

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

February 21, 2019
(Adopted March 21, 2019)

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

STAFF: Bridgeport: Wendy Sugimura, CDD director; Bentley Regehr, planning analyst; Kelly Karl, assistant planner; CD Ritter, PC secretary

Mammoth Lakes: Christy Milovich, deputy county counsel; Gerry Le Francois, principal planner; Michael Draper, planning analyst; Nick Criss, code compliance officer

PUBLIC: Ann Tozier in Mammoth; Ian Fettes and David Rosky in Bridgeport

1. CALL TO ORDER: Chair Scott Bush called the meeting to order at 10:05 a.m. at the board chambers in Bridgeport with teleconference to Town/County Conference Room in Mammoth Lakes. Commissioner Lagomarsini was present in Mammoth. Attendees recited the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETING MINUTES: Review and adopt minutes of January 17, 2019, as submitted (*Lizza/Pipersky. Ayes by roll call vote: 5-0.*)

4. PUBLIC HEARING

A. CONDITIONAL USE PERMIT 18-015/Fettes for an owner-occupied (Type I) short-term rental use in a detached one-bedroom accessory dwelling unit at 149 Mountain View Lane (APN 016-152-009) in June Lake. Land use designation is Single-Family Residential (SFR). Maximum occupancy of two persons and two vehicles. In accordance with the California Environmental Quality Act, a Notice of Exemption will be filed.

Wendy Sugimura introduced assistant planner Kelly Karl and reviewed her projects.

Karl described April 16 to Nov. 1 rental, two persons, two vehicles. This would be second of eight allowable STRs in Clark Tract. Occupancy limited. Complies with June Lake Area Plan policies.

Will summer start this year in April? *Sugimura stated can't control fluctuations; standard avalanche season in Safety Element.*

Lizza suggested extending to Nov. 15 when not much snow. Sugimura recalled workshops wanted summer only. Will check on specificity of dates. Roberts recalled "summer only" intent was non-snow months.

OPEN PUBLIC COMMENT: Ian Fettes, proponent, requested questions.

How to get to main house? *Road continues up hill, loops around to upper property. Stairs to rental. Elevator runs to upper level, walkway at back, road.*

David Rosky, neighbor, expressed support. Will be well-managed property. CAC discussed winter aspect. Concern was definition of "winter." Rarely any large storms prior to Thanksgiving. South-facing, melts off early. Maybe wiggle room. Didn't recall set dates.

Karl noted dates were pulled from General Plan: April 16-Oct 31.

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

Sugimura affirmed dates codified in Area Plan. Could remove dates entirely, subjective. Planning Commission has choice of being more restrictive but not more permissive.

Don't dates explain when you can park on Mono roads? Sugimura indicated yes; existing standard for snow management issues.

In Mammoth: Ann Tozier, neighbor in Clark Tract above Fettes, recently left CAC but was present throughout entire STR process in June Lake. Opposed TRODs for neighborhood but then Mono came up with Type I. Roads treacherous in winter. Dates were given, not actually picked. Driving difficult through April. Supported Fettes' project, as he contributes to community, full-time resident, fits guidelines. Allow Type I in Upper Clark Tract.

Lagomarsini cited contract prohibiting STRs in comment letter. Apply today?

Sugimura indicated not regulatory contract with Mono, not have that type of contract. Not enforceable by Mono.

Tozier has been collecting snow removal funds; no HOA exists. **CLOSE PUBLIC COMMENT.**

Roberts mentioned long process for Fettes. Fettes cited long bumpy road, major milestone, appreciated approval.

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA guideline 15301 and file a Notice of Exemption; make the required findings as contained in the project staff report; and approve CUP 18-015 subject to conditions of approval. (*Lizza/Roberts. Ayes by roll call vote: 5-0.*)

5. WORKSHOP: Housing Element Draft.

Wendy Sugimura commended Bentley Regehr for helping understand how to apply housing policies, toolbox, and BOS priorities toward workforce housing.

Regehr noted Housing Element is only State-mandated element. Five-year updates changed to eight years, so 2027. Identify various sites for housing needs. Mandate to update progress. HCD (Housing and Community Development) provides numbers: 85 units. Timeline: Last update 2014, needs assessment in 2016 for data, toolbox to start on policies and programs, information from RPACs. Bridgeport Valley, Antelope Valley, June Lake so far, Mono Basin canceled due to weather conditions, Long Valley next week. Submit draft to HCD for 90-day response, incorporate feedback, return to RPACs, PC, BOS. Adoption: Aug. 15.

Main sections: Policies/programs; technical appendix; and progress report. Looking for more community-specific data.

- I. Policies: Increase overall housing supply, increase community housing, retain existing community housing, and ensure all other needs are met.
- II. Appendix: Demographic Information, needs assessment/buildout potential; community profiles, site inventory, constraints.

Questions?

How to ensure housing needs are met? *Spreading educational materials, farm labor housing, updating hazard mitigation plan in relation to housing, emergency shelters.*

Where are land exchanges located? *Sugimura explained policy has long history. Talked with federal agencies about land tenure program, site-specific inventory on exchange into private ownership. Challenging to specify private property for uses, so never got there. USFS cabin leases only part of year, could exchange and become part of private market; e.g., Whiskey Creek cabins at Crowley Lake. Insurmountable burden for homeowners. Would be driven by private homeowners. Mono would support. Pine Glade in Sunny Slopes: Form one organization to take ownership of block of land, USFS deal with only one entity.*

Roberts recalled this was done in June Lake 25 years ago with couple of tracts. *Sugimura sited differences in process and payments.*

Pipersky strongly believed an issue not addressed was huge connection between wages and housing. *Sugimura stated it was raised at RPACs, Planning Commission. State-approved element but have land use policies encouraging development in and adjacent to existing communities, population to support, economic development strategy in Land Use. Limited in Housing Element.*

Roberts: State passed 14 new laws on housing.

Regehr: Ensured had everything needed.

USFS properties maybe change lease terms to be occupied year-round?

Roberts indicated his parents have a unit. USFS identified lands willing to transfer. June Lake Tract denied at time, but Gull Lake Tract was OK.

Rosky cited gap between wages and housing. Issue everywhere. Maybe allow tiny house on vacant lot as "house" not mobile home. Rent out lot to housing. Not change zoning regs. Other idea: Creating areas where people can live in small RVs not intended for recreational camping, but as residential use. Close gap. Cities starting to deal with this. Legally park small RVs and live out of vehicle. Out-of-box ideas that could address issues.

Bush noted concern for septic and water for tiny houses. Rosky thought landowner could create empty pad, utility hookup for tiny house instead of normal house. RVs do have issue of gray and black water.

Sugimura indicated tiny houses are becoming way to provide for housing that's not as expensive (land, construction, labor). RMH (Rural Mobile Home) sets land use permit, density. Find solution at state level that allows flexibility.

Roberts noted June Lake uses in 1960s to '70s eventually eliminated, no talk about bringing back.

Bush opined that needs change, things evolve.

Pipersky cited third time in five years can't find fire insurance. Maybe taken over by state, like earthquake insurance?

Regehr appreciated comments.

6. REPORTS

A. DIRECTOR: 1) Regretted Commissioner Pipersky is departing after new supervisor appointed someone else; 2) BOS denied Antelope Valley's request to be exempt from STR (short-term rental) policies to keep consistency in county; 3) Remove MFR-L from STR, as more appropriate for workforce housing; 4) Ten permit applications right now, inquiries as well, particularly cannabis; and 5) Expect to have all PC meetings in foreseeable future.

B. COMMISSIONERS: Lizza: Attended USFS management plan in Bishop. Inyo was first in process. Timber issues on west side, so other forest disconnected. Draft EIR comment open only to those involved earlier, including Lizza. Regional office staff. Different, open dialog discussion process was encouraging. Public participation.

Pipersky said, "I would have been happy to stay but can't. It's been a pleasure to get to know everyone."

Bush: Will miss Mary Pipersky.

Roberts: Spring conference of CCPCA was slated for Chico but no accommodations due to fires. Revert to fall conferences instead of spring.

7. INFORMATIONAL

8. ADJOURN to regular meeting March 21, 2019

Prepared by CD Ritter, PC secretary