

MONO COUNTY PLANNING COMMISSION

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Draft Minutes

August 19, 2021 – 9:00 a.m.

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

STAFF: Wendy Sugimura, director; Gerry LeFrancois, principal planner; Nick Criss, Code compliance; Michael Draper planning analyst; Heidi Willson, planning commission clerk, Christian Milovich, county counsel

PUBLIC: Mark

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE:

- Meeting called to order at 9:02 am and the commissioners led the pledge of allegiance.

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda. Please refer to the Teleconference information section to determine how to make public comment for this meeting.

- No public comment

3. MEETING MINUTES

A. Review and adopt minutes of June 17, 2021

Motion: Approve the minutes June 17, 2021.

Bush motion; Fogg second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson. Motion passed 5-0.

4. PUBLIC HEARING

A. 9:05 a.m. USE PERMIT 21-005/BJM's LLC. The proposal to use 162 Alderman Street, June Lake, for a seven-space parking storage operation of recreational vehicles, trailers, and boats during summer months only (April – October). The business will be managed by BJM's LLC, who own the property and the existing storage business on the corner of East Granite Avenue and Gull Lake Road (APN 015-104-047). The property is designated Commercial Lodging- High and is 0.23 acres. *Staff: Michael Draper*

- Michael Draper presented and answered questions
- Applicant was not present to answer questions
- Public comment

Suggests that there is a delineation of properties with some sort of fencing or pillars.

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

Commissioner Deliberation:

- Commissioner Fogg: Concerned with possible leaks from vehicles. Would like to add a condition to protect from that. Concerned that the current hookups that are on site might be used and would like to make sure that it is in the conditions. Would like to see regular monitoring of leaks from vehicles. L
- Commissioner Bush: Owner is responsible and shall be held accountable for any leakage from any vehicle stored on site.
- Commissioner Lagomarsini: Would like something regarding noise and lighting added to the conditions.
- Commissioner Lizza: Seasonality and no vehicle maintenance to be done on property should be added to the conditions.

Added or updated conditions per the commissioners during the meeting:

- Business transactions for this business shall occur off-site. (i.e., the signing of any paperwork and remittance of payment)
- The business shall be conducted during daylight hours. Permitted storage is limited to operational recreational vehicles, trailers, and boats from April to October each year. Abandoned, dismantled, and inoperative vehicles as defined in Mono County Code 11.20.020 are not permitted onsite.
- Vehicle repairs on the property are prohibited
- No commercial vehicle storage is permitted on-site
- Boats, trailers, and vehicles shall be stored in an organized fashion within the seven (7) approved parking spaces. Parking spaces and the property's boundaries shall be delineated.
- The lot surface shall be maintained, and drainage shall be managed, to ensure on-site retention. Any leaks or fluid spills shall be properly remediated and leaking vehicles shall be immediately removed from the site. Site grading shall comply with the Mono County grading ordinance.
- The project shall not include additional lighting. Additional lighting may be approved when a lighting plan is submitted to and approved by the Community Development Department. All lighting shall be fully shielded and downward directed.
- To prevent nuisances caused by unnecessary noise to adjacent properties, project shall comply with Mono County Noise Regulations 10.16

- Chair Robertson: Agreed with the added conditions and called for a roll call vote.

Motion: 1) Find the project qualifies as a categorical exemption under CEQA §15301. 2) Instruct staff to file a notice of exemption; 3) Make the required finding as contained in the staff report and approve Use Permit Modification 21-005 subject to the conditions of approval with the amended condition and modified site plan as presented.

Bush motion; Lagomarsini second.

Roll-call vote – Ayes: Lizza, Fogg, Bush, Lagomarsini, Robertson. Motion passed 5-0.

5. WORKSHOP

No item

6. REPORTS

A. Director

- Board of Supervisors upheld the Planning Commission's decision to deny the Voss STR application.
- Larger projects coming through.
- Keeping the basics going like building permit applications
- May not have a September meeting as we may not have any items
- Kelly Karl will be returning part time in October
- Hired a code enforcement employee

B. Commissioners

- Commissioner Lizza- interested in attending the conference in October for the Planning Commission association.
- No other commissioner reports

7. INFORMATIONAL

- Correspondence from Mark Langer

8. ADJOURN to September 16, 2021, at 9:00 a.m.

NOTE: Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available by request for public review by contacting the Community Development offices in Mammoth Lakes (760-924-1800). Agenda packets are also posted online at www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission, on the Mono County calendar, and emailed to the distribution list. For inclusion on the e-mail distribution list, send request to hwillson@mono.ca.gov .

Commissioners participate from a remote location per COVID public health precautions. Interested persons may appear before the Commission at the digital meeting to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.