

MONO COUNTY PLANNING COMMISSION

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760.932.5420, fax 932.5431
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SPECIAL MEETING AGENDA

April 20, 2017 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

***Videoconference:** Supervisors Chambers, County Courthouse, 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 (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

3. MEETING MINUTES: Review and adopt minutes of February 16, 2017 (*no March meeting*) – **p. 1**

4. ELECTION OF CHAIR & VICE-CHAIR

5. COMMISSION BYLAWS: Consider amending bylaws to allow remote commissioner participation by teleconference.

5. PUBLIC HEARINGS

10:10 A.M.

CONDITIONAL USE PERMIT 17-003 / Creager: Project proposes conversion of an existing four-bedroom single-family home (APN 021-060-05, zoned Scenic Area Agriculture) to a Bed & Breakfast establishment (aka "The Mono Lake House"). Total home occupancy would be limited to 10 persons at one time. All proposed parking will be on site, and proposed signage is consistent with local signage guidelines. The project is located within the Mono Basin National Forest Scenic Area, and therefore subject to a Forest Service Compatibility Determination as directed by the Mono Basin Scenic Area Management Plan Private Land Development Guidelines and the County's Scenic Area Agriculture Land Use Designation. In accordance with the California Environmental Quality Act, a Notice of Exemption is anticipated. *Staff: Paul McFarland – p. 5*

10:45 A.M.

CONDITIONAL USE PERMIT MODIFICATION 17-001 / June Lake Brewing, LLC: Project proposes to convert two existing parking spaces to summer outdoor seating area with additional summer parking spaces to be established in winter snow storage areas. In accordance with the California Environmental Quality Act, a Notice of Exemption is anticipated. *Staff: Paul McFarland – p. 17*

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

11:00 A.M.

CONDITIONAL USE PERMIT 17-001 / Race Communications – Crowley: Project proposes to provide telecommunication services (phone, internet and video) connected to the Digital 395 internet backbone to private parcels in Crowley Lake and entails placement of new strand and fiber along existing utility poles, removal and replacement of strands on existing poles, installation of existing and new underground conduit, installation of associated infrastructure (power vaults and distribution pedestals), and future new overhead line drops to connect individual properties. Maps and additional project information is available at monocounty.ca.gov/planning/page/race-communications-fiber-installation-use-permitting-process. In accordance with the California Environmental Quality Act, a Notice of Exemption is anticipated. *Staff: Paul McFarland – p. 25*

11:45 A.M.

CONDITIONAL USE PERMIT 17-002 / Race Communications – Lee Vining: Project proposes to provide telecommunication services (phone, internet and video) connected to the Digital 395 internet backbone to private parcels in Lee Vining and entails placement of new strand and fiber along existing utility poles, removal and replacement of strands on existing poles, installation of associated infrastructure (power vaults and distribution pedestals), and future new overhead line drops to connect individual properties. Maps and additional project information are available at monocounty.ca.gov/planning/page/race-communications-fiber-installation-use-permitting-process. In accordance with the California Environmental Quality Act, a Notice of Exemption is anticipated. *Staff: Paul McFarland – p. 34*

6. WORKSHOP: None

7. REPORTS

A. DIRECTOR

B. COMMISSIONERS

8. INFORMATIONAL: No items

9. ADJOURN to May 18, 2017

***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 in order 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.

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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.