

MONO COUNTY PLANNING COMMISSION

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MEETING MINUTES

May 21, 2020 – 10 a.m.
(adopted July 16, 2020)

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris Lizza, Dan Roberts, 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; Nick Criss, code compliance officer

PUBLIC: Amy, andreblaine, bcka, Brandon Barter, Call-In User_1, Call-In User_2, Charles, Connolly, emilyoussefzadeh, Eric Berlow, Gary, heidivetter, Jail Vistation, JAM, Jin Hewett, Katelyn Qualey, Kurt's iPhone, Mark Langner, Pam, Participant, Scott Burkard, steve@amanteandassociates.com, Stuart, Todd Schneberk, tschnabel

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 10:03 am in Zoom meeting room and attendees recited the pledge of allegiance to the flag.
2. **REVIEW OF REMOTE MEETING MANAGEMENT & PROTOCOLS:** Wendy Sugimura reviewed meeting procedures and format.
3. **PUBLIC COMMENT:** No public comment.
4. **MEETING MINUTES**
 - A. **January 16, 2020 minutes:**

MOTION: Approve January 16, 2020 minutes.
Lizza/Roberts. Roll-call vote- Ayes: Lizza, Roberts, Robertson, Lagomarsini, Bush.
 - B. **April 16, 2020 minutes:** Commissioner Bush noted motion & votes not included for UP 19-010/Subia. Commissioner Lizza noted that question mark should not be marked at end of comment of item 1B. Commissioner Lagomarsini requested revision of language on page 8, regarding documents reviewed. Commission directed staff to correct & update, carry April 16, 2020 minutes to June 18, 2020 meeting.
5. **PUBLIC HEARING**
 - A. **CONDITIONAL USE PERMIT 20-001/BARTER** for an owner-occupied short-term rental use of two bedrooms within an existing three-bedroom residence located at 320 Mountain View Dr. (APN 064-150-004) in Swall Meadows. The land use designation is Estate Residential (ER). Maximum occupancy is five people and two vehicles. Presented by Kelly Karl.
 - **PUBLIC COMMENT:** Applicant, Brandon Barter, responded to Commissioner questions. Public comments by Pam Plangent, Daniel Bagen, Amy Motroni. Michael Draper confirmed no further hands raised in Zoom meeting for public comment. Melissa Bell noted 3 additional email comments by Amy Motroni, which were covered during verbal comments. No additional email comments received. **CLOSE PUBLIC COMMENT**

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- **DISCUSSION:** Commissioners discussed emergency water tank, impacts of short-term rentals vs personal use, non-conforming issues, owner-occupied short-term rentals vs non-owner-occupied short-term rentals.

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 approve Use Permit 20-001 subject to Conditions of Approval, which include optional conditions 1& 2, providing property owner 1 year from May 21, 2020 to comply.

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

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 a cap on the number of properties that may be approved and other restrictions.

C. JUNE LAKE HIGHLANDS TENTATIVE TRACT MAP AMENDMENT 34-26. Proposal to amend Tract Map No. 34-26, removing Condition of Approval #44 that prohibits transient rentals (less than 30 days). In accordance with the California Environmental Quality Act, an exemption is proposed.

Agenda items 5B and 5C presented together by Michael Draper. Michael Draper noted that additional parties have requested to be included in project that were not initially included. Discussion by Commissioners and staff regarding parties included and proper public noticing followed. Agreement made for public comment to open to allow owners to provide preferences if all property owners to be included.

- **PUBLIC COMMENT:** Public comments by Dennis Chapman, Jin Hewett, Joe Connolly, Andre Blaine, Todd Schneberk, Steve Amante, Tim Schnabel. Kelly Karl confirmed no further hands raised in Zoom meeting for public comment. Wendy Sugimura noted that the public hearing is for agenda items 5B/June Lake Highlands Specific Plan Amendment & 5C/June Lake Highland Tentative Tract Map Amendment 34-26. Melissa Bell confirmed no additional email comments. **CLOSE PUBLIC COMMENT**
- **DISCUSSION:** Commissioners and staff discussed addressing project as written with current applicants or amending project to include all owners. Commission directed staff to amend project to allow all June Lake Highlands parcels to be included with optional conditions on limitations of Vacation Home Rental Permits, Conditional Use Permits, and Short-term Rental Activity Permits, send public notice, and move to June 18, 2020 meeting.

6. APPEAL

A. APPEAL 20-001/WE ARE EVERYWHERE RV PARK. Appeal of an LDTAC denial for a Director Review application for installation of an LED sign, interpreted as inconsistent with the Mono County General Plan. The sign is located at 110437 HWY 395 (APN 002-060-042) in Coleville/Walker. The land use designation is Mixed Designation – Rural Resort & Rural Residential. Presented by Jake Suppa.

- **PUBLIC COMMENT:** Applicant, Scott Burkard, responded to Commissioner questions. Public Comment by Mark Langner. Michael Draper confirmed no further hands raised in Zoom meeting for public comment. Melissa Bell confirmed no additional email comments. **CLOSE PUBLIC COMMENT**

- **DISCUSSION:** Commissioners discussed current sign ordinance and need for updates to sign ordinance.

MOTION: Overturn LDTAC decision, direct staff to process Conditional Use Permit application for sign, recommendation to upgrade the project to a Conditional Use Permit due to the controversial nature of project.

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

7. REPORTS

A. DIRECTOR: Director Sugimura provided a report of current Planning activities.

B. COMMISSIONERS: Commissioners provided reports on relevant activities.

8. INFORMATIONAL

9. ADJOURN at 2:35pm to the next regular meeting on June 18, 2020.

Prepared by Melissa Bell, Planning Commission clerk