

# MONO COUNTY PLANNING COMMISSION

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## SPECIAL MEETING AGENDA

March 18, 2021 – 9:00 a.m.

### TELECONFERENCE INFORMATION

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.

### Important Notice to the Public Regarding COVID-19

Based on guidance from the California Department of Public Health and the California Governor’s Office, in order to minimize the spread of the COVID-19 virus, please note the following:

#### 1. Joining via Zoom

There is no physical location of the meeting open to the public. 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/92681386245>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” **Use Zoom webinar ID:** 926 8138 6245

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.

##### To join the meeting by telephone:

Dial (669) 900-6833, then enter **Webinar ID:** 926 8138 6245

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.

#### 2. Viewing the Live Stream

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

[http://monocounty.granicus.com/MediaPlayer.php?publish\\_id=0e5c2c08-b08a-4cc2-9bf1-e903501f73bc](http://monocounty.granicus.com/MediaPlayer.php?publish_id=0e5c2c08-b08a-4cc2-9bf1-e903501f73bc)

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

#### 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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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

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.
3. **MEETING MINUTES**
  - A. Review and adopt minutes of February 18<sup>th</sup>, 2021.
4. **Election of new Planning Commission Chair and Vice-Chair**
5. **PUBLIC HEARING**
  - A. **9:05 a.m. CONDITIONAL USE PERMIT 20-009/Gordon.** The proposal is for an owner-occupied short-term rental at 90 Aspen Place in Crowley Lake (APN 060-210-067). The existing four-bedroom/four-bathroom main residence would be rented while the owners occupy the detached accessory dwelling unit. Maximum occupancy is 10 people and seven vehicles (five vehicles for renters and two vehicles for the property owners). The parcel is designated Single-Family Residential (SFR). In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. *(Staff: Kelly Karll)*
  - B. **9:35 a.m. CONDITIONAL USE PERMIT 21-001/Hemminger.** The proposal is for permitting the unauthorized installation of overhead powerlines at 194 Wunderlich Way (APN 002-440-029) in Coleville pursuant to the undergrounding exemptions provided in Chapter 11 – Utilities of the General Plan Land Use Element. The parcel is designated Rural Residential (RR). In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. This is a continuation of the public hearing at the February 18, 2021 Planning Commission meeting. *(Staff: April Sall)*
  - C. **10:05 a.m. Use Permit 21-002/Way.** The proposal is for a six-foot-tall front yard wooden fence at 30 Emigrant Street in Bridgeport (APN 008-091-049) within the front yard setback. General Plan, Land Use Element 04.160, allows for front yard fences greater than four feet within the setback, with approval of a Use Permit. The property is designated Multi-Family Residential – Low (MFR-L). In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed. *(Staff: Bentley Regehr)*
6. **WORKSHOP**

No items
7. **REPORTS**
  - A. **Director**
  - B. **Commissioners**
8. **INFORMATIONAL**

No item
9. **ADJOURN** to April 15, 2021

**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](http://www.monocounty.ca.gov) on the Mono County calendar, and emailed to the distribution list. For inclusion on the e-mail distribution list, send a request to [hwillson@mono.ca.gov](mailto:hwillson@mono.ca.gov).

Commissioners participate from a remote location per COVID public health precautions. Interested persons may submit written public hearing comments prior to the start of the meeting at [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov) or with the Planning Commission Secretary, or appear before the Commission at the digital meeting to present testimony for public hearings. 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.