

MONO COUNTY PLANNING COMMISSION

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Adpoted Minutes

December 19, 2024 – 9:00 a.m.
Mono Lake Room- Mammoth Lakes Civic Center

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

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Emily Fox, County Counsel; Erin Bauer, planning analyst; Wendy Sugimura, director

PUBLIC: 760-914-1694, 415-601-0831, Thomas Regan, JuneKronholz, Candy Logue, Brad Wilson, BluPrint Home Loans- Poe Famil, Doug Smith

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:02 am and the Commission lead the Pledge of Allegiances.

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 November 21, 2024

Motion: Approve the minutes from the meeting on November 21, 2024, with the correction to the public hearing close time of 9:46 am not 4:46am.

Fogg motion; Bush second.

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

Motion Passes 5-0.

4. PUBLIC HEARING

A. No earlier than 9:05 a.m. Consider approval of Use Permit 24-009/Poe Vacation Home

Rental. The proposal is to create a vacation home rental of a newly constructed single-family residential unit located at 19 Willow Avenue, June Lake (APN 016-193-033-000). The property is designated Commercial Lodging (CL-M) and is 1.12 acres. If permitted, the vacation home rental will have a maximum overnight occupancy of six persons and two vehicles. The project qualifies for an exemption under CEQA §15301, Existing Facilities. *Staff: Erin Bauer.*

- Bauer gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:35 am.
- Applicant provided a statement and answered questions from the Commission.
- Public Hearing Comments provided by Doug Smith and Thomas Regan regarding road safety, snow, fire safety, and upkeep.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jore Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- Public Hearing Closed 10:19 am.

Motion: As contained in the staff report, determine that the required Use Permit findings cannot be made and disapprove the project. Disapproval of a project is a Statutory Exemption under CEQA Guidelines §15270.

Robertson motion; Bush second.

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

Motion Passes 5-0.

5. WORKSHOP

No items

Motion: Reconsider and rescind the approval of the minutes of November 21, 2024.

Lizza motion; Robertson second.

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

Motion Passes 5-0.

Motion: Approve the minutes from the meeting on November 21, 2024, with the correction to the public hearing close time of 9:46 am not 4:46 am, and including that the meeting was adjourned in honor of former Planning Commissioner Jeff Dozier.

Lizza motion; Lagomarsini second.

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

Motion Passes 5-0.

6. REPORTS

A. Director – Director Sugimura provided a report and answered questions from the Commission.

B. Commissioners- Lagomarsini and Fogg reported that they received the Hazard Mitigation Plan Flyer.

7. ADJOURN at 11:10 to scheduled special meeting on January 16, 2025, at 9:00 am.