

MONO COUNTY PLANNING COMMISSION

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Draft Minutes

December 16, 2021 – 9:00 a.m.

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

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

PUBLIC: Nancy and David Voss, 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

Review and adopt minutes of November 18, 2021. Title corrected to state “minutes” instead of “agenda”.

Motion: Approve the minutes November 18, 2021, with corrections.

Lagomarsini motion; Lizza second.

Roll-call vote – Ayes: Fogg, Lizza, Lagomarsini, Robertson. Abstain: Bush. Motion passed 4-0 with one abstention.

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: Fogg, Bush, Lizza, Lagomarsini, Robertson. Motion passed 5-0.

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 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*

- **Michael Draper:** Presented the staff report 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

- Applicant Barbra Miller: Spoke regarding her safety from the snow shedding off her roof. The carport would allow a safe place to park and enter her home.

Public Comment Opened at 9:35am

- Nancy and David Voss: Concerned regarding the location of snow shedding from the carport. Their snow storage would be affected with where her snow shedding would go, and it would limit access to the entrance of their home. The propane tanks are not in a safe location. Concerned regarding the parking on the road if guests were to visit.
- Craig Tapley: Very steep roof line causes snow to shed where Mrs. Miller parks and makes for a dangerous situation. This carport would give her safe and reasonable access to her residence. The concern for snow removal can easily be addressed with Mrs. Millers snow removal company using blowers and scoopers.
- Barbara Miller: The carport would only be covering where the roof is shedding. Propane tanks were placed by AmeriGas at their recommended location.

Public Hearing Closed at 10:06am

Commission Deliberation

- Commissioner Lizza: Cannot make findings in A. Suggested solution is to make the West property line the front of the property which would allow construction outside of the 10 ft setback. Not a full carport but enough to protect from roof shed.
- Commissioner Lagomarsini: Very interesting property design. Can make the finding as required.
- Commissioner Bush: Can see this going either way. Can see both sides of the situation. On Figure 4, the positioning of the structures looks like the snow shedding on the propane tanks are coming from the Voss's garage. The carport would be a benefit to the snow storage.
- Commissioner Fogg: Visited the site and the primary issue is the constraints of the property. Due to the size, shape, and topography of this location findings in A can be made.
- Chair Robertson: Would it be appropriate to add a condition of approval to include a snow removal contract? Can make finding A.

Motion: 1) Find the project qualifies as a categorical exemption under CEQA §15301. 2) Instruct staff to file a notice of exemption; 3) Make the required finding as contained in the staff report and approve Variance 21-004.

Robertson motion; Bush second.

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

6. WORKSHOP

No items

7. REPORTS

A. Director

- LADWP has an adaptive management plan that provides water to rancher leases in support of sage grouse. Very little water available which was hard to make water management decisions.
- Board of Supervisors discussed various housing policies, will workshop with the Planning Commission at the next meeting.
- Black Point Mine and a Use Permit may be agendaized for the next meeting.
- Cannabis Use permit in process.
- 8 Director reviews currently in process.
- 8 LLA/ LM in process.

- Approved a Director review for a RV in an avalanche area.
- Mammoth Pacific Director review approval to operate for another 30 years.
- Owens Valley Groundwater Authority approved the groundwater sustainability plan on December 9th.

B. Commissioners

- Commissioner Robertson: Received a lot of snow in Mammoth, causing lots of problems with removal.

8. INFORMATIONAL

A. Board of Forestry and Fire Protection's November 22, 2021 Draft Minimum Fire Safe Regulations

https://www.rcrcnet.org/sites/default/files/useruploads/Documents/Barbed_Wire/December_03_2021/rpc-2-d-draft-state-minimum-fire-safe-regulations-revisions-nov-22_ada.pdf

9. ADJOURN to January 20, 2022

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.