

MONO COUNTY PLANNING COMMISSION

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Adopted Minutes

September 21, 2023 – 9:00 a.m.

COMMISSIONERS: Chris Lizza, Scott Bush, Roberta Lagomarsini, Jora Fogg, Patricia Robertson

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner, Rob Makoske, planning analyst; Erik Ramakrishnan, Counsel; Wendy Sugimura, director

PUBLIC: Clifford Beshers, Hailey, Heather Condon, Jim, Maria, Maxwell Allen, Michael Draper, Michael House, Shawna Brekke-Read, Stanleya Pinnata

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:08 am and the Commission lead the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda
 - No public comment in relation to items not on the agenda.
3. **MEETING MINUTES**
 - A. Review and adopt minutes of August 17, 2023.
Commissioner Robertson requested that item 4, section 2, last bullet point, be edited to read “report includes research on how businesses license get issues and the requirements needed to obtain the business license”.

Motion: Approve the minutes from meeting on August 17, 2023 with the corrections noted above.
Robertson motion; Fogg second.
Roll-call vote – Ayes: Lizza, Fogg, Lagomarsini, Robertson. Abstain: Bush.
Motion passed 4-0 with one abstention.

4. PUBLIC HEARING

- A. 9:05 am – UP 23-005 Cervantes. Consider approval of a Use Permit for an accessory structure greater than 20’ in height at 29 Chase Ave, Chalfant APN 026-282-003-000.
 - Calloway gave a presentation and answered questions from the Commission.
 - Public Hearing opened at 9:57 am.
 - Applicant answered question from the Commission.
 - Public comment from Maria in support of the Use Permit.
 - Public Hearing Closed at 10:06 am.

Commissioner Deliberation:

- Commissioner Lizza concerned with the fact that the building department keeps issuing permits with mistake and causing hardship for the community. Also concerned with the building not being subordinate to the main use.

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Jora Fogg

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- Director Sugimura acknowledges that mistakes were made by the planning, not building, division and that it's not a continuation of mistakes but rather a mistake made at the same time with this project taking a bit more time to come to the Commission.
- Commissioner Robertson thanked the applicant for their patience.
- Commission Bush believes that the applicant has done all that they can to address the concerns apart from buying a new building which would be a hardship. The building should be approved.
- Commissioner Fogg suggested that the Commission take into consideration the Land use designation and not focus on the fact that the garage is not necessarily subordinate as the home on the parcel is a mobile home and not a stick built.
- Chair Lagomarsini agrees with Commissioner Bush in the fact that the applicant has done everything they can do and should allow for the building.

Motion:

Bush motion; Robertson second.

Roll-call vote – Ayes: Bush, Lizza, Fogg, Lagomarsini, Robertson.

Motion passed 5-0.

- B. 9:10 am – Appeal of application incompleteness determination for the Rock Creek Ranch Tentative Tract Map application.
- Sugimura presented that the Applicant's request to continue the public hearing as they are dealing with a family emergency. The applicant signed a tolling letter allowing the continuation.

Motion:

Lagomarsini motion; Bush second.

Roll-call vote – Ayes: Bush, Lizza, Fogg, Lagomarsini, Robertson.

Motion passed 5-0.

5. WORKSHOP

- Snow Storage Standards
 - Sugimura gave a brief overview of the Snow storage Standards, and the Commission gave direction to Staff to present to the June Lake CAC and return back to the Commission with the June Lake CAC feedback.
- Meeting locations
 - Sugimura spoke regarding the meeting location for Planning Commission meetings. Main meeting location is the Bridgeport Board Chambers with a satellite location in Mammoth, unless the majority of the projects are located in South County, in which case the main meeting location may be moved to Mammoth. Staff will try to advise the Commissioners in advance as much as possible.

6. REPORTS

- A. Director: Sugimura reviewed her report.
- B. Commissioners
- Commission Lizza gave a report.

- Commissioner Lagomarsini gave a report.

7. **INFORMATIONAL** – none

8. **ADJOURN at 10:58 am** to October 19, 2023.