

MONO COUNTY PLANNING COMMISSION

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Minutes

May 19, 2022 – 9:05 a.m.

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

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk; Bentley Regehr, planning analyst; April Sall, planning analyst, Erik Ramakrishnan, Counsel

PUBLIC: No Public

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:04 am 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 the AB361 meeting held on April 21, 2022.
 - B. Review and adopt minutes of April 21, 2022.

Motion: Approve the minutes from AB361 meeting and April 21, 2022 meeting.

Bush motion; Lizza second.

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

Motion passed 4-0.

4. **ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS**

Motion: Adopt resolution AB 361.

Lagomarsini motion; Bush second.

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

Motion passed 4-0.

5. **PUBLIC HEARING**

- A. **9:00 a.m. USE PERMIT 22-003/Nichols.** Proposal to create a transient rental at the existing residence located at 14 Hays Street in Bridgeport (APN 008-141-007). The maximum occupancy for the rental is four persons and one vehicle. Property is designated Commercial (C). *Staff: April Sall*
 - Sall gave a presentation and answered questions from the Commission.
 - Robertson asked if the Use Permit runs with the land?

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

- Sall answered that yes, the use permit goes with the land, but the Vacation rental permit would have to be renewed if the land were to be sold.
- Applicant was unable to attend however did agree to still have the meeting held despite only having 4 Commissioners.

Public Hearing Open at 9:36am.

Public Hearing Closed at 9:39am.

- Lizza believes that there are places that nightly rental is appropriate, and this is a good example of that.
- Robertson does not believe she can make all the findings including the components in the general plan. Very concern about resident housing in the Bridgeport area.
- Lizza states that the location of this property is not a desirable long-term housing due to the noise from the highway and restaurant next door.
- Lagomarsini stated that she can see both side and is torn on her decision.
- Bush stated that the land use designation is commercial which designed for a situation like this with a nightly rental.

Motion: Find that the project qualifies as a Categorical Exemption under CEQA guidelines 15301 and instruct staff to file a Notice of Exemptions. Finding that the project meets the required findings and approve Use Permit 22-003 subject to conditions of approval.

Bush motion; Lagomarsini second.

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

Motion passed 3-1.

6. WORKSHOP

- A. **9:30 a.m. Mono County Resource Efficiency Plan (REP) / Greenhouse Gas Emissions Reduction Plan Update.** A presentation and review of a draft of the updated REP. *Staff: Bentley Regehr*
- Update on the Resource Efficiency Plan was presented.
 - No public comment.

7. REPORTS

- A. Director
- Wendy provided a director report in packet.
- B. Commissioners
- Commissioner Lizza and Robertson gave a report.

8. INFORMATIONAL

- A. June Lake Active Transportation Plan community workshop schedule.

9. ADJOURN at 10:18 am to June 16, 2022.