

MONO COUNTY PLANNING COMMISSION

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MEETING MINUTES

July 16, 2020 – 9 am
(Adopted August 20, 2020)

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris Lizza, Dan Roberts, Patricia Robertson

STAFF: Wendy Sugimura, director; Michael Draper, planning analyst; Christy Milovich, deputy county counsel; Gerry Le Francois, principal planner; Nick Criss, code compliance officer; Melissa Bell, planning commission clerk;

PUBLIC: Charles, George Larson, Jin Hewett, korijensen, Maciek Napierala, Marmotly, Mary Cheffers, Tim Schnabel, George Coon, 760-818-5162, 775-560-9031, Jim, susfo

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 9:02 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. **April 16, 2020 minutes:**

MOTION: Approve April 16, 2020 minutes.
Lizza/Bush. Roll-call vote- Ayes: Lizza, Roberts, Robertson, Lagomarsini, Bush.
 - B. **May 21, 2020 minutes:**

MOTION: Approve May 21, 2020 minutes.
Bush/Lagomarsini. Roll-call vote- Ayes: Lizza, Roberts, Robertson, Lagomarsini, Bush.
 - C. **June 18, 2020 minutes:**

MOTION: Approve June 18, 2020 minutes.
Lagomarsini/Lizza. Roll-call vote- Ayes: Lizza, Robertson, Lagomarsini, Bush. Abstain: Roberts.
5. **PUBLIC HEARING**
 - A. **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.
 - Michael Draper presented project and answered questions from the Commission.
 - **PUBLIC COMMENT:** Chair Bush advised that there had been two previous meetings on this project and that all testimonies made in previous meetings are carried over and are in the record. Wendy Sugimura moderated the Public Hearing. Commissioners heard from the applicant, George Larson, who provided additional background and information on the project. Commissioners heard

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

comments from the public via Zoom. Public comments were provided by Kurt Erickson, Jin Hewett, Andre Blain, George Cool, Charles (?), Gary Johansen, and Mary Cheffers. No additional email comments were received.

CLOSE PUBLIC COMMENT

- **DISCUSSION:** Commissioners discussed optional permit types, vehicle or person limitations per rental, permit quantity cap, noise impacts, increased activity, property value impacts, community & neighborhood impacts, hot-bed needs in June Lake, possible lottery system for permit issuance, limitation on compliance violations, restricting permits to parcels with built residences, compliance enforcement, and permit application processes.

Break: 11:41 am - 11:57 am

MOTION: Find that the project qualifies as a Categorical Exemption under CEQA guidelines §15301(a) and adopt Resolution R20-02 with the findings listed under section 2 in the staff report, with the modifications that short term rentals will be authorized under a Vacation Home Rental Permit rather than a Use Permit, that the number of permits be limited to twenty-seven (27) units in the sub-division, and a limit of one (1) permit per owner.

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

6. **WORKSHOP:** None.

7. **REPORTS**

A. **DIRECTOR:** Director Wendy Sugimura provided a report on upcoming projects.

B. **COMMISSIONERS:** No reports.

8. **INFORMATIONAL:** None.

9. **ADJOURN** at 12:08 pm to the next regular meeting on August 20, 2020.

Prepared by Melissa Bell, Planning Commission clerk