

# 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](http://www.monocounty.ca.gov)

## SPECIAL MEETING AGENDA

February 16, 2023 – 9:00 a.m.

### Hybrid Meeting: Zoom & Mono Lake Room

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

This meeting will be held in person and via teleconferencing, and members of the Commission may attend from separate, remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials have recommended or imposed measures to promote social distancing.

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/85741674555>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: **857 4167 4555**

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: 857 4167 4555

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.

#### 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=18ba204e-42f6-4d0a-9d3d-fc6b89b99aae](http://monocounty.granicus.com/MediaPlayer.php?publish_id=18ba204e-42f6-4d0a-9d3d-fc6b89b99aae)

---

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

*\*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 December 15, 2022, AB361 meeting.
- B. Review and adopt minutes of December 15, 2022, special meeting.

**4. PUBLIC HEARING**

**A. UP 22-012/The Villager Motel. [9:00 am]** The project is located at 2640 Highway 158, June Lake (APN 015-113-068) and proposes to replace a one-story, two-unit existing commercial lodging structure with a two-story, four-unit structure. The proposed structure will have a footprint approximately 20 square feet larger than the existing structure. It will be setback 10' from South Crawford Avenue and 3' from the south property boundary. Additional parking is provided on site, and a project condition will require a contract for snow removal. The property is 0.76 acers and designated Commercial. *Staff: Michael Draper*

**B. UP 23-001 & Expanded Home Occupation Permit 23-001/Sherer. [9:30 am]** The project is located at 1273 Swall Meadows Road, Swall Meadows (APN 064-140-014) and proposes an accessory structure/garage greater than 20' in height and an Expanded Home Occupation Permit. The Expanded Home Occupation will allow the applicants to complete maintenance work on heavy equipment related to the applicants' existing business, Eastside Iron Co. All work will be completed within the accessory structure/garage. Heavy equipment will not be used at the project site, other than for the purpose of moving equipment into and out of the accessory structure. The property is designated Estate Residential and is 0.95 acres. *Staff: Michael Draper*

**5. ACTION ITEM**

**A.** Recommend the Board of Supervisors send a letter to Liberty Utilities regarding compliance with overhead power regulations. *Staff: Wendy Sugimura & Emily Fox*

**6. WORKSHOP**

**A.** Brown Act requirements and returning to in-person meetings. *Staff: Emily Fox*

**7. REPORTS**

- A. Director
- B. Commissioners

**8. INFORMATIONAL**

**A.** Letter to the Planning Commission from Mark Langner

**9. ADJOURN** to March 16, 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 Bridgeport.

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 (Minaret Village Mall, above Giovanni's restaurant). 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 [bperatt@mono.ca.gov](mailto:bperatt@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.