

MONO COUNTY PLANNING COMMISSION

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Draft Minutes

April 15, 2021 – 9:00 a.m.

COMMISSIONER: Roberta Lagomarsini, Chris Lizza, Chair-Patricia Robertson

STAFF: Wendy Sugimura, director; Gerry LeFrancois, principal planner; Kelly Karl, planning analyst; Bentley Regehr, planning analyst; Heidi Willson, planning commission clerk, Christian Milovich, county counsel; Michael Draper, planning analyst

PUBLIC: Bill, Heidi, Imolina, Mark, Zenbuilder5

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Patricia Robertson called the meeting to order at 9:01 a.m. in Zoom meeting room. Attendees recited the pledge of allegiance to the flag.

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

3. **MEETING MINUTES:**

A. Review and adopt minutes of March 18, 2021.

Motion: Approve the minutes March 18, 2021 as amended.

Lizza motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Lagomarsini, Robertson. Absent: Fogg, Bush. Motion passed 3-0 with two absent.

4. **WORKSHOP:**

A. General Plan Amendment 20-01, Updates to Chapter 16, Accessory Dwelling Units (*Bentley Regehr*)

- Bentley presented the amendment and answered the Commissioners' questions.

5. **PUBLIC HEARING:**

A. **9:35 a.m. Use Permit Modification 20-002/Bramlette.** (*Staff: Kelly Karl*)

- Kelly Karl presented project and answered questions from the Commissioners.

Chair Robertson called for public comment at 10:26 a.m.

- Applicant Bob Bramlette addressed the Commission and answered questions.
- No other public comments were made.

Closed public comment at 10:34 a.m.

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

Discussion:

- Commissioner Lizza- Can we eliminate condition # 2? Or is there a reason that needs to remain in the conditions?
- Commissioner Lagomarsini: recommends that the language be added “any rentals shall be in compliances with HCD”
- Wendy recommends instead of removing condition #2 we re-word it to state that the project shall comply with any state regulations if applicable.
- Commission discussed applicability of General Plan Land Use Element, Chapter 17 – Mobile Home and Recreational Vehicle Parks

Consensus to amended Condition #2: The applicant should inquire with the relevant state agencies including but not limited HCD and Lahontan state water board for any applicable requirements. If no state agency approval is required, then the tub sites may be rented only in compliance with Mono County’s campground definition.

Motion: 1) Find the project qualifies as a categorical exemption under CEQA §15301. 2) Instruct staff to file a notice of exemption; 3) Make the required finding as contained in the staff report and approve Use Permit Modification 20-002 subject to the conditions of approval with the amended condition of approval #2 as stated on the record previously.

Lagomarsini motion; Lizza second.

Roll-call vote – Ayes: Lizza, Lagomarsini, Robertson. Absent: Fogg and Bush. Motion passed 3-0 with two absent.

6. REPORTS:

A. Director

- The Director provided a report of current activities, policy issues in development, and upcoming agenda items for the May meeting.

B. Commissioners

- Commissioners were provided an opportunity to report; no reports were given.

7. INFORMATIONAL:

- Wendy will be sending out additional correspondence from the Hemminger project from a member of the public.

8. ADJOURN to May 20, 2021 at 9:00 a.m.

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).

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available by request for public review by contacting the Community Development offices in Mammoth Lakes (760-924-1800). Agenda packets are also posted online at [www.monocounty.ca.gov / departments /](http://www.monocounty.ca.gov/departments/)

community development / commissions & committees / planning commission, on the Mono County calendar, and emailed to the distribution list. For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov.

Commissioners participate from a remote location per COVID public health precautions. Interested persons may appear before the Commission at the digital meeting 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.