



Mariposa County

MINUTES of the Planning Commission

Edward Walls	District I
Warren Gray	District II
Mick Herman	District III
Deni Smith, Vice-Chair	District IV
John McCamman, Chair	District V

ACTION SUMMARY MINUTES-FINAL

MEETING DATE: May 5, 2023
TIME: 9:00 AM
LOCATION: Board Chambers
Mariposa County Government Center
5100 Bullion Street, Second Floor, Mariposa, CA 95338

1. CALL TO ORDER

John calls meeting to order.

Attendee Name	Title	Status	Arrived
Ed Walls	District I Planning Commissioner	Excused	
Warren Gray	District II Planning Commissioner	Present	9:00 AM
Mick Herman	District III Planning Commissioner	Present	9:00 AM
Deni Smith	District IV Planning Commissioner	Present	9:00 AM
John McCamman	District V Planning Commissioner	Present	9:00 AM

2. PLEDGE OF ALLEGIANCE

The Pledge was led by Commissioner Smith.

3. MINUTES APPROVAL

A. Planning Commission – Regular Meeting – April 7, 2023 9:00 AM

By motion of Commissioner Herman, seconded by Commissioner Smith, the Planning Commission approved the minutes of April 7, 2023 as presented.

RESULT: (4-0)

Ayes: Gray, Herman, Smith, McCamman

NOES:

ABSTAIN:

EXCUSED: Walls

4. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

5. PUBLIC HEARINGS

A. PUBLIC HEARING: Resolution Approving Variance Application No. 2022-287 with Findings and Conditions, Including a Finding that the Project is Exempt from Environmental Review; Mark Johnson, Applicant; Charlotte and Gary Gibb, Owners. Project is Located at 8084 Loop Rd, Wawona; APN 010-510-034.2023-PCRES-8

Planner: Polina Pivak

Polina Pivak, Planner II, presented the project along with a power point presentation.

Clarifications: Commissioner Herman addressed concerns from a written letter by Kathleen Dunn regarding this variance that may impact her property.

Engfer provided clarification.

McCamman asked a general question that is not specific to this property but about the shared duties between County and Park Service/Wawona.

Engfer shared that the Park Service was contacted and provided comments to the project and they did not have an objection to the proposed variance.

Public Comment was received by: None.

Present at the meeting in the Board Chambers: None.

Caller: Mark Johnson, with Signal Architecture and Research, informed the Planning Commission of Charlotte and Gary Gibb's commitment to keeping their design within the scope of Wawona history and character.

Deliberation: None

By motion of Commissioner Gray, seconded by Commissioner Smith, the Planning Commission adopted a resolution Approving Variance Application No. 2022-287 with Findings and Conditions, including a Finding that the Project is Exempt from Environmental Review; Mark Johnson, Applicant; Charlotte and Gary Gibb, Owners. Project is Located at 8084 Loop Rd, Wawona; APN 010-510-034.

RESULT: (4-0)

Ayes: Gray, Herman, Smith, McCamman

NOES:

ABSTAIN:

EXCUSED: Walls

B. PUBLIC HEARING: Resolution Approving Variance Application No. 2022-288 with Findings and Conditions, Including a Finding that the Project is Exempt from Environmental Review; Mark Johnson, Applicant; Charlotte and Gary Gibb, Owners. Project is Located at 2603 Robin Lane, Wawona; APN 010-510-033. 2023-PCRES-9

Planner: Polina Pivak

Polina Pivak, Planner II, presented the project along with a power point presentation.

Clarification: None.

Public Comment received: None.

Deliberation: None.

By motion of Commissioner Herman, seconded by Commissioner Smith, the Planning Commission adopted Resolution Approving Variance Application No. 2022-288 with Findings and Conditions, including a Finding that the Project is Exempt from Environmental Review; Mark Johnson, Applicant; Charlotte and Gary Gibb, Owners. Project is Located at 2603 Robin Lane, Wawona; APN 010-510-033.

RESULT: (4-0)

Ayes: Gray, Herman, Smith, McCamman

NOES:

ABSTAIN:

EXCUSED: Walls

6. PLANNING COMMISSIONER INFORMATION

No information was received.

7. INFORMATION ITEMS

A. Mariposa County Agriculture & Working Lands Conservation Plan Update (ID # 14065)

Steve Engfer, Planning Director, gave a brief background regarding the Agriculture and Working Lands Conservation Plan (AWLCP). A grant funded project through the Sustainable Lands Conservation program of \$245,000.00 through the state Department of Conservation. Engfer then introduced Amie MacPhee, from Cultivate LLC the contractor assisting the County with the AWLCP preparation. Cultivate LLC staff gave an update presentation on the Agriculture and Working Lands Conservation Plan project.

8. ADJOURN

There being no further business the meeting was adjourned at: 10:30 A.M.

John McCamman, Chair
Mariposa County Planning Commission

Sophea Craighead, Secretary
Mariposa County Planning Commission