

MONO COUNTY PLANNING COMMISSION

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MEETING MINUTES

December 17, 2020 – 9 a.m.
(Adopted February 18, 2021)

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris Lizza, Dan Roberts, Patricia Robertson

STAFF: Wendy Sugimura, director; Michael Draper, planning analyst; Becky Peratt, planning commission clerk, Melissa Bell

PUBLIC: Justin Walsh, grantski

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 9:00 am in Zoom meeting room. Wendy Sugimura reviewed meeting procedures and format, and attendees recited the pledge of allegiance to the flag.

2. **PUBLIC COMMENT:** No public comment.

3. MEETING MINUTES

A. Review and adopt minutes of October 15, 2020

MOTION: Adopt the minutes of October 15, 2020

Lagomarsini/Bush. Roll-call vote- Ayes: Roberts, Robertson, Lizza, Lagomarsini, Bush

B. Review and adopt minutes of November 19, 2020

MOTION: Approve the minutes of November 19, 2020

Lizza/Robertson. Roll-call vote- Ayes: Roberts, Robertson, Lizza, Lagomarsini, Bush

***Agenda items taken out of order due to Commissioner Roberts recusing himself from the Public Hearing on June Lake Brewing*

4. WORKSHOP

A. Update on Mountain View Fire Recovery

- Director Wendy Sugimura provided building and planning updates. County permit fees will be waived for property owners who owned the property and the time of fire and lost their property. New structures will need to comply with CA Building code unless a portion of the structure remains and the previous structure was legally permitted. That may not be possible due to the way the state may conduct clean up. RVs will be allowed on properties with simple conditions and sign-off by Environmental Health. People who want to rebuild with prior nonconforming uses can rebuild in that way as long as they have documentation showing it was legally permitted at the time of the build.

5. PUBLIC HEARING

9:00 A.M.

A. **CONDITIONAL USE PERMIT MODIFICATION 20-003/June Lake Brewing** to modify existing Use Permit 13-003 at 101 South Crawford Avenue (APN 015-113-065). Modifications include expanding the outdoor premise where drinks and food may be consumed to include a 5,979-sf area between Ohanas

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

395 food truck and the brewery entry. The premise will include not more than 72 seats and two Porta-Potties. Separation between vehicular traffic and seating will include barrels, roping, fencing with a gate, and a low wall. Existing parking plus additional spaces on the adjacent property under same ownership will be utilized. The Modification will prohibit patrons from entering the indoor premise other than to use existing indoor sanitary facilities. Snow storage for the project will be available on adjacent undeveloped properties under the same ownership, APN 015-113-014 and 015-113-010, and an easement for such use shall be recorded against the properties. A vehicular path of travel will be maintained along the premise's perimeter to access an ADA parking space, and parking for existing apartments. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed.

- Michael Draper presented project and answered questions from the Commission.
- **The Public Hearing was opened at 10:04 a.m. and Chair Bush called for public comment.**
 - Applicant, Justin Walsh, testified and commented on his future intentions, safety of the premise, parking and snow removal. Mr. Walsh responded to questions from Commission.
- **The Public Hearing and public comment was closed at 10:18 a.m.**
- Michael Draper presented the revised conditions relating to the parking easements.
- **DISCUSSION**
 - Lizza: Made suggestions about striping paved parking to delineate spaces, and to delineate spaces for parking in unpaved portions if possible. Suggested a timeline of six years to either pave those spaces, redevelop, or apply for an extension for the unpaved parking. Applicant agreed to stripe existing paved parking, that repaving would be part of a redevelopment plan, and that five to six years is a good estimate for repaving.
 - Robertson: Discussed tandem parking. Condition was added to make tandem parking designated as employee parking only. Made comment regarding adding condition to memorialize having signage that designates residential parking and that loading will not take place during business hours. Commissioners Lizza and Lagomarsini agreed. Wendy Sugimura suggested adding a general condition and working out exact language at a later date. Commissioners agreed.
 - Lagomarsini: Agreed that loading and unloading should not occur during business hours but suggested adding something to the conditions in the event of unforeseen circumstances. Applicant replied they do not load or unload freight while others are there and has back-up plans in the event of unforeseen circumstances. Applicant noted he would be okay with adding language about not loading freight or leaving it more vague and affirmed he is here to be the best community member he can and make sure neighbors, employees and customers are happy. Commissioner Robertson stated that the way the conditions are stated meets the intention.

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA guideline 15301 and instruct staff to file a Notice of Exemption; make the required findings as contained in the staff report; and approve Use Permit Modification 20-003 subject to Conditions of Approval, with additional conditions relating to 1) limiting the delivery schedule during operating hours, 2) designating residential parking along the backside of the market area, 3) delineating parking spaces closest to the paved ones with striping and the unpaved ones as applicant sees fit, and requiring paving within 6 years of the date of approval of this permit, leaving some of that language to planning staff consistent with discussion.

Lizza/Robertson. Roll-call vote – Ayes: Lizza, Robertson, Lagomarsini, Bush. Abstention: Roberts

6. REPORTS

A. DIRECTOR

- Director Wendy Sugimura provided a report on the Tuesday, December 15 Board of Supervisors Public Hearing on Tioga Inn. Director Sugimura also provided a report on upcoming Director Reviews, as well as the June Lake Highlands project short-term rental eligibility.

B. COMMISSIONERS

- Lagomarsini: New District 2 Supervisor
- Robertson: Update on Mammoth Lakes Housing Rental Assistance Program
- Lizza: Administrative appeal regarding abandoned house in Long Valley
- Bush: Update on Mountain View Fire
- Roberts: No report

7. INFORMATIONAL

- 8. ADJOURN** to regular meeting January 21, 2021.

Prepared by Becky Peratt, Planning Commission clerk