

MONO COUNTY PLANNING COMMISSION

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PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
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SPECIAL MEETING AGENDA

THURSDAY, MAY 8, 2014 – 10 a.m.

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

*Videoconference: CAO Conference Room, Annex 1, 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.

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 13, 2014 (*no April meeting*) – **p. 1**

4. PUBLIC HEARINGS:

10:10 A.M.

A. AMENDMENT #3 TO SIERRA BUSINESS PARK SPECIFIC PLAN/Mono County. Adopt Resolution R14-02 taking actions recommending that the Board of Supervisors approve the proposed Specific Plan Amendment, amending the Specific Plan to: 1) make minor technical changes; 2) require any proposed use to be reviewed by the Land Development Technical Advisory Committee (LDTAC); 3) clarify requirements for on-site storm-water retention and oil/water separator; 4) consolidate references to fencing and screening requirements into one section and clarify appropriate construction, design and applicability; 5) require Verticrete (or similar material) to screen use along property frontage; 6) require areas for vehicular access and storage areas to be paved to facilitate on-site retention system; and 7) clarify snow storage shall be equal to 25% of the area from which the snow is to be removed. In accordance with the California Environmental Quality Act, an addendum to the existing Specific Plan EIR is being utilized. *Staff: Courtney Weiche, associate planner – p. 5*

10:50 A.M.

B. EXPANDED HOME OCCUPATION 14-001/Draper (*continued at applicant's request*). Consider proposal to cut, split and deliver firewood as needed from owner's residence to buyers as an expanded home occupation. Owner is the sole employee, and on-site storage would be limited to a few cords of firewood. Business would be conducted as needed, but may operate daily. The property is approximately 1.3 acres (APN 011-040-029) located at 110 Mt. Patterson Dr., Bridgeport, and has a land use designation of Estate Residential (ER). A CEQA exemption is proposed. *Staff: Gerry Le Francois, principal planner – p. 56*

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

11:10 A.M.

C. GENERAL PLAN HOUSING ELEMENT UPDATE. Adopt Resolution R14-03 taking actions recommending that the Board of Supervisors adopt the Housing Element Update. The Housing Element Update identifies and analyzes existing and projected housing needs, plans for the long-term provision of housing for a variety of income levels, and articulates County's programs and policies for preservation, conservation, improvement and housing production for the 2015-21 planning period. The update does not propose significant changes from the current Housing Element, and an addendum to the existing General Plan EIR is being utilized. *Staff: Brent Calloway, associate analyst – p. 58*

5. WORKSHOPS:

A. ADOPT RESOLUTION R14-04 UPDATING PLANNING COMMISSION RULES – p. 179

B. DEVELOPMENT CREDITS. *Staff: Brent Calloway, associate analyst – p. 189*

6. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL: No items.

8. ADJOURN to June 12, 2014

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).
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*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.