

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

REVISED AGENDA

THURSDAY, AUGUST 14, 2014 – 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

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 July 10, 2014 – *p. 1*

4. CONSENT ITEM

10:10 A.M.

FINAL APPROVAL OF PARCEL MAP 13-001/ Hildenbrand-Booth. Approval of Parcel Map 13-001 will divide APN 026-220-009, totaling 6.30 acres, into four lots of 2.39, 1.19, 1.19, and 1.43 acres, along with an offer of dedication of 0.10 acres along Valley Road. The project is located in the community of Chalfant. Access is via Valley Road, with a proposed private road, Owens Ranch Road. Individual wells and septic systems are proposed. The land use designation is Rural Mobile Home (RMH). The Tentative Parcel Map was approved at a public hearing conducted by the Planning Commission on October 10, 2013. *Staff: Garrett Higerd & Walt Lehmann – p. 5*

5. PUBLIC HEARING

10:15 A.M.

A. **EXPANDED HOME OCCUPATION 14-001/Draper (continued from May 8 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 single cord 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 – p. 17*

6. WORKSHOPS

A. **GENERAL PLAN DEVELOPMENT STANDARDS.** *Planning staff – p. 30*

B. **REGIONAL TRANSPORTATION PLAN/CIRCULATION ELEMENT.** *Staff: Gerry Le Francois – p. 48*

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

7. REPORTS:
A. DIRECTOR
B. COMMISSIONERS

- 8. COMMISSION RULES FOR TRANSACTION OF BUSINESS:** Consider amending Section 10 to clarify continuances when less than a full membership is present, and provide any desired direction to staff.

INFORMATIONAL: No items.

9. ADJOURN to September 11, 2014

***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.

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_development/commissions_and_committees/planning_commission). For inclusion on the e-mail distribution list, send request to 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.