

# 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](http://www.monocounty.ca.gov)

## SPECIAL MEETING AGENDA

April 11, 2013 – 10 a.m.

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

\*Videoconference: CAO Conference Room, Courthouse Annex I, 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](http://www.monocounty.ca.gov) / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

---

### 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 March 14, 2013 – *p. 1*

### 4. PUBLIC HEARING:

#### 10:10 A.M.

**A. SPECIFIC PLAN AMENDMENT & TENTATIVE TRACT MAP MODIFICATION/Rock Creek Ranch.** The Rock Creek Ranch Specific Plan (SP) and Tentative Tract Map (TTM) 37-56 approval in 2008 subdivided a 54.7-acre property into 60 lots, including deed-restricting five lots for affordable housing and deed restricting 11 lots for accessory dwelling units consistent with the Housing Mitigation Ordinance, which has since been suspended by the Mono Supervisors. The applicant recently completed a Housing Mitigation Agreement with the Board in 2012 that removes the requirement to provide five additional lots (given by the County as a density bonus to provide for affordable housing) and therefore is required to amend the TTM and SP to reflect the reduction of lots to 55. In accordance with the California Environmental Quality Act, an addendum to the existing Specific Plan EIR is being utilized. The amendment and addendum are available for public review at the Community Development offices in Bridgeport and Mammoth Lakes. *Staff: Courtney Weiche – p. 4*

#### 10:40 A.M.

**B. GENERAL PLAN AMENDMENT 13-001(a) & (b)** to amend the General Plan Land Use Designation Maps to establish two separate Transient Overlay Districts (TOD) to allow for nightly rentals. GPA 13-001(a) would establish a TOD on three adjoining parcels (APNs 019-051-010, -009, & -008) at Virginia Lakes, and GPA 13-001 (b) would establish a TOD on four adjoining parcels (APNs 016-094-007, -008, -009, & -015) at June Lake. The projects qualify as a CEQA exemption. *Staff: Courtney Weiche – p. 28*

### 5. WORKSHOP:

#### **A. MONO SUPERVISORS STRATEGIC PLANNING MATRIX**

*More on back...*

---

DISTRICT #1  
COMMISSIONER  
Mary Pipersky

DISTRICT #2  
COMMISSIONER  
Rodger B. Thompson

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris Lizza

**6. REPORTS:**

**A. DIRECTOR**

**B. COMMISSIONERS**

**7. INFORMATIONAL:** No items.

**8. ADJOURN** to May 9, 2013, at courthouse in Bridgeport

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.

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 / 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 [cdritter@mono.ca.gov](mailto:cdritter@mono.ca.gov)

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.