

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

Meeting Minutes

March 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: (names as shown during meeting) 626.826.2482, 775.747.6881. 805.260.5181, 951.212.1562, Barbra MacDougall, Brandon Fry, David Lawrence, Diane Wilson, Ginny, Glen, Heather & Grant Green, Heidi, John Carlin, John Peters, KathleenBizaid, Lisa Cutting, Margaret Eissler, Mike Light, Misti Sullivan, Pat Cates, Pat Ulm, Rocky Reed, Royal Forester, Sherrylsorensen, Susanweddle, Thomas Koons, wardgully

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Meeting called to order at 9:04 am and the Commissioners led the pledge of allegiance.

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

- Sugimura introduced Erik Ramakrishnan to the Commission as the acting Counsel.

3. MEETING MINUTES

A. Review and adopt minutes of February 17, 2022.

Motion: Approve the minutes February 17, 2022.

Bush motion; Fogg second

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

Motion passed 4-0 with one abstention.

4. ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS

Motion: Approve resolution AB 361 to continue digital meetings.

Lizza motion; Bush second

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

Motion passed 5-0.

5. PUBLIC HEARING

A. 9:00 a.m. USE PERMIT 22-001/Sullivan. Proposal to create a not owner-occupied short-term rental at the existing residence located at 182 Eagle Peak Drive in Twin Lakes (APN 010-313-003). The maximum occupancy for the rental is ten persons and five vehicles. Property is designated Single Family Residential (SFR). *Staff: Bentley Regehr*

- Regehr gave a presentation and answered questions from the Commission.
- Commissioners discussed different pros and cons to the proposed Use Permit 22-001.

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 Comment Opened at 9:28 am.

- Applicant spoke regarding their desire to have a short-term rental and addressed some concerns from the public comment.
- Rockey Reed, Lisa Cutting, Susanweddle, Ron Vilarino, Pat Cate, David Lawrence, Heather and Grant Green made public comment in opposition addressing concerns with campfires causing wildfires, parties, noise, off leash dogs, traffic, and general safety.

Public Comment Closed at 10:26 am.

Commission discussion:

- Lizza reminded the Commission that the project in question is on a Single-Family Residential lot in comparison to other short-term rentals in the area that are on a different land use designation.
- Bush pointed out that it seems like the homeowners of this proposal bought this property just to nightly rent it. Which seem to be against the original reason for Short-term rentals which was when excess capacity.
- Lagomarsini would like to point out that they are already running a business in the area in which they are just wanting to expand their business. The neighborhood opposition is a real concern.
- Robertson is unsure that having this nightly rental in this community would increase the impacts and concerns that have been expressed already taking place in this community.

Motion: Find that the project does not meet the required findings and deny Use Permit 22-001.

Bush motion; Lizza second.

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

Motion passed 4-1.

6. WORKSHOP

No items

7. REPORTS

A. Director- Provided a list of all permits and projects that are on-going in Community Development.

B. Commissioners

- **Chair Robertson-** Reported that the commercial conversion to residential project in Mammoth Lakes that was developed by Mammoth Lakes Housing received verbal confirmation from the State that they will receive a 3-million-dollar grant.

8. INFORMATIONAL

A. Sierra Nevada Conservancy correspondences letter

- The letter provide was addressed to the Planning Commission.

9. **ADJOURN at 11:01 am** to the April 21, 2022, at 9 am.