

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

November 17, 2022 – 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/85665729654>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 856 6572 9654
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: 856 6572 9654

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=0f5435ea-0acf-492c-a287-dfa269a8d5f8

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. CONSENT ITEMS

- A. Review and adopt minutes of October 3, 2022, special meeting.
- B. Review and adopt minutes from October 3, 2022, AB361 meeting.

4. PUBLIC HEARING

A. 9:00 a.m. USE PERMIT 22-007/Paiva. Consider approval of a Use Permit application for overhead power to serve a single-family residence and accessory structures located at 650 Eastside Lane in Walker (APN 002-430-018-000). Overhead powerlines on the property are supported by three poles spanning from Eastside Lane approximately 600' onto the property; then powerlines are underground the remaining distance approximately 300' to the applicant's home and accessory structures. A Categorical Exemption under CEQA guideline 15303(d) is proposed. *Staff: Michael Draper*

B. 9:05 a.m. GENERAL PLAN AMENDMENT 22-02 & USE PERMIT 21-007/D&S Waste. Consider a General Plan Amendment to change the land use designation of 7937 Highway 167 in the Mono Basin (APN 013-210-028) from Resource Management to Industrial; and a Use Permit to build and operate a waste transfer station at the site. The General Plan Amendment must be approved for the Use Permit to be enacted. A Negative Declaration is proposed. *Staff: Bentley Regehr*

C. 9:20 a.m. GENERAL PLAN AMENDMENT 22-03 & USE PERMIT 22-011/Nichols. Consider a General Plan Amendment to change the land use designation of 171 Aurora Canyon Road, Bridgeport (APN 008-210-003) from Multi-Family Residential-Moderate to Mixed Use; and a Use Permit to conduct transient rental of the existing duplex. The duplex contains one one-bedroom unit and one two-bedroom unit. The General Plan Amendment must be approved for the Use Permit to be enacted. The property is 0.34-acres and contains a two-story duplex and garage. An Addendum to the 2015 Mono County General Plan EIR is proposed. *Staff: Michael Draper*

5. WORKSHOP

No Item

6. REPORTS

- A. Director
- B. Commissioners

7. INFORMATIONAL

No Item

8. ADJOURN to December 15, 2022

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%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to 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.