

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

May 18, 2023 – 9:00 a.m.

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

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/89669386033>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 896 6938 6033 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: 896 6938 6033

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.

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

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda
3. **MEETING MINUTES**
 - A. Review and adopt minutes of April 20, 2023
4. **PUBLIC HEARING**
 - A. **9:10 am – General Plan Amendment 23-01/ Cleanup.** The following technical revisions to the Land Use Element are proposed as part of the annual General Plan update: 1) Define “Single

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

Room Occupancy” and allow in residential designations, as required by state law. 2) Add technical note for clarity in explaining dual use designations. 3) Remove chimneys from exceptions to height limits for consistency. 4) Add technical note regarding CalFire setbacks for clarity. 5) Technical corrections for consistency to the animal standards table. 6) Add technical clarification notes to the Development Credits chapter. 7) Add technical clarification notes to the Dark Sky Regulations. 8) Add technical clarification notes to the Short-Term Rental regulations. 9) Add technical notes clarifying manufactured homes less than 20 feet wide are consistent with the community character of the Antelope Valley and Lee Vining. A CEQA Addendum is proposed. *Staff: Rob Makoske and Brent Calloway*

5. WORKSHOP

No Items

6. REPORTS

A. Director

B. Commissioners

7. INFORMATIONAL

A. Meeting Location and format

8. ADJOURN to June 15, 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 person.

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 (1290 Tavern Rd, Mammoth Lakes, CA 93546). 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.