

MONO COUNTY PLANNING COMMISSION

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Minutes

February 17, 2022 – 9:00 a.m.

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

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk, Nick Criss, code enforcement, Bentley Regehr, planning analyst, Michael Draper, planning analyst, April Sall, planning analyst

PUBLIC: Charles James, Glen, Lisa Cutting, Margaret Wissler, Nathan Taylor, Rockey Reed, Katy Buell

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Meeting called to order at 9:07 am and the Commissioners 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 January 20, 2022

Motion: Approve the minutes January 20, 2022.

Bush motion; Fogg second.

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

Motion passed 3-0 with one abstention and one absent.

4. ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS

Motion: Approve resolution AB 361 to continue digital meetings.

Bush Motion; Lagomarsini second.

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

Motion passed 4-0 with one absent.

5. PUBLIC HEARINGS – None

6. WORKSHOPS

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

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

*Commissioner Lizza Joined at 9:50 a.m. while Regehr was presenting

- Commissioners discussed the different housing programs and policies.

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

- B. Recommendation to Board of Supervisors on Short-Term Rental Moratorium.** Consider providing a recommendation to the Board of Supervisors for their discussion on March 1 on whether to impose a moratorium on short-term and/or transient rentals. *Staff: Bentley Regehr*
- Regehr gave a presentation and answered questions from the Commission.
 - Commissioners discussed various concerns, possible problems, and benefits of a moratorium.
 - General comments were that more information is needed to understand the impacts of STRs on housing stock, a moratorium will not solve the housing problem, most STR applicants would not rent long term regardless because they want to be able to stay in their unit intermittently, and other solutions such as a vacancy tax should be explored. The benefit identified was that speculation appears high and a moratorium may help cool off the market.
 - Public Comment: Lisa Cutting commented in favor of the Commission considering support of the moratorium.
 - Commissioner Robertson stated her dissenting vote was due to the need for more data.

Motion: Recommend that the Board of Supervisors do not impose a moratorium.

Lizza Motion; Lagomarsini second.

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

Motion passed 4-1.

7. REPORTS

- A. Director-** Provided a list of all permits and projects that are on-going in Community Development.
- B. Commissioners-**
- **Commissioner Lagomarsini-** interested in possible utilizing the Chalfant community center as a place to hold a hybrid meeting when any big project is being presented that interest the Tri-Valley community.
 - **Chair Robertson-** Mammoth Lakes Housing submitted a Project Home Key application that to acquire an existing hotel in Mammoth Lakes that could provide 15 studio units. Received a \$25,000 donation from Altera Mountain Community foundation for another project that would provide 11 1-bedroom units in the Town of Mammoth Lakes.

*Commissioner Bush left meeting during Item 7B at 11:45 a.m.

8. INFORMATIONAL

No items

- 9. ADJOURN** to March 17, 2022 at 9 a.m.