

MONO COUNTY PLANNING COMMISSION

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AGENDA

November 17, 2016 – 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: Town/County Conference Room, Minaret Village 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 October 20, 2016 – *p. 1*

4. APPROVE PLANNING COMMISSION RULES UPDATE (*see lone change on p. 2*) – *p. 4*

5. PUBLIC HEARING

10:10 A.M.

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.. *Staff: Gerry Le Francois – p. 14*

6. WORKSHOP: No items.

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

7. REPORTS:
A. DIRECTOR
B. COMMISSIONERS

8. INFORMATIONAL: No items.

9. ADJOURN to December 15, 2016

***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.