

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING MINUTES

April 5, 2018
(Adopted June 14, 2018)

COMMISSIONERS: Scott Bush, Chris I. Lizza, Mary Pipersky, Dan Roberts. **ABSENT:** Roberta Lagomarsini,

STAFF: Wendy Sugimura, interim CDD director; Gerry Le Francois, principal planner; Bentley Regehr & Michael Draper, planning analysts; Louis Molina, environmental health, & Nick Criss, compliance officer (teleconference); Christy Milovich, assistant county counsel; CD Ritter, commission secretary

GUESTS: Sheriff Ingrid Braun, Kevin Dortch, John Borton, Erik Burns, Steven Rubinstein, John DeCoster, Eric Edgerton, Marty Federspiel, Moe Commar, John Frederickson, Abbie & Adam Thomason, Lynn Monteverde, Bob Strong, Grant Oepkes, Lance Bauer

1. **CALL TO ORDER:** Chair Scott Bush called the meeting to order at 10:10 a.m. at the Town/County Conference Room in Mammoth Lakes, with teleconference to board chambers in Bridgeport.

2. **PUBLIC COMMENT:** No items

3. **PUBLIC HEARING**

A. CONDITIONAL USE PERMIT 16-00015/ Crowley Lake Fish Camp. The project area is located on APNs 060-100-010 & 060-110-004 (1149 S. Landing Road, Crowley Lake) with land use designation of Open Space. Conditional Use Permit 16-0015 would ensure that all required approvals and permits are obtained as needed for existing and proposed uses. Existing uses include gatehouse and camp-host trailer, entry gates and fencing, tackle shop and offices, park model cabin trailer #1, 2, & 3, ramadas (2), **manager's home, water storage tank, domestic well house, existing dry campsites**, fuel facility and tanks, existing propane gas service tanks (6), boathouse, and boat and trailer storage area. Proposed uses include a new water storage tank, RV campsites with hookups (19), new water line & spigot to serve dry campsites, maintenance yard, landscape pond, new bathrooms & showers (up to 3), septic system upgrades, and other ancillary uses. A Mitigated Negative Declaration under CEQA has been prepared and circulated for public comment for this project.

Gerry Le Francois introduced the project. Mitigation monitoring plan included. Long history of camp. Memorialize activities historical and recent. Twenty-nine uses, six new. State regulates mobile home and RV parks. County provides land use approval prior. RV sites improved within decade. New restroom and portable shower facilities. Leased from LADWP. RV improvements. Floating restrooms positioned around lake. Tribal request for excavation notice. No significant impacts. Mitigation measures proposed. Tribe requested on site observation in Bridgeport excavation.

LADWP involved? Le Francois: Yes, real estate division. Lessee as permittee.

How escaped planning process all these years? Le Francois: DR (Director Review) for tackle shop and caretaker quarters. Complaint on RV park triggered process.

If it came up now, what would be required? Le Francois: Could be SP (Specific Plan). If bare ground, very different process.

Sandra Bauer noted it came about over time, more detail developed. SP would be ideal for this.

Le Francois cited Gomez complaints

Sugimura indicated if typical piece of private property, straightforward. Mono has no authority over LADWP. Complicated process to determine what is subject to use permit. Setting baseline for CEQA document.

Le Francois noted proponent got permission from LADWP.

Lizza saw piecemeal approach when adding new components.

Le Francois mentioned to Frederickson idea of SP. Memorialize past uses.

OPEN PUBLIC HEARING: No comments. **CLOSE PUBLIC HEARING.**

**DISTRICT #1
COMMISSIONER**
Mary Pipersky

**DISTRICT #2
COMMISSIONER**
Roberta Lagomarsini

**DISTRICT #3
COMMISSIONER**
Daniel Roberts

**DISTRICT #4
COMMISSIONER**
Scott Bush

**DISTRICT #5
COMMISSIONER**
Chris I. Lizza

DISCUSSION

Roberts mentioned Crowley Lake Fish Camp previously was thought of as LADWP turf. Bush noted it was **grandfathered in, but improvements must conform to today's world.**

MOTION, plus cultural resources provision by Tribe (*Roberts/Pipersky. Ayes: 3. Abstain: Lizza. Absent: Lagomarsini.*)

Any evidence of cultural resources? Le Francois cited scatters, old bottles. Abbie Thomason: Project area and leased area beyond. Two prehistoric sites with obsidian flakes. Le Francois: Private version and public version with sources redacted.

Lizza opined that Use Permit is not right process, should be SP (Specific Plan).

B. TENTATIVE PARCEL MAP 18-001/Bauer. The proposed project (APN 016-143-045) would subdivide a 0.94-acre parcel that includes one home into two lots with 20,555 square feet for parcel 1 and 21,043 square feet for parcel 2 with access from California Street. Land use designation is Single-Family Residential (SFR). A 15183 is proposed under CEQA.

Gerry Le Francois presented map, mentioned steep topography toward Hwy. 158. Future construction would use California Street right of way. Add condition after LDTAC input: Delineate setbacks on map to better define building envelope.

Lance Bauer indicated he and Ellsworth traded easements.

OPEN PUBLIC HEARING: No items. **CLOSE PUBLIC HEARING.**

DISCUSSION

CA Street improvements? Le Francois indicated need to contact Building Division and get grading permit from Public Works. Tentative Map has conditions before final map. Will-serve letters from PUD (Public Utility District) and FPD (Fire Protection District).

Bauer is undecided whether to build himself or sell.

Caltrans notified? *LDTAC item, no comments.*

MOTION: Adopt CEQA 15183 document, adopt findings for Tentative Parcel Map 18-001 as contained in project staff report, and approve TPM 18-001 subject to Conditions of Approval contained in project staff report plus Condition 26: **Final Tentative Parcel Map shall have setbacks (20', 10' for side and rear yards)** noted on the final map from all property lines to clarify where structures may be built. (*Lizza/Pipersky. Ayes: 4. Absent: Lagomarsini.*)

C. CONDITIONAL USE PERMIT 18-001/Oepkes. Proposal to convert an existing 1,350-square foot garage located at 73 S. Crawford Ave (APN 015-113-058) to five motel rooms and storage space. Proposal also includes remodeling the lobby of the existing June Lake Motel located at 2716 Hwy 158 (APN 015-113-061) and **converting 224 square feet to an owner's unit.** Land use designation is Commercial (C). A CEQA Class 3 categorical exemption is proposed.

Gerry Le Francois introduced planning analyst Bentley Regehr. Garage is diagonally NW of motel. Relocate propane tanks to provide parking. Mixed Use area has residential. Worked on parking, five new guests, two employees. Paved ADA space, rest on "grasscrete." Not all spaces full size, up to 40% alternate size. Snow storage not on site, allowed off site with snow removal contract. Neighboring owners cited roof shed.

250 sf motel room with bathroom? *Yes.*

Parking? *Existing nonconforming motel, looking at new spaces added.*

Le Francois noted same owner, two separate parcels.

Conversion, not new built? *Yes.*

OPEN PUBLIC HEARING: Lynn Monteverde, adjacent property owner. No setback, snow sheds heavily, even causing flooding. Showed print images. Read comment letter requesting delay of decisions until all pertinent information is **gathered. Dug trenches, located French drain. Can't catch up.**

Bush **noted that if can't** change snow shed, problem would still exist. **Monteverde clarified she's** against flooding on property, not against project.

Did garage exist when Monteverde moved in? Roberts recalled it was built later by Bromberger.

Why not taken into account?

Monteverde wanted to address snow shed problem. Maybe an engineer?

Bush saw it as a **civil issue between property owners. PC can't rectify that problem. Garage exists, not change with proposal.** Not have authority to re-engineer garage.

Le Francois reminded Commercial properties can have zero setback. Maybe pull old building permit by Bromberger. Straight building issue, not PC. Used to mandate snow rails with zero setbacks, but snow rails fail, so not approved today.

Monteverde asked who can make proponent responsible, not adjacent owner?

Bob Strong, contractor, noted **sizable setback next to Lynn's property.** Did not think anything can be done. Building in a hole, so way to solve problem is to jack up house. Five-foot setback on.

Le Francois stated Commercial designation allows zero setback, but typically not seen unless share common wall.

Monteverde asked if she should go to code compliance. Bush thought she could start there.

Le Francois confirmed grasscrete aids drainage. County concerned about runoff.

Monteverde asked **where Mono's responsibility lies.** Le Francois indicated built environment in June Lake has buildings over property lines. Bromberger pulled permit in 2001.

Bush had no clue why **Monteverde's** property is lower. Snow runoff still will happen.

Oepkes, owner of motel built in 2001, completely signed off plans. Mold in attic has nothing to do with snow shed. **Hose to street from Lynn's property. All soil saturated.** Higher land on other side. Mud bog last year. Moisture travels to lowest point. Solutions: 1) Create walkway, push snow away on his property. 2) Have snow removed, limiting amount of moisture toward her property. Motel has more parking spaces than needed, as employees walk to work. Can store snow on property. **CLOSE PUBLIC HEARING.**

DISCUSSION

Lizza noted project includes seven (not 29) parking: two employees, two parallel spaces, three angled.

Roberts: Motel room small size?

Access via walkway? Bush thought that snow should not be stored on walkway but moved away from Monteverde 's property.

Le Francois indicated applicant agreed to move snow into parking space.

Pipersky mentioned safety of tenants walking past roof to rooms. Oepkes noted snow usually sheds within 24 hours.

MOTION: Staff report + change 29 to seven parking spaces, with two alternate + snow removal away from neighbor properties (*Pipersky/Roberts. Ayes: 4. Absent: Lagomarsini.*)

4. **WORKSHOPS:** No items

5. **REPORTS**

A. **DIRECTOR:** None.

B. **COMMISSIONERS: Roberts:** CCPCA conference May 4-5 in Redding, 88th annual conference. Greenmailing, tribal consultation under AB 52, EPA superfund site cleanup, housing goals, cannabis. Field trip to JFK memorial, mall, Shasta dam, Sierra Pacific Industries plant. Leticia Perez, dynamic speaker, former public defender, farm for inmates who lived on farm.

6. **INFORMATIONAL:** No items

7. **ADJOURN** at 11:50 a.m. to regular meeting May 17, 2018

Prepared by CD Ritter, PC secretary