

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

Adopted Minutes

May 18, 2023 – 9:00 a.m.

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:02 am and the Commission lead the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
 - No public comments
3. **MEETING MINUTES**
 - A. Review and adopt minutes of April 20, 2023.

Motion: Approve the minutes from the meeting on April 20, 2023.

Bush motion; Lagomarsini second.

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

Motion passed 4-0 with one abstention.

4. PUBLIC HEARING

- A. **9:10 am – General Plan Amendment 23-01/ Cleanup.** The following technical revisions to the Land Use Element are proposed as part of the annual General Plan update: 1) Define “Single Room Occupancy” and allow in residential designations, as required by state law. 2) Add technical note for clarity in explaining dual use designations. 3) Remove chimneys from exceptions to height limits for consistency. 4) Add technical note regarding CalFire setbacks for clarity. 5) Technical corrections for consistency to the animal standards table. 6) Add technical clarification notes to the Development Credits chapter. 7) Add technical clarification notes to the Dark Sky Regulations. 8) Add technical clarification notes to the Short-Term Rental regulations. 9) Add technical notes clarifying manufactured homes less than 20 feet wide are consistent with the community character of the Antelope Valley and Lee Vining. A CEQA Addendum is proposed. *Staff: Rob Makoske and Brent Calloway*

- Calloway gave an overview of the proposed General Plan Amendment changes and answered questions from the commission.
- Language added or adjusted during the meeting is as follows-
- **Rental is limited to a single party of individuals as consistent with an approved short-term rental permit.**
- ~~To ensure the short term rental use is clearly subordinate to the primary use of the property, rental of the entire primary residential unit while the owner lives in an on-site ADU is prohibited.~~

Motion: Approve the General Plan Amendment 23-01/ cleanup with added language during the meeting.

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

Bush motion; Lagomarsini second.

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

Motion passed 5-0

5. WORKSHOP

No Items

6. REPORTS

A. Director

- Calloway answered questions from the Commission related to the provided Directors report.

B. Commissioners

7. INFORMATIONAL

A. Meeting Location and format

- The Commission decided that moving forward the Planning Commission will be held in the Bridgeport Chambers unless there is a proposed public hearing project in South County. The Commission also decided that the meeting will remain at 9am.
- Announced that April Sall would be leaving the County to pursue another career.

8. ADJOURN at 10:35 to June 15, 2023.