

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

MEETING MINUTES

June 18, 2020 – 10 a.m.
(adopted July 16, 2020)

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris I. Lizza & Patricia Robertson

STAFF: Wendy Sugimura, director; Michael Draper, planning analyst; Kelly Karl, assistant planner; April Sall, planning analyst; Christy Milovich, deputy county counsel; Gerry Le Francois, principal planner; Melissa Bell, Planning Commission clerk; Sean Robison, public works; Nick Criss, code enforcement; Kalen Dodd, public works; Nathan Reade, agricultural commissioner

PUBLIC (listed by Zoom ID): heidivetter, marmotly, Jim, todd schneberk, charles, Jin Hewett, Galaxy Note9

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Scott Bush called the meeting to order at 10:05 a.m. in the Zoom meeting room and attendees recited the pledge of allegiance to the flag.

2. REVIEW OF REMOTE MEETING MANAGEMENT & PROTOCOLS: Wendy Sugimura reviewed connection and public comment instructions.

2. PUBLIC COMMENT: Michael Draper noted no hands raised.

3. MEETING MINUTES

April 16, 2020, minutes: Commissioner Lizza requested clarification of the language to carry the January 16, 2020, meeting minutes to the May meeting due to a correction to the vote for UP 19-013/Lampson. The Commission directed staff to carry the April 16 minutes to the July 16 meeting.

4. PUBLIC HEARING

A. CONDITIONAL USE PERMIT 20-002/STONE for an owner-occupied short-term rental use of an attached one-bedroom unit at 116 Crowley Lake Drive (APN 060-030-018) in Long Valley. The Land Use Designation (LUD) is Estate Residential (ER). Maximum occupancy is two people and one vehicle. Assistant Planner Kelly Karl provided a staff report, Commissioners asked questions of staff.

OPEN PUBLIC COMMENT: The applicant, Amanda Stone, responded to questions. Michael Draper noted no hands raised for public comment. Melissa Bell noted no email comments received. **CLOSE PUBLIC COMMENT.**

DISCUSSION: The Commissioners discussed the project, asked further questions of the applicant, and determined the optional condition requiring certification of the emergency water source should be included. The applicant was also given the choice to proceed with the vote or request the item be carried to the next meeting since the full Commission was not present.

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15301 and instruct staff to file a Notice of Exemption, make the required findings as contained in the staff report with the addition of the optional condition

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Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

regarding the water source for fighting fires, approve Use Permit 20-002 subject to Conditions of Approval, and revoke Use Permit 10-001 for the overnight dog boarding facility once the short-term rental Activity Permit for this project is approved.

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

B. JUNE LAKE HIGHLANDS SPECIFIC PLAN AMENDMENT #2 AND MODIFICATIONS TO TRACT MAP #34-24 and #34-26 to amend the 2001 June Lake Highlands Specific Plan in order to allow properties to conduct short-term rental (rental less than 30 days) in compliance with the Mono County General Plan Land Use Element, potentially subject to certain criteria such as a cap on the number of properties that may be approved and other restrictions.

Michael Draper opened the staff report with a question to the initial applicant, Mr. George Larson, whether he would like to proceed with the hearing or carry to the next meeting since the full Commission was not present. Mr. Larson did not appear to be present, the local Planning Commissioner was not present, and Commissioner Lizza had time limitations. The Commission directed staff to postpone the hearing and notice a new public hearing for the July meeting.

MOTION: Move the hearing to the July meeting and re-notice the public hearing.

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

5. **WORKSHOP:** Introduction to development of industrial hemp regulations. April Sall provided a staff presentation on industrial hemp regulations and the Commission provided input.
6. **REPORTS**
 - A. **DIRECTOR:** Director Sugimura provided a report of current planning activities.
 - B. **COMMISSIONERS:** Commissioners provided reports on relevant activities.
7. **INFORMATIONAL**
8. **ADJOURN** at 12:25 pm to the next regular meeting on July 16, 2020.

Prepared by Wendy Sugimura, Director