

MONO COUNTY PLANNING COMMISSION

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AGENDA

December 19, 2019 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

***Videoconference:** Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

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 Pizzeria). Agenda packets are also posted online at [www.monocounty.ca.gov / boards & commissions / planning commission](http://www.monocounty.ca.gov/boards%20&%20commissions/planning%20commission). For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**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: Review and adopt minutes of November 21, 2019 – *p. 1*

4. PUBLIC HEARING

10:05 A.M.

A. VARIANCE 19-01/Stang. Proposal to encroach upon the required stream setback distance of 30' at Dream Mountain Estates, June Lake (APN 016-270-005). The applicant proposes to construct a new single-family residence 16' from a stream on the property. The land use designation is Single-Family Residential (SFR). The parcel is currently vacant. The proposed house and garage area total 1,249 square feet (sf), or 14.8% of the total 8,401.5-sf lot area. An exemption in compliance with the California Environmental Quality Act (CEQA) is proposed for the project. *Staff: Michael Draper – p. 5*

10:35 A.M.

B. CONDITIONAL USE PERMIT 19-011/Heaton for use of a residence as a transient rental at 24 W. Granite Ave. in June Lake (APN 015-103-005). The unit contains one bedroom and is allowed a maximum of four overnight guests. Property is designated Multi-Family Residential – High (MFR-H). *Staff: Bentley Regehr – p. 20*

5. WORKSHOP: None

6. REPORTS

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL

8. ADJOURN to regular meeting January 16, 2020

More on back...

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

***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.

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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.