

MONO COUNTY PLANNING COMMISSION

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ADOPTED MINUTES

March 16, 2023 – 9:00 a.m.

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

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk; Brent Calloway; principal planner; April Sall, planning analyst; Emily Fox, Counsel

PUBLIC: Liane Herrick, Carey Wells, Scott Walker, Steve Wright, Tara Blessinger, Tracey Arnold, 530-267-5343, 530-721-6489, 760-2176530

**Agenda sequence (see note following agenda).*

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:03 and the Commission lead the pledge of allegiance.
- 2. ADOPT RESOLUTION 23-02 TO CONTINUE BROWN ACT REMOTE MEETINGS RULES UNDER AB361.**

Motion: Adopt Resolution 23-02 to continue digital meetings.

Lizza motion; Robertson second.

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

Motion passed 5-0.

- 3. PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.

No public comment

- 4. APPOINTMENT OF A NEW CHAIR AND VICE CHAIR**

Motion: To appoint Commissioner Lagomarsini as Chair.

Lizza motion; Bush second.

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

Motion passed 5-0.

Motion: To appoint Commissioner Fogg to Vice Chair.

Bush motion; Robertson second.

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

Motion passed 5-0.

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

5. MEETING MINUTES

- A. Review and adopt minutes of February 16, 2023, meeting.
- B. Review and adopt minutes of February 16, 2023, AB361 meeting.
Motion: Approve both sets of minutes as presented.
Robertson motion; Bush second.
Roll-call vote – Ayes: Robertson, Lizza, Bush, Fogg, Lagomarsini.
Motion passed 5-0.

6. PUBLIC HEARING

- A. **UP 22-012/The Villager Motel. [9:00 am]** The project is located at 2640 Highway 158, June Lake (APN 015-113-068) and proposes to replace a one-story, two-unit existing commercial lodging structure with a two-story, four-unit structure. The proposed structure will have a footprint approximately 20 square feet larger than the existing structure. It will be setback 10' from South Crawford Avenue and 3' from the south property boundary. Additional parking is provided on site, and a project condition will require a contract for snow removal. The property is 0.76 acres and designated Commercial. **Applicant has requested a continuation to April 20 at 9:00 am.** *Staff: Laura Stark*
- Chair Lagomarsini announced that the public hearing would be continued to April 20th per the applicant's request.
 - **Public Hearing opened at 9:15 am.**
 - No public comment
 - **Public hearing continued until April 20th at 9 am.**
- Motion:** To continue the public hearing until April 20th at 9am.
Fogg motion; Lizza second.
Roll-call vote – Ayes: Robertson, Lizza, Bush, Fogg, Lagomarsini.
Motion passed 5-0.

- B. **UP 23-002/ Sierra Wave. [9:10 am]** The project proposes to utilize the June Lake Village Central Business Parking District standards for a parcel located at 2616 Highway 158 in June Lake (APN: 015-075-005-000) to reduce the parking requirements by three spaces and to utilize an off-site snow storage plan to maintain adequate space for the proposed on-site parking plan. The parcel is 0.11 acres in size and is designated Commercial (C). The surrounding parcels are all designated as Commercial. *Staff: Laura Stark*
***Commissioner Lizza recused himself as he has a personal relationship with the applicant.**
- Sugimura gave a presentation and answered questions from the Commission.
 - **Public hearing opened at 9:51 am.**
 - The applicant answered questions that the Commission had during the decision.
 - No additional comments from the public.
 - **Public hearing closed at 9:55 am.**

Commission Deliberation:

- Concerns regarding the look of the bike rack and ensuring the maintenance and look are aesthetic pleasing.
 - Concerns related to the timing of the survey being able to be performed with the weather and snow melt.
 - Commission would like to see some form of delineation regarding the property boundary in the back of the property to ensure that snow is not pushed onto the parking spots from the other parcel. Suggestion was made to use snow stakes at the beginning of each season placed by the property owner.
 - Commission would like to ensure that 4 of the parking spots are labeled as residents only.
- **Public hearing re-opened at 10:16 am.**
 - Applicant stated for the record that the parcel number of the snow storage lot in the staff report was incorrect.
 - **Public hearing closed at 10:17 am.**

Return to Commission deliberation. The following modifications and additions to the use permit conditions were proposed:

3. The property lines bordering APN 015-075-004 and APN 015-075-026 must be surveyed to verify the parking spaces are entirely located on APN 015-075-005 by **November 30, 2023**.

5. Per MCGP LUE §48.040, a Covenant shall be recorded for off-site snow storage against the originating property, APN 015-075-005-000, and the snow storage property, APN 015-075-017-000, to ensure the availability of the snow storage lot for as long as the project exists. The Covenant shall run with the land, be in a form approved by County Counsel, and be recorded in the office of the County Recorder by July 31, 2023. The Director may issue releases from such covenants when they are no longer applicable.

- Annually install snow stakes of sufficient height to indicate the property line between the subject property and APN 015-075-026-000 to ensure snow storage from the adjacent property does not impede or block the outdoor parking spaces. If the snow does impede the parking spaces, the subject property owner is responsible for removal to maintain the parking area.
- A total of four parking spaces shall be signed as reserved for residential use only by July 31, 2023. The signage shall be maintained to be readable at all times.
- Ensure the bike rack is maintained in good condition with four usable bicycle spaces at all times.

Motion: Find that the project qualifies as a categorical exemption under CEQA 15301 and instruct staff to file a notice of exemption; make the required findings as contained in the staff report and approve Use Permit 23-002 subject to the conditions of approval as modified for conditions 3 and 5, and three new conditions added as presented.

Lagomarsini motion; Robertson second.

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

Motion passed 4-0 with one recused.

C. PLANNING APPEAL/ Herrick. [9:30 am] 110411 US 395, Coleville (APN 002-060-044-000). The property is designated Rural Resort (RU) and has an existing restaurant. Storage of an unoccupied RV overnight on a property is permitted when customarily incidental to any permitted use, such as an overnight use like a residential unit or hotel. This property does not have an overnight use, and therefore overnight storage of a vacant RV was determined not to be permitted. The Planning Commission can affirm, affirm in part, or reverse the determination. *Staff: Wendy Sugimura*

- Sugimura gave a presentation and answered questions from the Commission.
- **Public hearing opened at 10:51 am**
- Applicant read an opening statement and answered questions from the Commission.
- Public comment raised in support by Steve Wright, Tracey Arnold, Carey Wells, Tara Blessinger, Angela Olson.
- Public comment raised in opposition from Scott Bukhardt with concerns regarding the applicant living in the RV not just storing, age of the RV, and the General Plans rules regarding storage and living in an RV on a property.
- Applicant gave a closing statement regarding the RV placement on their property.
- **Public hearing closed at 11:39 am.**

Commission Deliberation:

- Bush- Due to the fact that the property has a building on it and that the RV could be used as a storage for the business. The RV should be approved to be stored. The RV would not be an environmental hazard as there are restrooms and a kitchen in the building on the property.
- Robertson- Made a point that the community supports RV storage as well as letting the Appellant live in the RV. Housing is a major issue and RV usage could be a viable option. Acknowledging that it's not what is being discussed but wants to acknowledge the community's concerns with the housing crisis.
- Lizza- Recognizes the community's need for permanent housing needs however the use of storing product in the RV is not customarily incidental to the permitted use. Concerns that the appellants are still living in the trailer and that if they are still living in the RV then they couldn't store supplies in the trailer. Regardless, the use of the RV is not customarily incidental to the permitted use.
- Lagomarsini- Recommended to the appellants that they still proceed with the building of a home on the parcel. The RV follows the aesthetics of the area and that it seems to fit based on other parcels in the area. However, the RV should not be lived in only used as storage.
- Sugimura- If the Commission does choose to find that the RV being used as a storage for the restaurant is customarily incidental to a commercial restaurant use, it would be a General Plan interpretation and applied countywide all circumstances. It would not be applicable to only this parcel. It may also be a conflict with the building code, which will need to be confirmed.

Motion: We considered the appeal and we reverse the Planning Division's determination that a vacant RV cannot be stored on this APN. I'm not saying the whole county. I'm saying this APN that ends in 044, and make appropriate findings and provide any other direction that is desired to staff. And that is, that I believe that the building sitting next to it does offer the amenities necessary which offset any environmental or any other type of damage that the RV may have by sitting there, and obviously is not a visual problem, because there are RVs all over Antelope Valley now, about every other property has one on it now, and there's an RV park right next door to where this one is parked, so obviously it's not a visual thing. So, all it could be is an environmental or nuisance problem. I don't believe it to be a nuisance, because I don't see that it's going to be used as a living thing as far as restrooms or gray water, or anything else that would damage the environment. And with that understanding there, for this property and this property alone, I believe that this appeal should be reversed. I mean that the appeal should be upheld, and the decision should be reversed.

Bush motion; Robertson second.

Roll-call vote:

Ayes: Robertson, Bush, Fogg, Lagomarsini.

Nays: Lizza.

Motion passed 4-1.

***Commissioner Fogg left the meeting at 12:08 pm.**

7. WORKSHOP

No items

8. REPORTS

A. Director

- Sugimura gave a brief overview of the ongoing project in Mono County and answered questions from the Commission.

B. Commissioners

- Commissioner Lizza reported that he will be attending a Commissioners Academy in a couple of weeks.

9. INFORMATIONAL

No items

10. ADJOURN at 12:26 pm to April 20, 2023.