

Mono County Community Development Department

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October 20, 2016

To: Planning Commission
From: Gerry Le Francois, Principal Planner
Subject: Annual General Plan Update Workshop

RECOMMENDED ACTION

Conduct workshop and provide direction to staff on proposed changes.

BACKGROUND

As the Commission is aware, a comprehensive General Plan update was adopted by the Board of Supervisors last December. Staff is proposing several annual general plan clarifications and/or changes for discussion at this workshop. The summarized changes proposed for discussion and direction from the Commission are:

1. Change the Land Use Designation (LUD) of the former Mountain Gate property from Rural Residential (RR) 5 & 10 to Open Space (OS). The affected APNs 002-140-033, 002-490-002, -007, -008 & -011 are owned by Mono County.
2. Change the LUD for Walker Behavioral Health property from Mixed Use 1-acre minimum to Public Facility (PF). The APN is 002-361-012 and is owned by Mono County.
3. Change the LUD for Public Works property at the West Walker River and North River Lane from Estate Residential (ER) to Public Facility (PF). The APN is 002-310-056.
4. Change the LUD of the Walker tennis courts from Estate Residential to Public Facility. The APNs are 002-362-008 & -009.
5. Change LUD on the various FEMA properties along North River Lane and Meadow Drive from Estate Residential (ER) to Open Space (OS). The APNs are 002-290-005, 006, 007, 002-300-002, 002-310-001, 009, 038, 037, 035, and 002-343-005. In addition, the Antelope Valley Regional Planning Advisory Committee (RPAC) recommends a policy be added to the Antelope Valley Area Plan that: County properties (FEMA) on N. River Road and Meadow Lane be designated OS, without development for public improvements and facilities for a term of at least 25 years (2041). The RPAC's formal action is below:
AV RPAC action at its May 2016 meeting: I move that RPAC endorse the use of FEMA/County properties on N. River Road and Meadow Lane as open space, without development for public improvements and facilities, and added to the area plan and, therefore, the general plan, for a term of at least 25 yrs. Motion passed by majority vote.
6. Energy policy: Add a "should" policy set addressing private development – provide examples of energy efficient strategies, designs, construction, etc. preferred in Mono County, cross reference potential resources and mechanisms as follows:
 - a. Homes in a subdivision should be as close to net zero energy use as possible;

- b. Provide for the potential to buy into a small-scale energy production farm;
 - c. Suggest subdivision design to enable/encourage passive and active solar, appropriate overhang length of eaves, promote ground source heat pumps, etc.
 - d. Include policies to develop and distribute informational/educational material and resources, and to facilitate connection to available resources.
7. Add criteria /conditions under which a GPA initiated by a private landowner must go before the Board of Supervisors for approval if the GPA is a major policy redirection with potential significant impacts countywide.
 8. Clarify the setback in the Mixed Use district for residential uses is changed from 0 feet to 10 feet. An option could be to remain at a zero side yard setback. The owner is required to meet California Building Code requirements for fire separation.
 9. Respond to new signed legislation, AB2200 and SB1069 (see attached), related to residential second units, effective Jan. 1, 2017 requiring that residential second units or accessory dwelling units primarily be subject to ministerial review, applications must be acted on within 120 days, and changes added in parking and other site criteria. These changes must be made by Jan. 1, 2017 or current requirements will be preempted by state law and deemed null and void.

Based on Commission input from this workshop, staff will prepare any recommended map and language changes for formal consideration at a November 17, 2016, public hearing.

ATTACHMENT

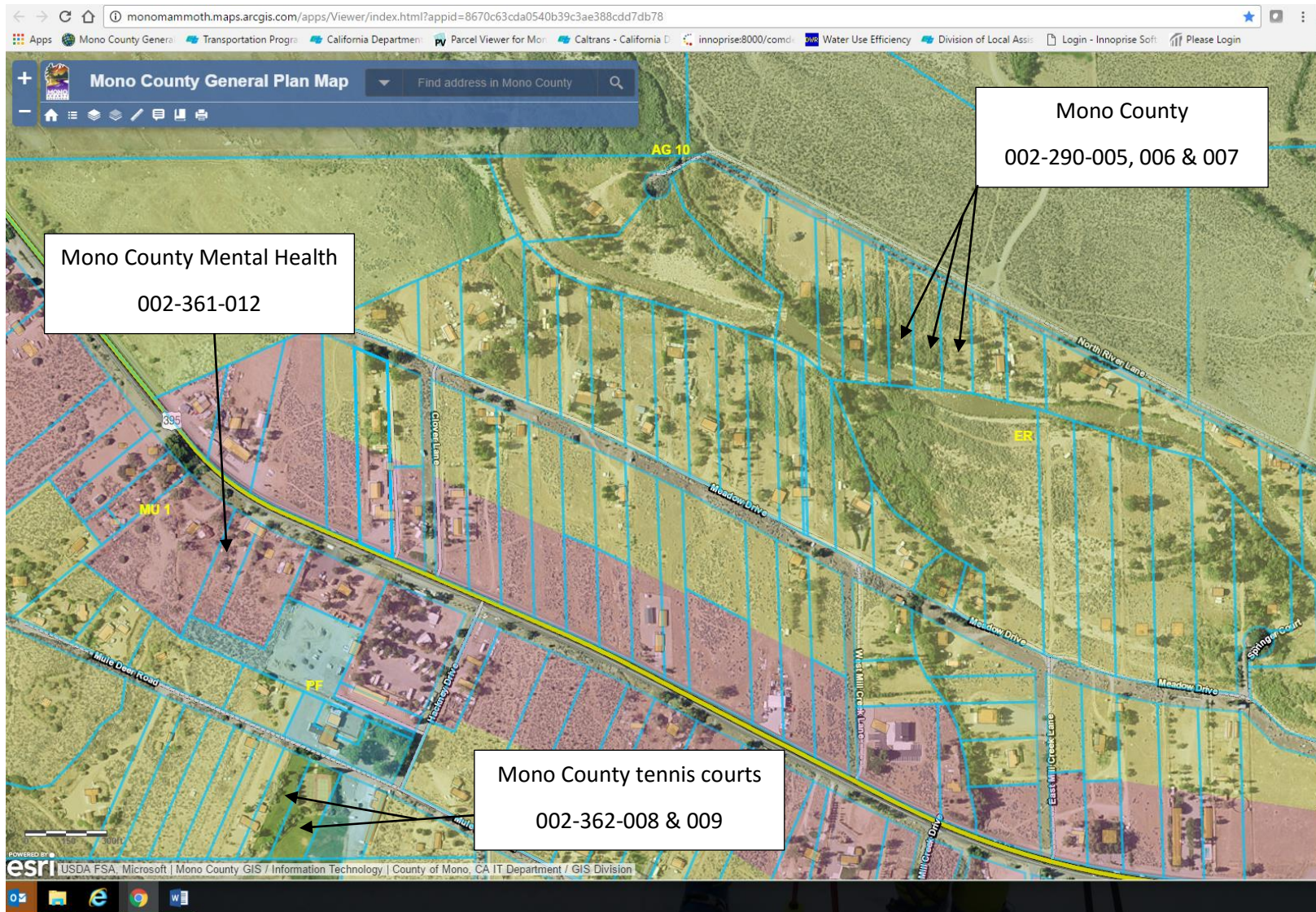
- Land Use Designation changes

For the AV RPAC's consideration on November 3 and not discussed with the Planning Commission on October 20, 2016:

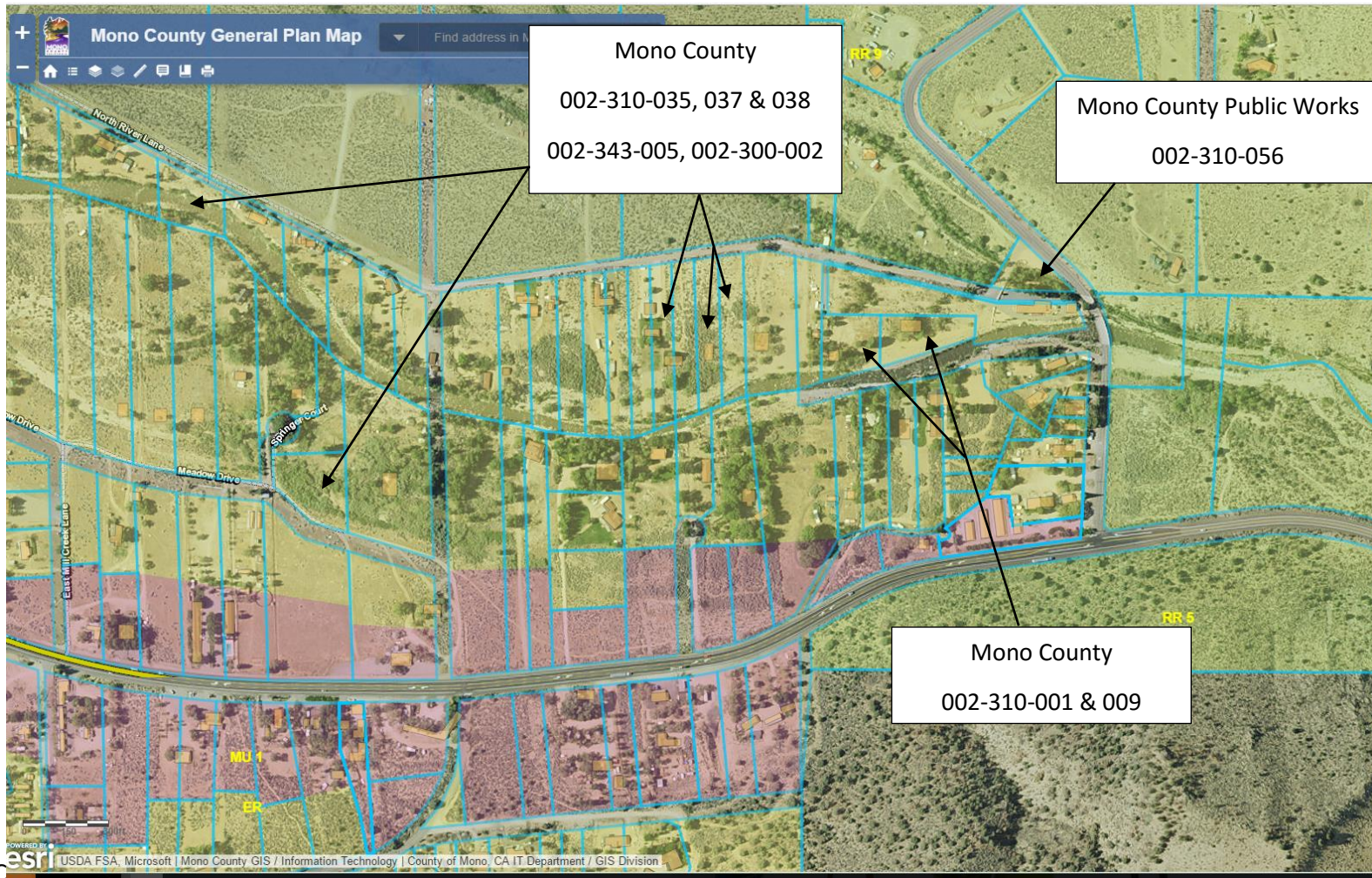
The Fire Station at 1058 Larson Lane (apn 002.450.014) has a Land Use Designation (LUD) of Agriculture with a 10 acre minimum parcel size (AG 10).

Should this LUD be changed to Public Facility (PF)?

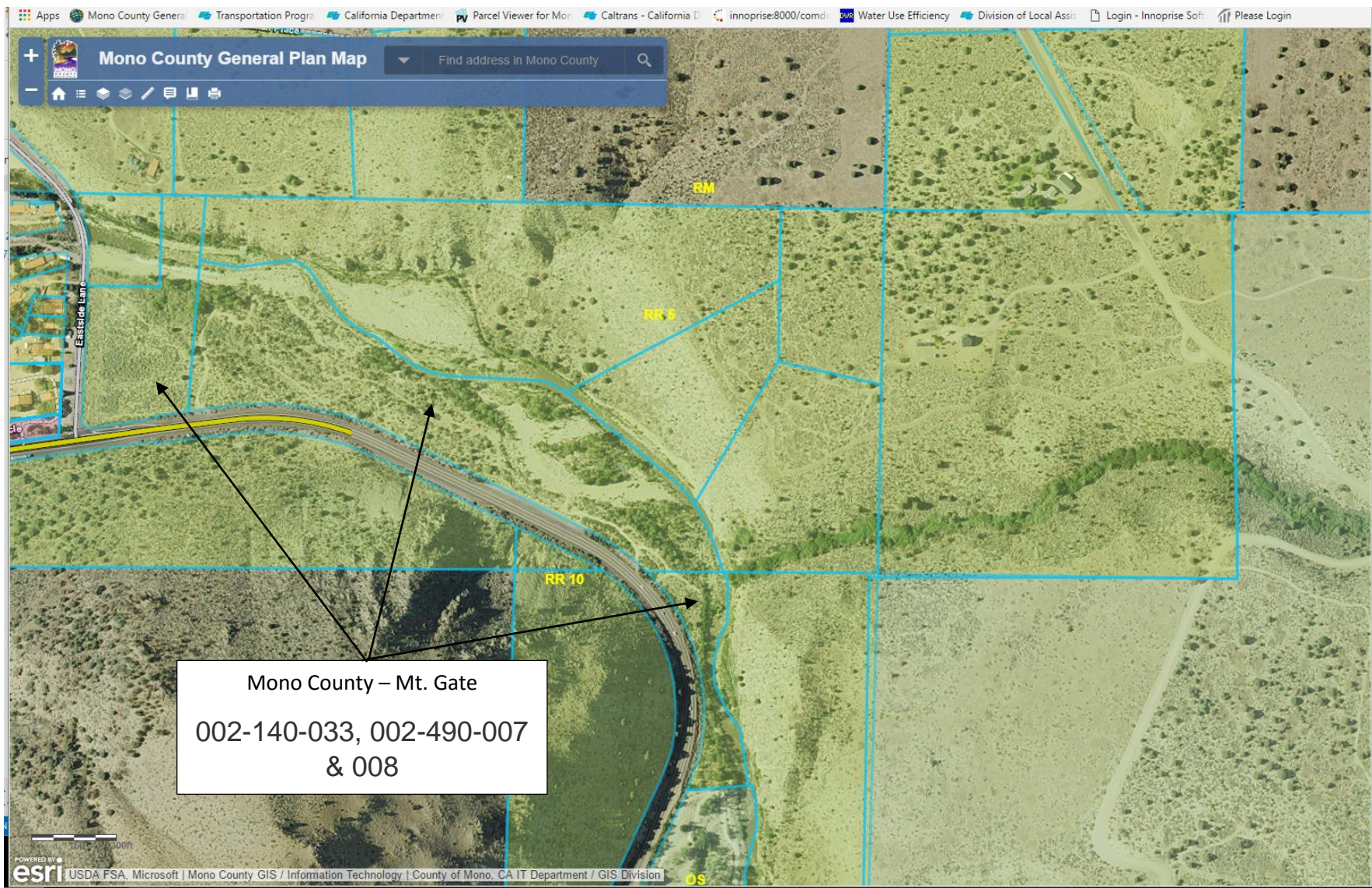
Mono County Property Re-designations



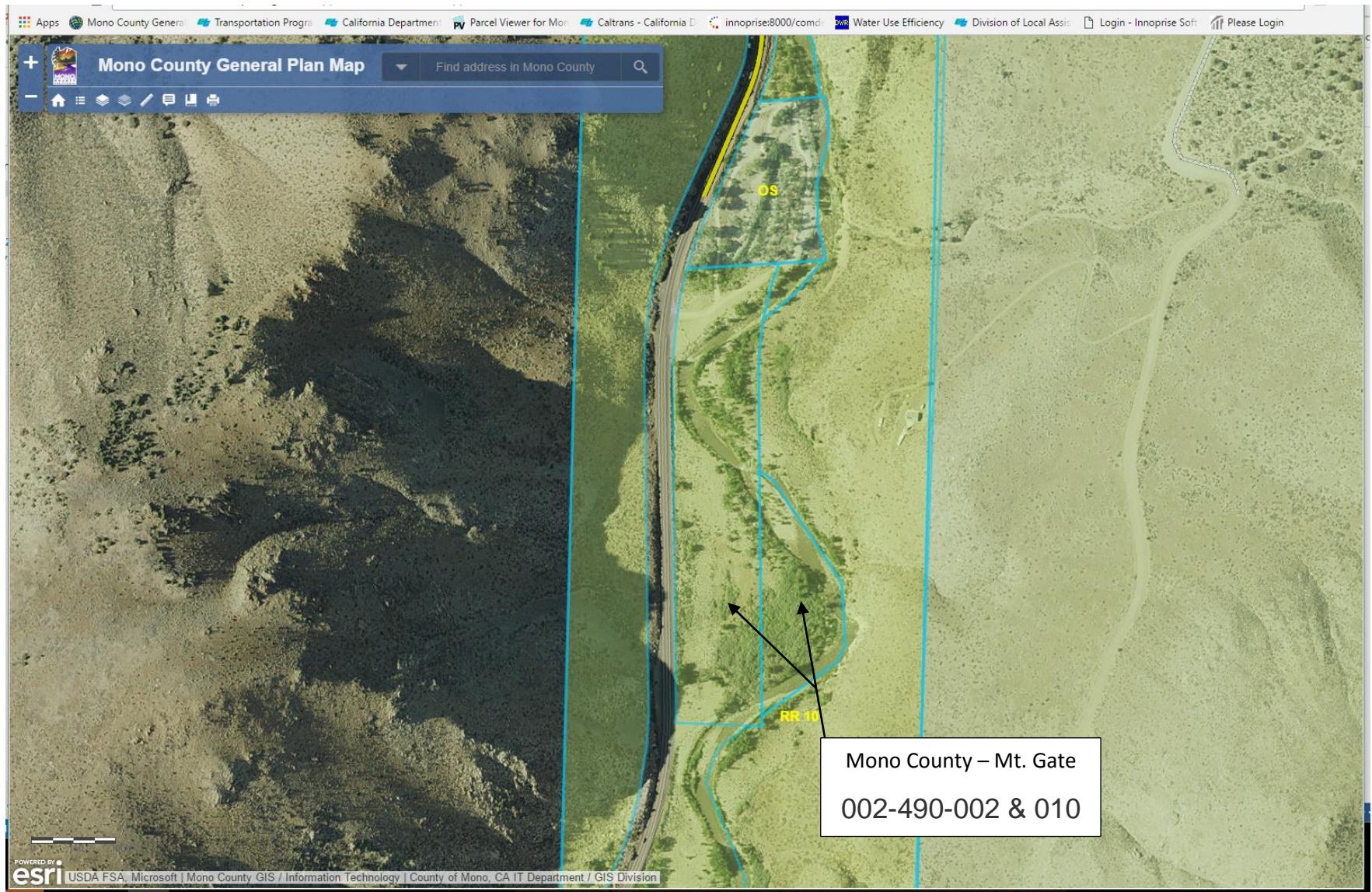
Mono County Property Re-designations



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