

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

Minutes

June 16, 2022 – 9:00 a.m.

COMMISSIONER: Chris Lizza, Roberta Lagomarsini, Jora Fogg, Scott Bush, Patricia Robertson

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk; Bentley Regehr, planning analyst; April Sall, planning analyst; Erik Ramakrishnan, Counsel

PUBLIC: Andrew Carter, Devin Valetta

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Meeting called to order at 9:01 am and the Commission led the pledge of allegiance.

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

- No public comment

3. MEETING MINUTES

A. Review and adopt minutes of May 19, 2022

Motion: Approve the minutes from meeting on May 19, 2022.

Lizza motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Bush, Lagomarsini, Robertson. Abstain- Fogg.

Motion passed 4-0.

4. ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS

Motion: Adopt resolution AB 361.

Bush motion; Fogg second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson.

Motion passed 5-0.

5. PUBLIC HEARING

A. 9:00 a.m. Conditional Use Permit 22-004/Valletta. Transient rental of two units in a four-unit complex located at 34 Foster Avenue, June Lake. The property is designated Mixed-Use and is 0.23 acres. Occupancy is limited to six persons maximum per unit and two vehicles per unit. No new development is proposed. Staff: Michael Draper

Draper gave a presentation and answered questions from the commission.

Public Hearing Open at 9:50am.

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

-Andrew and Victoria Carter- Concerned with the plans and that part of their land was shown as the applicant's land. The 5-foot set back shown is not the correct property boundaries and would like that addressed.

-Applicant's closing statement- wanted to let the board know that when this project was started, they were going to use all 4 units as nightly rentals, but due to the community's concerns and interest in the livelihood and well-being of the people of June Lake, they went with this proposal.

Public Hearing Closed at 10:02 am.

Lizza: concerned with the snow storage on the parcel. Even with removing the shed they would still not have enough storage space required.

Commissioner Deliberation:

Fogg: Due to the complexity of this parcel, snow storage, reduction of housing stock, and setbacks will not be able to make the findings. Possibly postpone the vote to get more information regarding the setbacks?

Robertson: Growth of nightly rentals in the area is a real concern. Seeing all the approved rentals in the area will make this a challenging decision. Reduced the number of homes that are available to the working force. Cannot make findings in the staff report, especially with #3 and #4.

Lagomarsini: Applicants stated that they would be using one of the units for themselves when visiting. Would be willing to approve one unit as a STR as the owners would be using the unit for about 30% of the time.

Lizza: Historic use for the units was used as long-term rentals. If this application is approved, it would remove 2 units from long-term housing. This neighborhood was designed for it originally however there has already been several short-term rentals approved in the area. Would have to vote to deny the use permit.

Bush: Echo's the rest of the commission regarding their concerns.

Motion: Move to deny the use permit 22-004 and find that the project does not meet the findings contained in the staff report. This project is not consistent with the General Plan due to June lakes desire for Long Term rentals and affordable housing in the Village contained in the General Plan. The proposed use is detrimental to the public welfare as expressed by the Board of Supervisors in their moratorium.

Lizza motion; Bush second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson.

Motion passed 5-0.

- B. **9:30 a.m. Resource Efficiency Plan Update and Vehicle Miles Traveled (VMT) Thresholds of Significance.** Adopt the updated Resource Efficiency Plan and the associate addendum, and recommend adoption of the presented VMT thresholds of significance and screening criteria and associated Addendum to the Board of Supervisors. *Staff: Bentley Regehr.*

Regehr gave a presentation and answered questions from the commission.

Public Hearing Open at 10:32am.

No Public Comment

Public Hearing Closed at 10:33am.

Commissioner Deliberation:

Chair Robertson thanked staff for their efforts on tracking VMT.

Motion: To adopt the updated Resource Efficiency Plan and the associate addendum to the 2015 Mono County General Plan environmental impact report, and direct staff to file a notice of determination, and recommend that the Board of Supervisors adopt the presented thresholds of significances in screening criteria for the purpose of analyzing impacts under CEQA related to VMT and to the associated addendum to the 2015 Mono County General Plain EIR.

Robertson motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson.

Motion passed 5-0.

6. REPORTS

A. Director

Sugimura gave a report on current projects and answered questions from the commission.

-Chair Robertson requested meeting the Housing Authorities Manager and requested an update on a future meeting with the Board Of Supervisors

B. Commissioners

-Fogg reported that she will be unable to attend the July meeting.

7. INFORMATIONAL

A. June Lake Active Transportation Plan community engagement schedule

8. ADJOURN to July 21, 2022 at 10.53am