

# 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 MINUTES

March 22, 2018  
(Adopted June 14, 2018)

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**COMMISSIONERS:** Scott Bush, Chris Lizza, Mary Pipersky, Dan Roberts. **ABSENT:** Roberta Lagomarsini was present.

**STAFF:** Gerry Le Francois, principal planner; Wendy Sugimura, interim CDD director; Michael Draper, planning analyst; Christy Milovich, assistant county counsel; CD Ritter, commission secretary

**GUESTS:** Sally Rosen (teleconference from BP), Alicia Vennos

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1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chair Scott Bush called the meeting to order at 10:00 a.m. at the Town/County Conference Room in Minaret Village Mall in Mammoth Lakes, with teleconferencing to Bridgeport
2. **PUBLIC COMMENT:**
3. **MEETING MINUTES**

***MOTION:** Adopt minutes of February 15, 2018, as submitted. (Pipersky/Lagomarsini. Ayes: 3. Absent: Lizza. Abstain due to absence during second half of meeting: Roberts.)*

4. **PUBLIC HEARING:**

**GENERAL PLAN AMENDMENT 18-01**

- A. **Commercial cannabis activities:** Revise the General Plan Land Use Element to adopt policies and regulations for commercial cannabis land uses, including cultivation, manufacturing, processing, storing, laboratory testing, labeling, sale, delivery, distribution or transportation, and other uses related to cannabis and cannabis products.
- B. **Short-term rentals:** Revise the General Plan Land Use Element to update policies and regulations pertaining to short-term rentals in certain residential land use designations, including countywide policies, June Lake Area Plan policies, revisions to certain residential land use designations to permit short-term rentals subject to a use permit and a Short-Term Rental Activity Permit that shall be set forth in Mono County Code Chapter 5.65; Chapter 2 – Definitions; Chapter 25 – Short-Term Rentals; and Chapter 26 – Transient Rental Standards & Enforcement
- C. **Housing policies:** Revise the General Plan Land Use Element to include housing policies that address a “fair share” of affordable/workforce housing by future development projects with the potential for significant housing impacts.
- D. **Circulation Element/Regional Transportation Plan (RTP):** Revise the Circulation Element to reflect technical amendments to the Regional Transportation Plan incorporating projects from the proposed 2018 Regional Transportation Improvement Program and Road Capital Improvement Program. In accordance with the California Environmental Quality Act, commercial cannabis policies are exempt under Business & Professions Code §26055(h), and the Planning Commission will make a recommendation regarding approval of an addendum to the existing General Plan EIR for short-term rental policies and regulations, housing policies, and technical amendments to the Regional Transportation Plan in the Circulation Element.

**OPEN PUBLIC HEARING:** Sally Rosen noted land use designations didn't include manufacturing in AG areas. Microbusinesses are allowed, but not manufacturing by itself. She suggested allowing manufacturing, but not retail.

Wendy Sugimura indicated staff report changes that included manufacturing in AG areas, but not volatiles. A correction will be sent and posted with adjourned meeting notice. Although there is no legal requirement to get item to BOS in April, an internal goal set it high priority. After discussion, commissioners agreed to an adjourned meeting for today's agenda on April 5. If necessary, a follow-up meeting could be held April 6.

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**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

***MOTION:*** Continue public hearing on GPA 18-01 to adjourned meeting April 5, 2018, at 8 a.m. in Mammoth Lakes with teleconference to Bridgeport. (*Pipersky/Lagomarsini. Roll-call ayes: Roberts, Bush, Pipersky, Lagomarsini. Lizza absent but voted by text.*)

5. **WORKSHOPS:** No items
6. **REPORTS**
  - A. **DIRECTOR**
  - B. **COMMISSIONERS**
7. **INFORMATIONAL: CANNABIS POWER GENERATION REGULATIONS**
8. **ADJOURN** at 10:20 a.m. to adjourned meeting at 8 a.m. April 5, 2018

*Prepared by CD Ritter, PC secretary*