

Mariposa County

STEVE ENGFER
Planning Director
POLINA PIVAK
Planner II



5100 Bullion Street
PO Box 2039
Mariposa, CA 95338
209-966-5151 FAX 209-742-5024
sengfer@mariposacounty.org
ppivak@mariposacounty.org
www.mariposacounty.org

April 13, 2023

Notice of Planning Commission Public Hearing

Project name and number: Variance Application No. 2022-287
Applicant: Mark Johnson; Signal Architecture + Research
Property address: 8084 Loop Road, Wawona, CA
Assessor's Parcel Number: APN 010-510-034

PROJECT DESCRIPTION SUMMARY: The proposed variance is a request for a 15-foot reduction of the front yard structure setback and a 5-foot reduction of the rear yard setback on the property described above. Section A1.1.2E of the Wawona Town Planning Area Specific Plan requires a 20-foot setback from the edge of an easement (in this case the Robin Lane easement) and a 10-foot setback from the rear property line. Approval of the variance would allow for a single-family residence to be within 5-feet of the edge of the Robin Lane easement line and within 5-feet of the rear property line. The reason for the variance is the difficulty in developing the lot with a residence due to parcel size, shape, topography, and easements.

This matter requires a public hearing and on **May 5, 2023**, the Mariposa County Planning Commission will consider **Variance No. 2022-287**.

Meeting Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, May 5, 2023**, will be available from this office one week prior to the meeting.

Meeting Location: Mariposa County Government Center (Upper Floor)
5100 Bullion St, Mariposa, California 95338

Action: The Planning Commission will consider the adoption of a resolution finding the project is exempt from environmental review (Notice of Exemption) and approving Variance No. 2022-287 with findings & conditions.

You are receiving this notice as required by State law and County code, because (1) you own property within 300 feet of the project parcel; (2) you have previously asked us to inform you about projects associated with this property, or (3) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Variances are categorically exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, Article 19, §15305(a) of CEQA Guidelines.

Written comments on the project may be submitted now, and at any time during the public review period up to, and including, the public meeting time. Comments received prior to April 28, 2023, will be included

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in the staff report packet and comments received up to May 5, 2023, will be provided to the Planning Commission at the meeting. Written comments may be submitted to Polina Pivak, Planner II, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or by hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email ppivak@mariposacounty.org. **The staff report for the project will be available at least one week prior to the meeting at www.mariposacounty.org/planning** and at the Planning Counter of the Mariposa County Planning Department. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only the issues you or someone else raised at the public hearing described in this notice or in written correspondence. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Polina Pivak, Planner II, at (209) 966-5151 or by email at ppivak@mariposacounty.org. You may also write us at P.O. Box 2039 Mariposa CA 95338 or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,



Polina Pivak
Planner II

Mailed: April 13, 2023 – Posted April 14, 2023
Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Wawona Post Office, Wawona, CA 95389
www.mariposacounty.org/planning

Please leave posted until 5pm, May 5, 2023

Attachments: Project Vicinity Map, Reduced Site Plan