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TO: Antelope Valley Regional Planning Advisory Committee (AV RPAC)

FROM: Community Development Department

RE: RECOMMENDATION ON GENERAL PLAN POLICY LANGUAGE CLARIFYING APPLICATION OF THE MIXED USE (MU) DESIGNATION IN THE ANTELOPE VALLEY

During policy discussions about existing Land Use Designations that are compatible with commercial cannabis activities, the Antelope Valley RPAC raised the point that that the “main streets” of Walker and Coleville consist only of the Mixed Use designation, potentially excluding a variety of types of commercial activities that are more compatible with the Commercial or Industrial designations.

The Mixed Use LUD is intended “to provide a wide range of compatible resident- and visitor-oriented residential and commercial uses, including business, professional and retail uses... to provide a transition between intensive commercial uses and residential uses... MU transitional areas can limit the size of business establishments and restrict uses incompatible with residential districts. ... Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light and glare, and excessive noise.” Past practices in the Antelope Valley have emphasized commercial uses on main street (US 395) frontage and residential uses on other streets. Thus, in Walker, an auto repair business and mini-storage warehouses have been permitted in MU on US 395 frontage.

To clarify and memorialize this interpretation of the MU district, the Board of Supervisors and Planning Commission considered policy language for the Antelope Valley area plan in the Land Use Element. The Planning Commission recommended the following policy language be added under existing Policy 4.A.2.: “Provide for a mix of residential, commercial, recreational, institutional, and industrial park land uses in a manner consistent with the overall goal for the Antelope Valley”:

Action 4.A.2.d. To promote main street and economic development as provided by other policies (Objectives 4.D. and 4.E.), emphasize commercial character and uses¹ on US 395/main street frontages in the Mixed Use designation.

The Board of Supervisors requested any policy solution be reviewed and recommended by the Antelope Valley RPAC. The RPAC is therefore requested to consider the policy addition, provide any comments and feedback, and make a recommendation to be forwarded to the Board of Supervisors.

¹ Commercial uses must be similar and not more obnoxious or detrimental to the public health, safety, and welfare than uses listed in the Mixed Use designation. For example, an auto repair and mini-storage business have been permitted on US 395 in the past.