

MONO COUNTY PLANNING COMMISSION

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Draft Minutes

April 20, 2023 – 9:00 a.m.

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

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk; Brent Calloway; principal planner; April Sall, planning analyst; Emily Fox, Counsel

PUBLIC: A. Ressa, Bob Strong, Mark Hyde, Nancy Chavez Niepagen, Sandra Bauer, Scott McGuire, Scott Kantor, Kyle P, 530-495-1177, 7143973301, 9495732135

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:02 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 comments
3. **MEETING MINUTES**
 - A. Review and adopt minutes of March 16, 2023.

Motion: Approve the minutes from the meeting on March 16, 2023.

Bush motion; Lagomarsini second.

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

Motion passed 4-0 with one absent (Fogg).

4. **PUBLIC HEARING**
 - A. **UP 22-012/The Villager Motel. [9:00 am]** The project is located at 2640 Highway 158, June Lake (APN 015-113-068) and proposes to replace a one-story, two-unit existing commercial lodging structure with a two-story, four-unit structure. The proposed structure will have a footprint approximately 20 square feet larger than the existing structure. It will be setback 10' from South Crawford Avenue and 3' from the south property boundary. Additional parking is provided on site, and a project condition will require a contract for snow removal. The property is 0.76 acres and designated Commercial. *Staff: Laura Stark*
 - Stark gave a presentation and answered questions from the Commission.
 - **Public hearing opened at 9:30 am.**
 - The applicant answered questions that the Commission had during the presentation.
 - No additional comments received from the public.

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

- During public comment it was asked that the applicant and the designer bring back a site plan showing the proper location for ADA accessible parking spots in relation to the ADA accessible hotel room.
- The Planning Commission continued this item to later in the meeting when the requested information could be provided.

B. UPM 23-004/ Bask Inc. [9:30 am] The project is a use permit modification for a previously approved indoor cannabis cultivation project located at 474 Industrial Circle in the Sierra Business Park across from Mammoth Yosemite Airport (APN 037-260-004). The applicant is proposing to reduce the square footage of the building and the number of parking spaces, as well as provide some off-site snow storage. The property is designated Specific Plan (SP). *Staff: April Sall*

- Sall gave a presentation and answered questions from the Commission.
- **Public hearing opened at 10:00 am.**
- Applicant gave a brief overview of modifications and the reasons why the changes are being proposed.
- No additional comments received from the public.
- **Public hearing closed at 10:07 am**

Commission Deliberation:

- Commissioner Lizza stated that the proposed location is the perfect location for a project like this.
- Commissioner Bush stated that as this project does not have any controversy, is preapproved, and the modifications are smaller in size which makes this project an easy decision.

Motion: Find that the project qualifies as an exemption under CEQA guidelines §15183 and instruct staff to file a Notice of Determination; make the required findings as contained in the project staff report; and approve Use Permit Modification 23-004 subject to the Conditions of Approval as presented.

Lizza motion; Robertson second.

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

Motion passed 4-0 with one Absent.

5. ACTION ITEM

A. Resolution affirming grant of Appeal 23-01/Herrick. The Resolution allows for the storage of a vacant RV as an accessory to a commercial use when such use does not result in visual or environmental impacts, as determined by the Commission at the March 16, 2023, meeting.

- Fox gave an overview of the resolution affirming the granting of Appeal 23-01 and answered questions from the Commission.
- Criss touched on why an RV was considered a secondary use to a commercial lot.
- Sugimura stated that historically it is really hard to enforce RV's on properties when there is no overnight use on the property such as a residence.
- Bush stated that people are living in their RV's all over the place in the Walker area as there are no places to rent in the area.

- Sugimura stated that after the Walker Fire, Survivors were granted Temporary living units in efforts to support them in recovery which is codified with conditions and time limitations.
- Lizza would like the resolution to state under Section1 item1 that a Single RV rather than stating that unoccupied RVs as a permissible accessory use. This way it would not become a storage of multiple RV's.
- Robertson concerned with the language in Section1 regarding the visual impacts of the RV. Would like to make a change stating that it say significant visual impact.
- Public Comment from Liane Herrick stated that she was listening to the meeting and if anyone had any questions, she would be available to answer. Wanted to make the Commission aware that they have housing elsewhere and would not be living in the RV and until the situation is resolved and would likely file a harassment complaint if anybody addresses or threatens about living in the RV. The RV will remain on the property in hopes that it will become an allowable dwelling option in the future.

Motion: Approve the resolution affirming grand of Appeal 23-01 with modifications as presented.

Bush motion; Lagomarsini second.

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

Motion passed 3-1 with one Absent.

4.A. Continued Public Hearing on The Village use permit UP 22-012 at 10:32 am

- **Stark presented the Commission with an updated site plan and answered questions.**
- **Applicant Bob Strong explained the changes to the parking plan and answered questions from the Commission.**
- **No additional public comments.**

Public hearing closed at 10:46 am.

Commission Deliberation:

- Lizza asked about the parking spot between the building and propane tanks being adequate size and concerned with safety.
- Sugimura stated that an added condition requiring bollards could eliminate the concerns for safety.
- **Added conditions per the Commission**
- Bollards or other preventative barriers compliant with the CA Building Code shall be installed between parking space (#16) and the propane tanks.
- Site plan shall be updated so that the chart accurately describes the parking configuration.

Motion: Find that the project qualifies as an exemption under CEQA guidelines §15303 D and instruct staff to file a Notice of Exemption; make the required findings as contained in the project staff report; and approve Use Permit 22-012 subject to the Conditions of Approval modified as presented.

Bush motion; Lagomarsini second.

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

Motion passed 4-0 with one Absent.

6. WORKSHOP - none

7. REPORTS

A. Director

- Sugimura gave a report and answered questions from the Commission.

B. Commissioners

- Commissioner Lizza gave a report to the Commission that he did an administrative appeal and attended the California Cities Planning Commissioner Academy last month.
- Robertson reported that the Town put allocated \$100,000 to help households that have been displaced due to structural damages to their homes or rentals. There are loans for creating accessory dwelling units and loans for rehab on your home for health and safety.

8. INFORMATIONAL - none

9. ADJOURN at 11:02 am to May 18, 2023