

MONO COUNTY PLANNING COMMISSION

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February 28, 2023

To: The Sheet

From: Wendy Sugimura

Re: Legal Notice for the March 4 edition

Invoice: Heidi Willson, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Planning Commission will conduct a public hearing **March 16, 2023**. The meeting will be accessible remotely by livecast at: <https://monocounty.zoom.us/j/87566653293> or in-person at the Board Chambers, 2nd floor, County Courthouse, Bridgeport, CA, 93517 or via Teleconference Location at the Lundy Lake Room of the Mono County Civic Center, First Floor, 1290 Tavern Road, Mammoth Lakes, CA, 93546 where members of the public shall have the right to observe and offer public comment, to consider the following: **9:30 am – Appeal of a Planning Division determination that storage of a vacant recreational vehicle (RV) is not permitted at 110411 US 395, Coleville (APN 002-060-044-000)**. The property is designated Commercial (C) and has an existing restaurant. Storage of an unoccupied RV overnight on a property is permitted when that storage is customarily incidental to any of the permitted uses, such as in the case of a residential land use designation with a house. The storage of an unoccupied RV was determined by the Planning Division to not be related, and therefore not “customarily incidental to,” the restaurant use, and directed the RV to be removed in conformance with an existing Notice of Violation (issued in August 2022) and citation (issued in November 2022) for illegally living in the RV. The property owner is appealing that Planning Division determination to the Planning Commission who can affirm, affirm in part, or reverse the determination. Pursuant to the California Environmental Quality Assessment (CEQA), the project qualifies as a Categorical Exemption under Guidelines §15301 – Existing Facilities, which consists of the operation and maintenance of existing structures involving negligible or no expansion of the existing or former use. Project materials are available for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting online (technology permitting) or to attend in-person; and to **submit comments by 8 am on Thursday, March 16, 2023, to the Planning Commission Secretary, PO Box 347, Mammoth Lakes, CA 93546** or by email at cddcomments@mono.ca.gov. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Secretary of the Planning Commission at, or prior to, the public hearing.

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