

# 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)

## MINUTES

November 17, 2016  
(Adopted December 15, 2016)

---

**COMMISSIONERS:** Scott Bush, Roberta Lagomarsini, Chris I. Lizza, Mary Pipersky, Dan Roberts.

**STAFF:** Scott Burns, director; Gerry Le Francois, principal planner; Paul McFarland, assistant planner; Wendy Sugimura, associate analyst (via video); CD Ritter, commission secretary

---

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Chris Lizza called the meeting to order at 10:05 a.m. in the board chambers at the county courthouse in Bridgeport, and attendees recited the pledge of allegiance to the flag.

**2. PUBLIC COMMENT:** No items

**3. MEETING MINUTES**

**MOTION:** Adopt minutes of Oct. 20, 2016, as amended: Item 6, line 1: **Bump** in the road. (Roberts/Bush. Ayes: 4. Abstain due to absence: Pipersky)

**4. PLANNING COMMISSION RULES UPDATE:**

**MOTION:** Approve Planning Commission Rules change of meeting date from second Thursday of month to third Thursday of month.

**DISCUSSION:** Quorum: Applicant can request full commission. Wording from ordinance? If two conflicts of interest arise, hold approval to 3-0. Why? Might not pass with full commission. Try to eliminate shenanigans that stop proceedings. Burns changed "shall" follow Robert's Rules of Order to "should." Insert corrections, including chair's signature, bring back in December.

**5. PUBLIC HEARING**

**A. GENERAL PLAN AMENDMENT 16-00020:** 1. Change Land Use Designation (LUD) of former Mountain Gate property from Rural Residential (RR) 5 & 10 to Open Space (OS) (affected APNs 002-140-033, 002-490-002, -007, -008, -010 & -011 are owned by Mono County); 2. Change LUD for Walker Behavioral Health property from Mixed Use 1-acre minimum to Public Facility (PF) (APN is 002-361-012 and is owned by Mono County); 3. Change LUD for Public Works property at West Walker River/North River Lane from Estate Residential (ER) to Public Facility (PF) (APN is 002-310-056); 4. Change LUD of Walker tennis courts from Estate Residential to Public Facility (APNs are 002-362-008 & -009); 5. Change LUD on various FEMA properties along North River Lane and Meadow Drive from Estate Residential (ER) to Open Space (OS) (APNs are 002-290-005, 006, 007, 002-300-002, 002-310-001, -009, -038, -037, -035, and 002-343-005); 6. Change LUD on APN 002-450-014 Antelope Valley Fire Station from Agricultural 10 (AG10) to Public Facilities (PF); 7. Add policy to Land Use Element, Antelope Valley Plan as follows: *The RPAC endorses the use of FEMA/County properties on N. River Road and Meadow Lane as open space, without development for public improvements and facilities until 2041*; 8. Change setback in Mixed Use district for residential uses from 0 feet to 10 feet; 9. Specify that a General Plan Amendment initiated by a private landowner must go before the Board of Supervisors for approval if the GPA is a major policy change with potential significant impacts countywide; and 10. Amend Chapter 16, Accessory Dwelling Units, to comply with AB2200 and SB1069.

Lizza asked why go backward? Le Francois indicated supplement would be needed if substantial changes occurred. Rely on 2015 document with small adjustments.

---

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

Time limit? Le Francois replied that the 2015 update gave new environmental. Nothing in statute says five years.

Le Francois reviewed proposed changes and noted that ministerial review by planning, building, public works occurs within 120 days.

Ministerial by Planning, not Building? Le Francois clarified that Building and Public Works defer to Planning.

Item 6: Digital 395 site needed more public noticing.

Item 7: Antelope Valley RPAC wanted properties on North River Road and Meadow Lane as open space due to concern about driving, trespass. The process with the RPAC took five to six months.

Lizza mentioned private roads/parcels along Walker River, where residents don't want to invite people into those areas.

Item 9: Side-yard setback in Mixed Use areas for residential uses was increased from 0 ft to 10 ft. Mono encouraged 10 ft, but owners were not always in compliance.

Item 10: Changes in State law led to modifications to Development Standards. The State is easing regulations, encouraging more housing and easing the ability to convert existing housing units.

What prompted GPA? Burns indicated it was raised by other counties. Example: 90' height proposal would threaten environmental assessment of all countywide projects. Narrow GPA to parcel of interest. It has not been an issue, but could be.

**OPEN PUBLIC HEARING:** No comments. **CLOSE PUBLIC HEARING.**

***MOTION:*** Adopt Resolution R16-01 initiating and recommending the Board of Supervisors certify an Addendum to the Final EIR for the Mono County General Plan and adopt the proposed 2016 minor update to the Land Use Element, GPA 16-00020. *(Bush/Pipersky. Ayes: 5-0.)*

**6. WORKSHOP:** No items.

**7. REPORTS:**

**A. DIRECTOR:** 1) **Tioga Inn Specific Plan:** Scoping meeting held, comment closes Nov. 21. Allows hotel, wants to change criteria, add housing units, more restaurant seats, water-storage tank, restaurant in hotel, propane provider. Getting comments on aesthetics. Specific Plan does not change number of rooms, Planning Commission (PC) will consider ultimate design. Hotel subject to CUP (Conditional Use Permit). Draft document late summer 2017, to PC in fall, BOS early winter. Consultant will consider comments. 2) **New assistant planner:** Paul McFarland. 3) **Workshop items:** None today, but TROD amendment next meeting. Housing study workshop. 4) **Map extension:** In December. 5) **BOS item with LKJ concept:** Include as part of process, discuss with CAC, and focus on June Lake. CAC wants regulations to go forward, but want to amend Area Plan before anything more happens. Let June Lake go its separate way. Instead of reacting to TROD, map out areas where appropriate or not. Sugimura is promoting subcommittee on surveying community. 6) **Marijuana:** Milovich will go to BOS in December for moratorium on medicinal and recreational use. Get all relevant departments involved. Initiate moratorium, possibly extend. Not taken to communities, to PC, so work lies ahead. Milovich: Prohibit all commercial activity. Cannot regulate indoor of up to six plants, but can ban outdoor growth temporarily. 7) **Nightly rentals:** Burns noted June Lake wants to map out community, but could go for Type 1 and Type 2 like rest of county.

**B. COMMISSIONERS:** **Bush:** New supervisor has been elected (sixth supervisor during his term on PC), see how it turns out. May be here, may not. **Lizza:** Talked with Supervisor Johnston on rentals, also ran across Denver Post writer, CO Association of Ski Towns. Surveyed other cities. Break down issues, alternatives, best options. Mono got for \$100, may share. He mentioned ordinance banning plastic bags, wanted to work with Tony Dublino to develop Mono promotional reusable bag compliant with new law in lieu of retailers selling bags.

**8. INFORMATIONAL:** No items.

**9. ADJOURN** at 11 a.m. to December 15, 2016

*Prepared by CD Ritter, PC secretary*