

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

SPECIAL MEETING MINUTES

June 13, 2013
(Adopted July 11, 2013)

COMMISSIONERS PRESENT: Chris Lizza, Dan Roberts, Rodger B. Thompson. **ABSENT:** Scott Bush, Mary Pipersky.
STAFF PRESENT: Gerry Le Francois, principal planner; Heather deBethizy, associate planner; Brent Calloway & Wendy Sugimura, CDD associate analysts; Stacey Simon, assistant county counsel (by videoconference); C.D. Ritter, commission secretary

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Dan Roberts called the Special Meeting to order at 10:10 a.m. at the ~~county courthouse in Bridgeport~~ **Minaret Village Mall in Mammoth Lakes** and led the pledge of allegiance.
- 2. PUBLIC COMMENT:** None.
- 3. MEETING MINUTES:** Adopt minutes of May 9, 2013.

MOTION: Adopt minutes of May 9, 2013, as amended: *(Lizza/Thompson. Ayes: 3. Absent: Bush & Pipersky.)*

4. PUBLIC HEARING:

USE PERMIT 13-002/Hastings. The proposal is to allow the use of an RV during construction of the main residence. The parcel (APN 060-020-006) is located in the Long Valley area within US Highway 395 scenic combining district. The RV placement and use would be permitted for one year, and the RV is required to be placed in a manner that minimizes visual impacts to the scenic highway. The project qualifies as a CEQA exemption. *Staff: Heather deBethizy*

Heather deBethizy reviewed the proposal that staff had elevated from Director Review to Use Permit. Applicant Hastings was present by phone. Lot corner is best site for RV during construction. Project located along State Scenic Highway has building requirements, which are incorporated into its building permit (e.g., landscaping, no tall trees that could serve as raptor perches). RV is temporary, only one year. Comment letters received showed concern that if an RV is allowed on site, people will think camping is permitted. Wastewater from RV must go to dump station. Exterior lighting must comply with Dark Sky Regulations. Utility hookups are to be removed afterward. No camping on site.

RV size? Mid 20-footer.

Enough distance from septic to drive? DeBethizy noted system was to be approved by Environmental Health and applicant. Site plan doesn't show how to hook up to septic. If want specific, could provide.

Plan to take to waste to dump station? *Yes; not want RV parked next to septic.*

Water service? *Drilling a well.*

Landscaping plan? *Relates to building permit, not RV, which will use existing screening.*

Trailer or RV with parking pad? *No concrete pad, just RV driven onto property. Do not regulate number of cars during construction.*

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

OPEN PUBLIC COMMENT: David Hastings, applicant. It's a trailer pulled by truck. Proximity to 395, concern with theft of equipment and materials (no storage), potential vandalism. He will make it look appealing, a complement to surrounding environment. Being on site will speed up project.

How often on site? *School teacher, so will work through summer, try to get it finished, with only interior work in winter.*

Commissioner Roberts thought presence of owner should mitigate concerns of vandalism, theft.

Barbara Beaver mentioned Mono County construction at Devils Gate, where a cab-over camper is parked within feet of 395. Apparently owner is using facility while building up the road. If allowed there, allow here within restrictions. Hastings has a lot more going on.

Bea Beyer, adjacent property owner, had concern less scenic than past issues with people pulling onto frontage road, dumping trash after camping. Seeing an RV might encourage that activity. Safety issue: She lives alone, Caltrans is not there at night, and if drunks knock on door, she will call sheriff. Can't take those risks. Lived there 33 years, 42 years in Mono County, knows patterns. Appreciate concern about vandalism of equipment. If permit granted, post "No overnight camping" on road. Told it would take years. Expedite the process. Other concern is fire danger. If one spark ignites, Caltrans stores a lot of fuel that could blow up. Hastings needs to be extra cautious, no moisture in air. Very dangerous spark. Monitor July 4, as people set off fireworks. Concern for cattle. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Commissioner Thompson thought hooking into septic doesn't seem feasible. Options of going elsewhere? Having someone on site might help concerns of neighbor. People pull off roads everywhere. Signage would go to ~~LADPW~~ **LADWP**. Not in conditions of approval because it's off site.

Beyer spoke to then Supervisor Hap Hazard earlier, thought she was given runaround. Definitely needed Mono Supervisors' approval.

Le Francois explained it's not County property, but county right of way. He will look into it. BLM or LADWP manage their own lands. No camping in right of way? Mono can establish no-parking regulations.

Encroachment onto LADWP? *Yes. From Beyer to Caltrans is State property. County road with LADWP easement.*

Le Francois noted LADWP signs properties with access point. Maybe access along fence.

De Bethizy suggested calling LADWP to put up its signs, talk to LADPW about Mono right of way.

Thompson noted existing vegetation shows wet parcel (willows). Driving by, he looks out at distance, far skyline, or looking west at Sierra. Probably glimpse RV, but would look beyond.

Commissioner Lizza thought the issue was scenic. Whole site will be a construction mess for a while, but it's not pristine anyway with Caltrans up the road. So wide open, so much traffic, vandalism is unlikely. Hidden sites get stuff ripped off. A 25' RV will stick out. Maybe limit to six months instead of year. Prime viewshed, everyone will see it. Finished project sooner is better.

Commissioner Roberts thought visually, it's not particularly obtrusive due to Caltrans. When on road and tired, he looks for places unoccupied. Maybe look for more secluded site.

Gated access? *Yes.*

Get shell up, exterior done before winter? *Working toward that.* Thompson noted it's very difficult there in winter. *Prefer not to carry on into spring. Still wants to finish within year.*

Beyer noted road is not plowed in winter, would have to plow himself out. Limitation may befall him. Could be a real issue. Caltrans plows itself out only, not dead-end to Hastings. RV could get buried as well.

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA guideline 15304; make the required findings as contained in the project staff report; and approve Use Permit 13-002 subject to conditions of approval. *(Lizza/Thompson. Ayes: 3. Absent: Bush, Pipersky.)*

Beyer asked who would monitor use permit conditions. *Compliance Officer Nick Criss.* Roberts indicated that a building permit would require inspections. Beyer noted violations have occurred already and were brought to deBethizy's attention.

5. WORKSHOP:

A. HOUSING MITIGATION ORDINANCE: Receive presentation and provide desired direction to staff to update the Housing Mitigation Ordinance.

B. PARKING REGULATIONS: Review of workshops with RPACs.

6. REPORTS:

A. DIRECTOR (*by Gerry Le Francois*): 1) Scott Burns and Nick Criss are at mining meetings in Sacramento; 2) Planning Commission budget remains status quo; 3) parcel map in Chalfant; 4) Variance application for setbacks at Crowley; and 5) RPACs are working on General Plan updates (Paradise trails plan, tie-in to Upper Rock Creek Road).

Wendi Sugimura noted Opticos had consulted on Bridgeport revitalization. Additional funds have been identified. Two inquiries were received about business façade projects, and private property owners are interested in improving properties. Bridgeport is opposed to further regulations, so Opticos created an "idea book." Sugimura presented Opticos printouts to review (supplemental, not regulatory). She was unsure how to incorporate into General Plan. Disclaimer: Contact CDD before progressing. Nuances exist about what's allowed. Two components: Private property and public realm. She requested comments from commissioners. An fatal accident in Bridgeport at East Walker River bridge created opportunity to do something with the bridge. Caltrans standards have changed since original construction, and now many bridges need reconstruction. Maybe Mono could get in on design phase to talk about improvements to bridge design. Pedestrian railing soon, not part of 2016 design. Emphasize vertical elements, not horizontal (piers, railing pieces, columns). Look for existing materials to use in new way. Opticos did June Lake Design Guidelines as well.

B. COMMISSIONERS: Commissioner Roberts announced Friday meeting about the future of June Mountain at Double Eagle Resort at 4 p.m.

7. INFORMATIONAL: No items.

8. ADJOURN at 1:30 p.m. to July 11, 2013, at courthouse in Bridgeport.

Prepared by C.D. Ritter, commission secretary