

# MONO COUNTY PLANNING COMMISSION

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## Adopted Minutes

October 17, 2024 – 9:00 a.m.

**COMMISSIONERS:** Patricia Robertson, Roberta Lagomarsini, Chris Lizza

**STAFF:** Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Aaron Washco, planning analyst; Erin Bauer, planning analyst; Emily Fox, County Counsel; Erin Bauer, planning analyst

**PUBLIC:** Collin, Heidi V, Jimmy Ybarra, Kathleen, Krys Mihulka, Sherry Sorensen, Jessica Workman, Laila Pomeroy, Robin Roberts

### 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Meeting called to order at 9:01 am and the Commission 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 September 19, 2024.

**Motion:** Approve the minutes from the meeting on September, 2024, as presented.

**Lizza motion; Lagomarsini second.**

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

**Motion Passes 3-0 with 2 absent.**

#### B. Review and adopt amended minutes from July 18, 2024

**Motion:** Approve the amended meeting minutes from the meeting on July 18, 2024, as presented.

**Lagomarsini motion; Lizza second.**

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

**Motion Passes 3-0 with 2 absent.**

### 4. PUBLIC HEARINGS

#### A. 9:00 am Continuation of UP 24-003

The applicant has requested a continuation of this public hearing to the November 21, regular meeting of the Planning Commission. The Use Permit would allow for installation of an overhead power line across Highway 6 to a parcel in Benton (APN 024-290-001). *Staff: Olya Egorov*

- UP 24-003 is continued to November 21, 2024, at 9:00 a.m.

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

**B. 9:05 am Consider approval of Use Permit 24-004 (Morgan).** Applicant is seeking a use permit to allow for vacation home rentals at 2705 Highway 158 in June Lake (APN: 015-086-015-000). The parcel is 0.11 acres and has a land use designation of Commercial (C). The project qualifies for a statutory exemption under CEQA §15301 (Existing Facilities). *Staff: Aaron M. Washco*

- Washco gave a presentation and answered questions from the Commission.
- Public Hearing opened at 9:42 a.m.
- Applicant gave a comment and answered questions from the Commission. No public comments received.
- Public Hearing closed at 9:54 a.m.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant. The Commission requested that the following conditions be added to the Conditions of Approval:

Additional Conditions of Approval and Modifications:

- An electronic, remote mechanism to open the garage doors from the exterior of the unit shall be installed and operational prior to issuance of the VHR permit.
- A parking management plan for the third parking space in the garage shall be submitted to the Community Development Department and approved by the Director prior to the issuance of the VHR permit. Upon approval of the parking management plan, Condition #9 shall be modified to read “No more than ~~two~~ **three** vehicles in accordance with the Parking Management Plan...”

**Motion: Find that the project qualifies as a Categorical Exemption under CEQA Guidelines § 15301 and instruct staff to file a Notice of Exemption; Make the required findings as contained in the project staff report; and Approve Use Permit 24-004 subject to Conditions of Approval with the added and modified conditions as presented.**

**Lizza motion; Lagomarsini second.**

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

**Motion Passes 2-1 with 2 absent.**

**C. 9:20 am Consider whether the acquisition of 158 Kingsley Street in Bridgeport conforms with the Mono County General Plan.** The Mono County Behavioral Health department is looking to purchase a commercial parcel with one structure and four office/retail units for use as a Wellness Center. The property is located at 158 Kingsley Street, Bridgeport, CA 93517 (APN: 008-134-014-000), 0.17 acres, and has a land use designation of Commercial (C). The project qualifies for a CEQA exemption under §15301 (Existing Facilities). *Staff: Robin Roberts and Aaron M. Washco*

- Roberts and Wascho gave a presentation and answered questions from the Commission.
- Public Hearing opened at 10:19 a.m.
- Applicant gave a comment and answered questions from the Commission. No public comments received.
- Public Hearing closed at 10:20 a.m.

**Motion: Staff finds that the acquisition by the County of 158 Kingsley Street, Bridgeport, CA 93517, APN: 008-134-014-000, for the purpose of a Mono County Behavioral Health Wellness Center is in conformance with the Mono County General Plan and recommends that the Planning Commission adopt Resolution 24-003.**

**Lagomarsini motion; Lizza second.**

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

**Motion Passes 3-0 with 2 absent.**

## **5. REPORTS**

### **A. Director**

- Sugimura addressed the provided directors report and answered questions from the Commission.

### **B. Commissioners**

- Lagomarsini gave a report.

## **6. INFORMATIONAL/ CORRESPONDENCE**

### **7. ADJOURN at 10:30 am** to the Scheduled Special Meeting on November 21, 2024, 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).

\*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to [hwillson@mono.ca.gov](mailto:hwillson@mono.ca.gov)

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission 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. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.