

MONO COUNTY PLANNING COMMISSION

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Draft Minutes

May 9, 2024 – 1:00 p.m.

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

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner; Wendy Sugimura, director; Rob Makoske, planning analyst; Aaron Washco, planning analyst; Tyrone Grandstrand, Housing Coordinator

PUBLIC: Craig Tapley, Luke Connaughton

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Meeting called to order at 1:01 pm and the Commission led the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - No public comment.
3. **MEETING MINUTES**
 - A. Review and adopt minutes of April 18, 2024.

Motion: Approve the minutes from meeting on April 18, 2024, as presented.
Bush motion; Robertson second.
Roll-call vote – Ayes: Fogg, Bush, Lizza, Robertson, Lagomarsini.
Motion Passes 5-0.
4. **ACTION ITEMS**
 - A. **Consider adopting Resolution 24-01 approving Variance 24-001** allowing for a garage within a reduced front yard setback that does not meet the requirements of Mono County General Plan Land Use Element §04.120.G.4. at 201 West Steelhead Road in June Lake (APN: 016-112-015). *Staff: Aaron Washco*
 - Lizza recused himself due to a personal relationship with the applicant and the perceived conflict of interest.
 - Wascho gave a quick overview of the Variance and answered questions from the Commission.

Motion: Approve Resolution 24-01 for Variances 24-001 as presented.
Bush motion; Lagomarsini second.
Roll-call vote – Ayes: Bush, Fogg, Robertson, Lagomarsini. Absent Lizza.
Motion Passes 4-0 with 1 abstention.

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

B. PUBLIC HEARING no earlier than 1:05 pm: Bridgeport property purchase. Determination of whether the purchase of five units for conversion from short-term to long-term rentals at 264 Highway 182, Bridgeport, CA, 93517, APN: 008-213-011-000, is consistent with the Mono County General Plan. *Staff: Tyrone Grandstrand*

- Grandstrand gave a presentation and answered questions from the Commission. Mono County planning staff assisted with responding to questions.
- Public Hearing opened at 1:34 pm.
- No public comment.
- Public Hearing Closed at 1:35 pm.

Motion: Determine purchase of 264 Highway 182 Bridgeport, CA 93517, is in conformity with the Mono County General Plan, approve Resolution 24-02 and instruct staff to discuss with the Board of Supervisors on the recommendation on rescinding UP 32-01-19.

Fogg motion; Bush second.

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

Motion Passes 5-0.

5. WORKSHOPS

A. Mono County Housing Program Update. *Staff: Tyrone Grandstrand*

- Grandstrand gave a Mono County housing program update and answered questions from the Commission.

6. REPORTS

A. Director – Sugimura provided a verbal report and answered questions from the Commission.

B. Commissioners

7. INFORMATIONAL/ CORRESPONDENCE

8. ADJOURN to June 20, 2024, at 9:00 a.m.