

# MONO COUNTY PLANNING COMMISSION

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## AGENDA

November 15, 2018 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

\***Videoconference:** Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

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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 Pizzeria**). Agenda packets are also posted online at [www.monocounty.ca.gov / boards & commissions / planning commission](http://www.monocounty.ca.gov/boards&commissions/planningcommission). For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

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*\*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 September 20, 2018 (*no October meeting*) – *p. 1*
4. PUBLIC HEARINGS

**10:10 A.M.**

**CONDITIONAL USE PERMIT/Suppa.** A farm-stay use of the property that may include four temporary yurts (May-Oct), a kitchen to serve yurt guests similar to a bed-and-breakfast use, class A cottage food permit, farm stand/store, massage/esthetics room, market garden, native-plant nursery, livestock barn, two RV sites for farm labor housing, and a small aquaculture pond. Land use designation agriculture (AG). A CEQA addendum is proposed. *Staff: Gerry Le Francois – p. 6*

**10:30 A.M.**

**A. BASELINE MATERIAL SITE/Caltrans:** Public hearing to approve Mining Operations Permit and associated Reclamation Plan. The Baseline pit is on public land managed by the U.S. Department of the Interior Bureau of Land Management. The site was used for over 50 years for mining aggregate materials until the late 1990s when mining operations ceased, and it was partially reclaimed. Caltrans is proposing resuming mining operations at an estimated 12,000 cubic yards per year in addition to the existing material storage use. The mining area has been redefined from its originally approved 120 acres to 30.22 acres to vacate previously reclaimed acreage. The proposed end land use is material and maintenance storage. The project site (APN 021-130-036) is located near the community of Lee Vining and within the watershed for Mono Lake, in Mono County and it includes portions of Parker Creek and Rush Creek (T1N, R26E, Section 34). In accordance with the California Environmental Quality Act, the County proposes to certify, as a responsible agency, a Mitigated Negative Declaration prepared by Caltrans under its lead agency status. *Staff: Nick Criss – p. 27*

*More on back...*

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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

5. WORKSHOP

10:50 A.M.

A. **GPA 18-02: MFR CLEANUP.** Currently, inconsistencies exist between minimum lot size and allowed density for multi-family residential land use designations. The land use designations in question consist of Multi-Family – High (MFR – High), Multi-Family - Medium (MFR – M), and Multi-Family – Low (MFR-L). The amendment proposes to adjust the minimum lot sizes for developments to match current density standards. The amendment allows for greater consistency across MFR parcels, creates flexibility to build on smaller MFR parcels, and encourages more efficient use of land. The General Plan Amendment also includes language for permitting historically allowed transient rental use in MFR units. Transient rentals (fewer than 30 consecutive days) are prohibited in MFR-L and MFR-M, except in areas of historical use. The amendment allows the County to document the existing complexes where transient rentals will continue to be allowed. *Staff: Bentley Regehr – p. 234*

6. REPORTS

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL

8. ADJOURN to regular meeting December 20, 2018

**\*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 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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Commissioners may participate from a teleconference location. 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.