to further public input, to conduct transient rental. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. *Staff: Michael Draper*

10:55 A.M.

C. JUNE LAKE HIGHLANDS TENTATIVE TRACT MAP AMENDMENT 34-26. Proposal to amend Tract Map No. 34-26, removing Condition of Approval #44 that prohibits transient rentals (less than 30 days). In accordance with the California Environmental Quality Act, an exemption is proposed. *Staff: Michael Draper*

6. APPEAL:

A. APPEAL 20-001/WE ARE EVERYWHERE RV PARK. Appeal of an LDTAC denial for a Director Review application for installation of an LED sign, interpreted as inconsistent with the Mono County General Plan. The sign is located at 110437 HWY 395 (APN 002-060-042) in Coleville/Walker. The land use designation is Mixed Designation (MU), Resort & Rural Residential. *Staff: Jake Suppa*

7. REPORTS

A. DIRECTOR

B. COMMISSIONERS

8. INFORMATIONAL

9. ADJOURN to regular meeting June 18, 2020

***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).

Agenda packets are posted online at www.monocounty.ca.gov / Planning Commission under the "Government, Boards and Committees" menu / Agendas and Minutes. For inclusion on the e-mail distribution list, send request to mbell@mono.ca.gov

Interested persons may appear before the Commission in the remote 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.