

MONO COUNTY PLANNING COMMISSION

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Draft Minutes

November 21, 2024 – 9:00 a.m.
Mono County Civic Center
Mammoth Lakes, CA

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

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Aaron Washco, planning analyst; Emily Fox, County Counsel; Wendy Sugimura, Director; Olya Egorov

PUBLIC: Collin, Laura Mann, S Davis, Brad Wilson, Lauryn Pinsak

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:01 am 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 October 17, 2024.

Motion: Approve the minutes from the meeting on October 17, 2024, as presented.

Lizza motion; Lagomarsini second.

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

Motion Passes 5-0.

4. PUBLIC HEARINGS

A. 9:00 a.m. Continuation of UP 24-003 HERTZBERG. The applicant has requested a continuation of this public hearing to 9:05 am on December 19, 2024. The Use Permit would allow for installation of an overhead power line across Highway 6 to a parcel in Benton (APN 024-290-001). *Staff: Olya Egorov*

- UP 24-003 is continued to December 19, 2024, at 9:00 a.m.

B. No earlier than 9:05 a.m. Consider approval of Use Permit 24-005 (Mann Short-Term

Rental). Applicant is seeking a use permit to allow for short-term rentals at 122 Nevada Street in June Lake (APN: 016-099-005). The parcel is 0.18 acres and has a land use designation of Single-Family Residential (SFR). The project qualifies for a statutory exemption under CEQA §15301 (Existing Facilities). *Staff: Aaron M. Washco*

- Washco gave a presentation and answered questions from the Commission.

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

- Public Hearing opened at 9:41 a.m.
- Applicant gave a comment and answered questions from the Commission. No verbal public comments received during the hearing. One written comment was received and distributed to the public and Commission prior to the hearing.
- Public Hearing closed at 9:46 a.m.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.

Motion: Find that the project qualifies as a Statutory Exemption under CEQA Guidelines §15270 and determine that the required findings 1-4 contained in the staff report cannot be made and disapprove Use Permit 24-005 Mann.

Lizza motion; Robertson second.

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

Motion Passes 4-1.

5. WORKSHOPS

- A. Regional Transportation Plan update. *Staff: Olya Egorov*
- Olya gave a presentation and answered questions from the Commission.

6. REPORTS

- A. Director
- Sugimura went over the provided Director's report and answered questions from the Commission.
- B. Commissioners
- No Commission reports.

7. INFORMATIONAL/ CORRESPONDENCE

- A. California Endangered Species Act – Western Burrowing Owl (CDFW)

8. ADJOURN at 10:16 am to the Scheduled Special Meeting on December 19, 2024, at 9:00 am.