

MONO COUNTY PLANNING COMMISSION

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AGENDA

October 17, 2019 – 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 Pizzeria). 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 September 19, 2019 – *p. 1*

4. PUBLIC HEARING

10:05 A.M.

CONDITIONAL USE PERMIT 18-018/Colitas Farms: Proposal for cultivation, processing, and manufacturing of cannabis on an Agriculture (AG-10) parcel located at 324 North River Lane in Walker (APN 002-460-015). The proposed project includes: two 10,000 square foot (sf) greenhouses with cannabis canopy area not to exceed 20,000 sf at full build-out; one immature plant greenhouse (1,500 sf); one diffused light clone greenhouse (1,500 sf); two oil extraction, drying, and processing sheds (720 sf each, approximately 180 sf for drying, 348 sf for processing, and 192 sf for oil extraction); one manufactured home (693 square feet); one apartment barn (2,592 sf total with 1,000 sf of living space); two lavender cultivation areas (43,560 sf and 4,560 sf) and lavender oil extraction at full build-out; landscaping trees around the perimeter of the property; 14 parking spaces; and a one-way road with two access points. A CEQA 15183 exemption is proposed. *Staff: Hailey Lang – p. 4*

11:05 A.M.

CONDITIONAL USE PERMIT 19-008/Shanti Co.: Proposal for commercial cannabis cultivation on a 20-acre Agriculture (AG) parcel located at 100 N Bodie Hills Drive in the Mono Basin (APN 013-210-024). The proposal is for up to 50 commercial cannabis plants located on a 5,000-sf disturbance area that will replace an existing medical cannabis grow in the same location. A CEQA 15301 exemption is proposed. *Staff: Bentley Regehr – p. 111*

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

11:25 A.M.

GENERAL PLAN AMENDMENT 19-03/Housing Element Update. The Housing Element is a required element of the General Plan and provides an analysis of the county's housing needs for all income levels and strategies to meet those needs. It is subject to detailed statutory requirements regarding content and must be updated on an eight-year cycle, meaning the proposed element would apply until 2027. The Housing Element contains three sections: 1) Goals and Policies, which identifies programs that promote the production of housing; 2) Technical Appendix, which provides background information, including demographics and a detailed site inventory; and 3) Progress Report providing updates on programs from the prior Housing Element. The Housing Element Update was originally recommended for approval by the Planning Commission as part of GPA 19-02 at the July 30, 2019, meeting. The California Department of Housing and Community Development (HCD) has since provided feedback that required corrections and a re-adoption of the Housing Element. These corrections include the monitoring of four unit complexes to determine if permitting procedures are a constraint on housing production and the addition of a program aimed at creating written procedures for providing reasonable accommodation for persons with disabilities. *Staff: Bentley Regehr – p. 127*

5. WORKSHOP

11:35 A.M.

A. REGIONAL TRANSPORTATION PLAN (RTP) UPDATE (*Continued from Sept. 19, 2019*): Presentation and request for input on the update to the RTP, which also serves as the General Plan Circulation Element. *Staff: Hailey Lang – p. 144*

6. REPORTS

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL

8. ADJOURN to regular meeting November 21, 2019

***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 USC 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.