

# MONO COUNTY PLANNING COMMISSION

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Bridgeport, CA 93517  
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## SPECIAL MEETING AGENDA

June 20, 2024 – 9:00 a.m.

Bridgeport Board Chambers  
2<sup>nd</sup> floor County Courthouse  
278 Main Street  
Bridgeport, CA 93517

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means. 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. Mammoth Teleconference Location** -Dana Room in the Mono County Civic Center, Second floor 1290 Tavern Rd, Mammoth Lakes, CA 93546.

### 2. 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/82702284409>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 827 0228 4409 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: 827 0228 4409

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 May 9, 2024. (pg. 1)

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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

#### 4. PUBLIC HEARINGS

- A. No earlier than 9:05 a.m. UP23-007 Prendergast.** Applicant is seeking approval of a Use Permit to allow for a 5,000 square foot artisan wood shop and a 1,400 square foot caretaker's home. The proposed project location is 84 Stock Drive in Bridgeport (APN: 008-070-042-000). The parcel is 1.41 acres and has a land use designation of Service Commercial (SC). California Environmental Quality Act (CEQA) Section 15183 exemption is proposed. *Staff: Aaron Washco* (pg. 3)
- B. No earlier than 9:05 a.m. GENERAL PLAN AMENDMENT (GPA) 24-02/North County (Walker Basin) Water Transactions.** Consider a GPA establishing water transaction criteria policies based on potential environmental impacts of redirecting water from current uses to Walker Lake to raise the water level. Adoption of Resolution R24-03 recommends the Board of Supervisors find the project exempt from CEQA under §15307 and §15308 and adopt the proposed GPA. *Staff: Wendy Sugimura* (pg. 45)
- A. No earlier than 9:15 a.m. [WITHDRAWN] UP24-002 Wallentine STR.** Applicant was seeking approval of a Use Permit to allow for short-term rentals at 32 Washington Street in June Lake (APN: 016-101-037). The subject parcel is located within the Clark Tract, 0.23 acres and has a land use designation of Single-Family Residential. After notices were mailed and published, the applicant decided to withdraw the application. *Staff: Aaron Washco*

#### 5. WORKSHOPS

- A. Study of Special Districts** to support development and potentially an increase in zoning density – funded by a Community Development Block Grant. *Staff: Wendy Sugimura & Kelly Karl* (pg. 69)

#### 6. REPORTS

- A. Director (pg. 344)  
B. Commissioners

#### 7. INFORMATIONAL/ CORRESPONDENCE

- 8. ADJOURN** to the scheduled Special Meeting on July 18, 2024, at 9:00 am.

**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 (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov](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](mailto: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.