

**June Lake Citizens Advisory Committee (CAC)
December 2, 2020 – Meeting Minutes**

1. Call to Order by Chair John DeCoster at 6:01 p.m.; the Pledge of Allegiance was to a virtual flag. The meeting was held via ZOOM.
Other members present: Julie Brown, Jora Fogg, Sarah Holston, Janet Hunt, Bob Marks, David Rosky
2. Public Comment. Kevin Larsen had three items. 1. He appreciated all those who have helped clean up June Lake in the wake of the wave of visitors. 2. He said the speed bump system on Bruce Street seems to be working. 3. Noting an agenda item, he said he saw a Tesla charging station for sale that might be of use in June Lake.
3. John DeCoster asked for a consideration of the minutes of September 2 and November 4, 2020. Julie Brown moved that both be accepted; Janet Hunt seconded. The motion carried.
4. Reports.
 - a. Supervisor Gardner reported on (1) the aftermath of the destructive Mountain View fire in Walker. He noted that hazardous waste and various forms of debris complicate and slow the cleanup. Twenty-eight families remain in government provided housing. The Mammoth Lakes and North County Chambers of Commerce have raised \$40,000 to help with recovery. Much more is needed, and Supervisor Gardner is looking to additional aid from the county and the state, and from the Red Cross. The fire itself is 70% contained, and no longer endangering the community; and (2) The redistricting of Mono County supervisory districts by the 2022 elections. He observed that with five supervisory districts and the bulk of the county population in Mammoth Lakes, he said it would likely be necessary for each of the five districts to have a part of Mammoth Lakes in them. To make decisions on that redistricting, there will be a public hearing and possibly the establishment of a commission.
 - b. Chair; no report
 - c. Members:
 - i. Jora Fogg reported that the Little Loopers made a \$1000 donation in relief to Walker residents for relief from the fire. She is following closely the relicensing of the Rush Creek power plant. She is concerned that it looks like the Howard St. development project is being condominium-ized and not turned into rentals. Wendy Sugimura said that there cannot be condonation without further county review. Jora said that the Loopers will host a December 5 “drive by” Christmas event for children, including breakfast, wreath making kits, and toys for kids.

- ii. Bob Marks reported on voter turnout in June Lake for the November 3 general election. Of the 425 registered voters in June Lake, 392 cast votes. With a 92.24% turnout rate, that was higher than for the county as a whole (87%). The votes for major party candidates were: For Biden/Harris 223 (57%); for Trump/Pence 153 (39%).
- iii. Dave Rosky said he had not received any response from Mike Horton of Suddenlink on their progress and promise to address internet issues in June Lake. He thought that Suddenlink has confronted many issues—COVID, wildfire smoke, and snow—that likely has slowed their response. Dave hopes to have more to add at the next meeting. He added comments about the Rush Creek relicensing issue, saying he too was following and involved with it. He said it was a multi-year process, but that not much was happening at the moment. He said he'd keep the CAC apprised of developments. In the discussion that followed, concerns were expressed that the ice climbing community be consulted; that down canyon residents and businesses are very concerned about the impact of the release of dam water for hydro power generation has on their businesses and homes; and that an ad hoc committee (not necessarily under the CAC) needs to be established to get stakeholders organized and to gather basic information on the power plant and input from hydrogeologists. Supervisor Gardner said that Cal Rossi of SCE needs to be invited to do a town hall meeting in June Lake.
- d. Staff reports: Michael Draper reported (i) that the Planning Commission is considering a permit to allow June Lake Brewing to have permanent outside premises for both food and beverage service; a public hearing is being planned. (ii) The CAC terms of John DeCoster and Dave Rosky are coming to an end with the January 2021 meeting. There will be the need for the election of a new chair, and for new CAC members. The CAC can be up to 10 members. Supervisor Gardner asked for nominations to be sent to him. (iii) The Tioga Inn project is being taken up by the Board of Supervisors with a December 15, 2020 public hearing.

5. Updating General Plan Ch. 16 Accessory Dwelling Units (ADUs)

Bentley Regehr, Planning Analyst for Mono County Community Development, made a slide presentation (see attached). Noting that state mandates have necessitated updating current Accessory Dwelling Units (ADUs) standards, he said that some changes were required by the state, and that some were under county jurisdiction and discretion. He then asked for CAC discussion and input. Most of the discussion concerned whether or not short-term rentals should be allowed in all ADUs, or only in larger ones. Two main points of view emerged. The first was that the highest need in June Lake was for longer-term work force housing, and that regulation of ADUs ought to take that into consideration. The second was that property owners had rights for the use of their properties that should be recognized and that there would have to be a compelling reason for the county to impose unnecessary restrictions on private property. If long-term

workforce housing is needed, then other means should be used, such as incentivizing investment in long-term rental housing. Wendy said the ideas expressed would be taken back and considered along with input from other RPACs.

6. Follow-up on Suddenlink services.

See Dave Rosky's comments above.

7. Discussion of Balance Rock beautification

Ralph Lockhart made a brief presentation on behalf of the June Lake Loop Chamber of Commerce. Using Google Earth images, Ralph said that Balance Rock was unique and that June Lake should take advantage of its singularity and popularity with visitors. As it now stands, there is no parking and visitors still take photos of the rock and of themselves and their families standing in front of it. Ralph argued that the site itself needs to be beautified with the relocation of existing signage and the removal or disguise of the four pipes sticking up from the ground, as well as a general cleaning up of the area. He also said that some parking ought to be carved out on that side of CA 158 to facilitate visits and photographs. Comments from CAC members were supportive, suggesting that plaques and/or a kiosk could be interesting and informative. Parking might be easier to accommodate on the other side of CA 158 where there is already trailhead parking for the Yost Lake trail; concerns about safety were raised. "Dark sky" and neighbors' concerns were raised about the ideas of lighting up the rack. Because the rock and the area up to it are within the purview of Cal Trans, a proposal would need to be developed to go to them. Wendy Sugimura also noted that funding might be found under the auspices of the planning grant the county received for "multimodal" ways of getting around June Lake. The Inyo National Forest will also have to be included in the project.

Bob Gardner noted that Ryan Dermody, Director of the CalTrans Division Nine office in Bishop, who lives in June Lake, was on the Zoom meeting, and asked him to comment. He was supportive, saying that there were ways to go forward and get something done. He said a proposal would have to address the question of maintenance. If it were the county, then Mono County would have to be the permit holder for the project. He also asked about snow removal if the site were to open year round.

8. EV Charging Station in June Lake

Bob Marks made the case that there was a need for Electric Vehicle (EV) charging stations in June Lake. The number of EVs are increasing, and will become even more so as the State of California moves toward its 2035 goal of eliminating new internal combustion engine vehicles from sale. Already there is a network of EV charging stations (EV CS) along US 395 enabling EVs to get from major population centers in southern California and the Bay Area to the Eastern Sierra. There are several EV CS in Mammoth Lakes (albeit all for Teslas), in Lee Vining, and in Bridgeport. But there is none in June Lake. To encourage EV owners to visit and recreate in June Lake, we need to have EV charging stations. Ultimately businesses, lodging owners, and public and

private campgrounds will all need to provide EV CS to meet the needs of their patrons.

Bob said he thinks there is the interest and demand to get EV CS in June Lake. We can draw on the experience of our friends in Lee Vining who put in the Solar Pavilion and an EV charging station, as well as the 1849 Condos in Mammoth. The major issue that needs to be addressed in planning an EVCS is whether the electricity is free or monetized. Models for both exist in Mammoth and Lee Vining. Expertise and support for the free model comes from an organization called “Adopt a Charger.” One business owner in June Lake has begun conversations with Adopt A Charger to see what options are available. Additionally, Bob argued, we should pursue the idea of putting EVCS in Gull Lake Park.

John DeCoster thought this was an interesting and important idea, and proposed forming a subcommittee to pursue it. He asked Bob to chair it (he agreed), and the proposed EV Charging Station subcommittee was formed. Sarah Holston offered to join Bob on the sub-committee.

9. Discussion and updates on COVID-19 impacts and response

Supervisor Gardner reported that Mono County had gone from the Purple to the Red (more restrictive) tier as of December 1. The number of positive COVID-19 cases in Mono County—not counting those at the Marine’s Pickel Meadow training base—put us into that category (along with almost all California counties). Additional restrictions are going into place. The main question he had was whether Mammoth Mountain and June Mountain ski areas were included in guidelines issued by the state.

Julie said they were, and that they were already adhering to the guidelines. “Mask control” is a major initiative. MMSA has taken a strong stance requiring masks (and what those are for a skiing area have been defined and posted), and that will allow MMSA to remain open. Additionally, all food service has been relocated to out-of-doors. Supervisor Gardner asked if opening day for June Mountain remains December 19. Julie said it was, depending on snow conditions. Adequate coverage is needed for required dispersion of skiers on the mountain.

10. Community updates

- a. Women’s Club. Janet Hunt said that a Saturday “kids’ day” at Lyft was being planned.
- b. Chamber of Commerce. Janet reported that the Chamber is holding its annual general meeting and board elections via ZOOM on December 9, 2020.
- c. Water Subcommittee. Julie Brown reported that the project to make snow at the bottom of the lift is progressing and will soon be operable. She thanked Paul Stiglich, General Manager of the June Lake PUD, for his support and work on the project, and said that any Chamber of Commerce publicity about

the snow making should wait until it is in operation, and should feature the PUD for making it possible.

11. Future agenda items: Suddenlink; Balance Rock beautification; EV charging stations in June Lake; COVID-19; CAC elections.

12. The meeting adjourned at 8:18 p.m.

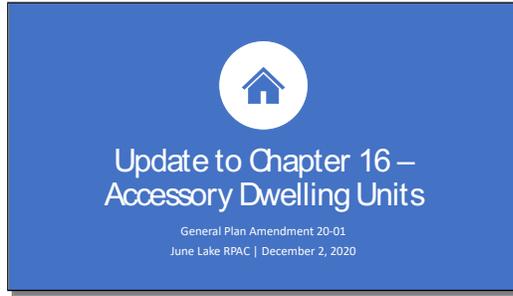
Next meeting: TBA

Respectfully submitted,

Bob Marks, Secretary

Appendix: Update to Accessory Dwelling Units (ADUs).

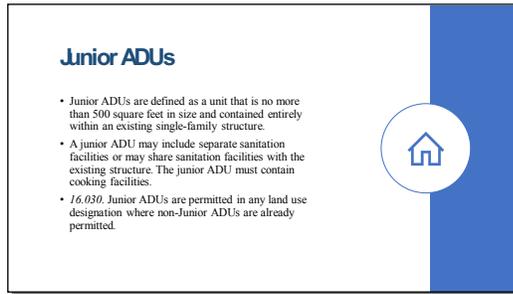
Slide 1



Slide 2



Slide 3



Slide 4

Minor expansions

16.040A(i). An attached ADU may expand by up to 150 square feet beyond the existing physical dimensions, if it is accommodating ingress or egress, and has exterior access.



Slide 5

ADUs within multifamily structures

16.040A(iii). (iii) In existing multifamily dwelling structures, the conversion of areas not used as livable space including, but not limited to those below, into a dwelling unit:

- *storage rooms
- *boiler rooms
- *passageways
- *attics
- *basements
- *garages

→ An existing multifamily unit is allowed at least one accessory dwelling unit of up to, and not exceeding, 25 percent of the existing multifamily dwelling units.



Slide 6

Detached ADUs on multifamily lots

16.040A(iv). Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling but are detached from that multifamily dwelling.



Slide 7

Changes to Discretionary Size Thresholds

Slide 8

Required Review	Qualifying Units (New)	Qualifying Units (Old)
Building Permit only	<ul style="list-style-type: none"> One-bedroom units less 850 square feet Two-bedroom units less than 1,000 square feet Units associated with a multi-family development, qualifying under 16.040A 	<ul style="list-style-type: none"> Attached units less than 500 square feet, on parcels less than 7,500 square feet Attached units less than 640 square feet on parcels between 7,500 and 10,000 square feet Attached or detached units up to 640 square feet on parcels greater than 10,000 square feet
Director Review	<ul style="list-style-type: none"> One-bedroom units between 850 and 1,400 square feet Two-bedroom units between 1,000 and 1,400 square feet 	<ul style="list-style-type: none"> Detached units less than 640 square feet on parcels between 7,500 and 10,000 square feet Attached or detached units between 640 and 1,400 square feet on parcels greater than 1 acre
Use Permit	<ul style="list-style-type: none"> Any unit exceeding 1,400 square feet Any unit associated with a multi-family development, not qualifying under 16.040A 	<ul style="list-style-type: none"> Attached or detached units exceeding 1,400 square feet on parcels greater than 1 acre

Slide 9

- ### Additional Changes
- Side and rear yard setbacks may be reduced to four feet provided the design does not create public health and safety impacts (such as snow shed and fire access).
 - ADUs are exempt from Housing Mitigation Ordinance (HMO) fees. Units shall also be exempt from all other development impact fees if less than 750-square feet.
 - Ministerial reviews shall occur within 60 days (previously 120) after receiving an accessory dwelling unit application unless the accessory dwelling unit is built concurrently with the primary unit.
 - Short-term rentals are prohibited in units that qualify under 16.040A. The County has the optional authority to ban short-term rentals in all ADUs, if desired, as outlined in the policy discussion questions below.

Discussion on Optional Changes

1. A prohibition of short-term rentals (STRs) in all ADUs.

- STRs are prohibited for units subject to building permits under 16.040A (St Law)
- Current practice: STRs permitted in units subject to building permit only, and prohibited in units under DR or UP (opposite of current state law)
- Option to prohibit in all ADUs

2. Imposing a 16' height limit for units that qualify under 16.040.A (ii) and 16.040.A (iv), as allowed under state law.

- Applies to detached units qualifying under building permit only
- Staff recommendation and recommendation from the Planning Commission/BOS is to maintain current standards.