

MONO COUNTY PLANNING COMMISSION

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MINUTES

Jan. 17, 2019

(Adopted February 21, 2019)

COMMISSIONERS: Bridgeport: Scott Bush, Chris I. Lizza & Dan Roberts. Mammoth Lakes: Roberta Lagomarsini & Mary Pipersky

STAFF: Bridgeport: Hailey Lang, planning analyst, & Walt Lehmann, public works. Mammoth Lakes: Wendy Sugimura, CDD director; Bentley Regehr, planning analyst; Garrett Higerd, public works

1. CALL TO ORDER: Chair Scott Bush called the meeting to order at 10:03 a.m. at the board chambers in Bridgeport with teleconference to Town/County Conference Room in Mammoth Lakes. Commissioners Lagomarsini and Pipersky were present in Mammoth.

2. PUBLIC COMMENT: Nones

3. MEETING MINUTES

MOTION: Adopt minutes from Nov. 15, 2018, as submitted (*Pipersky/Lizza. Ayes: 5-0 via roll-call vote*)

4. CONSENT ITEM

A. FINAL APPROVAL OF PARCEL MAP 18-001MC/Bauer: Approval of Parcel Map 18-001MC will divide APN 016-143-045-000, totaling 0.96 acres, into two parcels of 0.47 and 0.49 acres in size. The project is in the community of June Lake, Down Canyon, adjacent to Hwy. 158. Access is via Wyoming Street and California Street, which are private roads. Water and sewer services are to be provided by the June Lake PUD. The land use designation is Single-Family Residential (SFR). The Tentative Parcel Map was approved at a public hearing conducted by the Planning Commission on April 5, 2019. *Staff: Garrett Higerd and Walt Lehmann*

MOTION: Authorize Chair's signature on Parcel Map 18-001MC indicating its approval (*Lagomarsini/Roberts. Ayes: 5-0 via roll-call vote*)

5. PUBLIC HEARING

A. General Plan Amendment 19-01

Discussion points:

- A Revised Resolution was distributed with additions to the findings that the Planning Commission needs to make.
- The Commission discussed and made the following changes to Chapter 25:
25.030: Establishment of Not Owner-Occupied Short-Term Rental: Not owner-occupied short-term rentals include rental of an entire dwelling unit or any part thereof that is not

concurrently occupied by the owner or on the same parcel or on a physically contiguous parcel as a principal residence concurrently occupied by the owner.

- The Commission discussed whether short-term rentals in condominium projects should be prohibited as proposed in MFR-M. Staff was directed to conduct outreach and bring the issue back to the Planning Commission later. If any applications for condominium projects proposing short-term/transient rentals are received, staff was directed to bring the application to the Commission for interpretation. The Commission made the following change to the proposed MFR LUD Amendment:
Transient rentals (fewer than 30 consecutive days) are allowed ~~prohibited in MFR-L and MFR-M,~~ except in the following complexes: ...

MOTION: Adopt Resolution R19-01 making the findings as proposed and recommending that the Board of Supervisors certify the Addendum and adopt GPA 19-01 as amended (*Pipersky/Lizza. Ayes by roll-call vote: 5-0.*)

- Further discussion clarified the proposed findings were amended per the handout provided at the meeting by Sugimura and are listed in the Resolution after the section declaring "Now, therefore...". In addition, the final finding should be listed as "five" and not "four."

6. WORKSHOP: None

7. REPORTS:

A. DIRECTOR: None

B. COMMISSIONERS: None

8. INFORMATIONAL: None

9. ADJOURN at 11:30 a.m. to regular meeting February 21, 2019

Prepared by Wendy Sugimura, CDD director