

# MONO COUNTY PLANNING COMMISSION

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## Adopted Minutes

December 21, 2023 – 9:00 a.m.

**COMMISSIONERS:** Roberta Lagomarsini, Jora Fogg, Scott Bush, Chris Lizza

**STAFF:** Heidi Willson, planning commission clerk; Brent Calloway; principal planner, Erik Ramakrishnan, Counsel; Wendy Sugimura, director; Rob Makoske, planning analyst; Aaron Washco, planning analyst; Sandra Moberly, Mono County CAO

**PUBLIC:** Justin Walsh, Sarah Walsh, Heidi V, John Decoster

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE** Meeting called to order at 9:05 am and the Commission lead the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
  - CAO Moberly introduced herself to the Commission.
3. **MEETING MINUTES**
  - A. Review and adopt minutes of November 16, 2023.

**Motion:** Approve the minutes from meeting on November 16, 2023, as presented.  
**Fogg motion; Lagomarsini second.**  
*Roll-call vote – Ayes: Fogg, Lagomarsini. Abstain Bush, Lizza. Absent Robertson.*  
**Motion Fails 2-0 with 2 abstention and 1 absent.**

County Counsel explained that a Commissioner need not have been present at the meeting to approve the minutes, provided the Commissioner believes the other Commissioners and staff have ensured the minutes are accurate.

**Motion:** Approve the minutes from meeting on November 16, 2023, as presented.  
**Fogg motion; Lagomarsini second.**  
*Roll-call vote – Ayes: Fogg, Lagomarsini, Bush. Abstain: Lizza. Absent: Robertson*  
**Motion passed 3-0 with 1 absence and 1 abstention.**

#### 4. ACTION ITEMS

- A. **UPM 23-003 High Sierra June Lake [9:00 am]** Use permit modification to expand High Sierra's retail-only cannabis operation to also allow cannabis manufacturing (jarring) and distribution (transportation). Applicant proposes expanding into vacant half of their existing commercial building. Currently operating under UP 18-003. An exemption under CEQA Guidelines §15301 and §15303 is proposed.

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

- Makoske gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:24 am.
- Applicant gave a comment and answered questions from the Commission.
- No public comments
- Public Hearing Closed at 9:28 am.

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 Categorical Exemption under CEQA Guidelines §15301 and §15303 and instruct staff to file a Notice of Exemption; make the required findings as contained in the project staff report; and approve Use Permit Modification 23-004 subject to Conditions of Approval.

**Bush motion; Fogg second.**

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

**Motion Passes 4-0 with 1 absent.**

- B. UPM 23-005 June Lake Brewing [9:20 am].** Use Permit modification to establish a permanent food truck location, formally reestablish indoor tasting room use, and allow for expanded outdoor seating April 15 – November 1. A permanent food truck was previously permitted with UP 15-003 Ohana’s; this modification would tie the permanent location to the parcel rather than an individual food truck. An exemption under CEQA Guideline §15301 is proposed.

- Calloway gave a presentation and answered questions from the Commission.
- Public Hearing opened at 10:14 am.
- Applicant gave a comment and answered questions from the Commission.
- No public comments
- Public Hearing Closed at 10:25 am.

Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant. The Commission requested the following conditions be added to the Conditions of approval:

Add:

5. Parking spaces shall be sufficiently striped or marked to delineate individual spaces, including clear markings for the accessible space.
6. The applicant will work with staff to develop and will comply with a final site plan to relocate ADA parking space #1, identify the additional seating location, identify path of vehicular travel, indicate location of other features, and uses such as port-a-potties and musician stage, and revise parking if needed to ensure standards are met.
7. Limit parking spaces #2-6 to employees and residents subject to disability access laws. Signage shall be posted.

**Motion:** Find that the project qualifies as a Categorical Exemption under CEQA guideline 15303 and instruct staff to file a Notice of Exemption; Make the required findings as contained in the

project staff report; and approve Use Permit Modification 18-003 subject to Modified Conditions of Approval discussed during the meeting.

**Fogg motion; Lagomarsini second.**

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

**Motion Passes 4-0 with 1 absent.**

**5. WORKSHOPS- No workshops**

**6. REPORTS**

- Director
  - Sugimura gave a overview of the directors report and answered questions from the Commission.
- Commissioners
  - No Commissioner Report

**7. INFORMATIONAL/ CORRESPONDENCE**

**8. ADJOURN at 10:52 am to January 18, 2024**