

MONO COUNTY PLANNING COMMISSION

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Minutes

January 20, 2022 – 9:00 a.m.

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

STAFF: Wendy Sugimura, director; Bentley Regehr planning analyst; Heidi Willson, planning commission clerk

PUBLIC: Don Morton

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Meeting called to order and the commissioners lead 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 December 16, 2021. Corrections: the word “finding” in the motion under agenda item 5 needs to be plural.
Motion: To approve minutes as corrected.
Lizza motion; Bush second
Roll-call vote – Ayes: Fogg, Bush, Lizza, Robertson. Absent: Lagomarsini. Motion passed 4-0.
 - B. Review and adopt minutes of January 6, 2022.
Motion: Approve minutes as presented.
Bush motion; Robertson second
Roll-call vote – Ayes: Fogg, Bush, Robertson. Abstain: Lizza. Absent: Lagomarsini. Motion passed 3-0 with one abstention.
4. **ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS**
Motion: Approve resolution AB 361.
Lizza motion; Bush second
Roll-call vote – Ayes: Fogg, Bush, Lizza, Robertson. Absent: Lagomarsini. Motion passed 4-0.
5. **PUBLIC HEARING**
 - A. **CONDITIONAL USE PERMIT 20-003/Morton.** Proposal for residential and commercial development at APNs 015-140-054 & 015-104-053 in June Lake. Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments, and proposal for APN 015-104-053 will include two commercial buildings. Parcels are designated Commercial Lodging-High (CL-H) and Commercial ©, respectively. *Staff: Bentley Regehr*

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

- The applicant Don Morton agreed to proceed with the public hearing even though only 4 Commissioners are present.
- Regehr presented and answered questions from the Commission.
- Don Morton answered questions from the Commission.

Public Comment Opened at 10:02am – Public Comment Closed at 10:03am with no comments.

Commission Deliberation:

- Commissioners deliberated various concerns regarding short-term rentals in the residential units, snow storage, parking, light temperature, and rental income limit.
- Chair Robertson: Would like to see the modified and added conditions written out.

Proposed modifications to conditions:

3. At least one residential unit shall be deed restricted to a low-income level (80% AMI), as defined by the California Department of Housing and Community Development state income limits, at the time of the tenant’s application. State income limits are set on an annual basis. Compliance with the deed restriction is subject to reporting or monitoring as required by Mono County.
6. All exterior lighting shall comply with the standards for downward directed and fully shielded lighting, consistent with General Plan Chapter 23, Dark Sky Regulations, and the light temperature shall not exceed 3,000K.

Added Condition:

Short-term rentals are prohibited in Building A. Short-term rentals in Building B are subject to the appropriate permit approvals.

Motion: 1) Find the project qualifies as a categorical exemption under CEQA §15183; 2) Instruct staff to file a notice of exemption; 3) Make the recommendation to the Board of Supervisors to waive County permitting processing fees, consistent with Housing Element program 2.10 (consultant fees would still be charged); 4) Make the required finding as contained in the staff report and approve Conditional Use permit 20-003 subject to the added and modified conditions.

Bush motion; Robertson second

Roll-call vote – Ayes: Fogg, Bush, Lizza, Robertson. Absent: Lagomarsini. Motion passed 4-0.

6. WORKSHOP (items taken out of order)

A. Housing Programs Update and Policy Discussion. An overview of housing programs and potential policy items. *Staff: Bentley Regehr*

- Regehr and Sugimura spoke about the Board’s request to consider a possible moratorium on Short-term Rentals.
- Chair Robertson- requested that the Board allocate funding to a study regarding for housing related issues to back up a moratorium.
- Commissioner Fogg- Concerned that if a moratorium took place homeowners would sell their homes and would potentially come another home that sits empty. Would like to pursue an incentive from the County for homeowners to long term rent.

- Commissioner Lizza- We have had a previous moratorium that allowed the county to set parameters for Short-term rentals. Any short-term rentals must go through the Planning Commission and therefore can be regulated based on the home's factors.
- Regehr brought up that the Board is concerned about the number of Short-Term rentals that have been denied.
- Chair Robertson asked if the Board of Supervisors have declared a state of emergency regarding housing?
- Sugimura answered that the Board has not but could; however, no benefits to declaring a state of emergency have been identified.
- The rest of the housing programs update, and policy discussion was continued to February meeting due to time constraints.

B. Accessory Dwelling Unit Prescriptive Designs. Review of proposed accessory dwelling unit prescriptive designs, as funded by the SB-2 planning grant. *Staff: Bentley Regehr*

- RRM presented ADU designs and answered questions from the Commissioners.
- Commissioners asked about garages, outdoor living spaces, and storage.

7. REPORTS

A. Director:

- Report in packet

B. Commissioners

- No reports

8. INFORMATIONAL

- No Item

9. ADJOURN to February 17, 2022