

# MONO COUNTY PLANNING COMMISSION

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## AGENDA

June 15, 2017 – 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 restaurant). 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.

*\*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 April 20, 2017 (*no May meeting*)

### 4. PUBLIC HEARING

#### **10:10 A.M.**

**A. INTERPRETATION CONDITIONAL USE PERMIT 17-005/Simensen** for use of a home for a short-term rental (type I) with the owners living on site on an adjacent property. The properties are located at 332 and 342 Kinsley Street in Bridgeport. These parcels (APNs 008-132-027 & -017) have a land use designation of Multi-Family Residential Low (MFR-L). A Planning Commission Interpretation will be required to issue the proposed use permit. A CEQA exemption is proposed. *Staff: Gerry Le Francois*

#### **10:40 A.M.**

**B. CONDITIONAL USE PERMIT 17-004/Connolly** for use of a home for a short-term rental with the owners living on site (type I). The property is located at 326 Juniper Drive in Crowley Lake. This parcel (APN 060-120-005) has a land use designation of Single-Family Residential (SFR). A CEQA exemption is proposed. *Staff: Gerry Le Francois*

#### **11:10 A.M.**

**C. CONDITIONAL USE PERMIT 17-010/Paiva.** Construction of a new 2,300-square foot retail space, sign and landscaping plan for a Western arts and crafts gallery. The two-acre vacant property is located adjacent to Toiyabe Motel and Walker Flea Market on US 395 in Walker (APN 002-332-009). Land use designation is Mixed Use (MU) and Estate Residential (ER). A CEQA exemption is proposed. *Staff: Gerry Le Francois*

***More on back...***

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

**11:40 A.M.**

**D. CONDITIONAL USE PERMIT 17-006/Race Communications – Mono City/South of Chalfant & VARIANCE 17-001/Race Communications – Mono City Connector over US 395.** Project proposes to provide telecommunication services (phone, internet and video) connected to the Digital 395 internet backbone to private parcels in Mono City and the community of White Mountain Estates located south of Chalfant. The project entails placement of new overhead strand and fiber on existing utility poles, installation of existing and new underground conduit, installation of associated infrastructure (power vaults and distribution pedestals), and future new overhead line drops to connect individual properties. A Variance is required to permit installation of new overhead strand crossing US 395 on existing poles within a Scenic A CEQA exemption is proposed. *Staff: Paul McFarland*

**12:05 p.m.**

**E. CONDITIONAL USE PERMIT 17-008/Race Communications – Sunny Slopes, Aspen Springs and Tom’s Place.** Project proposes to provide telecommunication services (phone, internet and video) connected to the Digital 395 internet backbone to private parcels in the communities of Sunny Slopes, Aspen Springs and Tom’s Place. The project entails placement of new overhead strand and fiber on existing utility poles, installation of new underground conduit, installation of associated infrastructure (power vaults and distribution pedestals), and future new overhead line drops to connect individual properties. A CEQA exemption is proposed. *Staff: Paul McFarland*

**12:25 P.M.**

**F. CONDITIONAL USE PERMIT 17-009/Race Communications – Swall Meadows, Paradise, Benton & Benton Hot Springs.** Project proposes to provide telecommunication services (phone, internet and video) connected to the Digital 395 internet backbone to private parcels in the communities of Swall Meadows, Paradise & Benton. The project entails placement of new overhead strand and fiber on existing utility poles, installation of new underground conduit, installation of associated infrastructure (power vaults and distribution pedestals), and future new overhead line drops to connect individual properties. A new backhaul line installed on existing poles following a portion of Lower Rock Creek Road is also proposed. A CEQA exemption is proposed. *Staff: Paul McFarland*

**12:40 P.M.**

**G. CONDITIONAL USE PERMIT 17-007/Race Communications – Bridgeport & Walker.** Project proposes to provide telecommunication services (phone, internet and video) connected to the Digital 395 internet backbone to private parcels in the communities of Walker and Bridgeport. The project entails placement of new overhead strand and fiber on existing utility poles, removal and replacement of existing strand and fiber on existing utility poles, installation of new underground conduit, installation of associated infrastructure (power vaults and distribution pedestals), and future new overhead line drops to connect individual properties. A CEQA exemption is proposed. *Staff: Paul McFarland*

**1:00 P.M.**

**H. CONDITIONAL USE PERMIT 15-004/Crowley Lake Skatepark.** Planning Commission review and approval of final design for skatepark (Condition 8 requires Planning Commission’s approval of final design). Project is located adjacent to the community center at 58 Pearson Road, Crowley Lake. Project was approved with a prior Negative Declaration. *Staff: Peter Chapman*

**6. WORKSHOP:** No items

**7. REPORTS**

**A. DIRECTOR**

**B. COMMISSIONERS**

**8. INFORMATIONAL:** No items

**9. ADJOURN** to July 20, 2017

**\*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 in order 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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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.