

# MONO COUNTY PLANNING COMMISSION

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## SPECIAL MEETING AGENDA

October 19, 2017 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

\***Videoconference:** Supervisors Chambers, County Courthouse, Bridgeport

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%20&%20commissions/planning%20commission). 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 21, 2017 – *p. 1*

### 4. PUBLIC HEARING

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

**A. CONDITIONAL USE PERMIT 17-013/Overton.** Proposal is for use of a studio unit as a short-term rental with owners living on site (Type 1). The property is located at 165 Aspen Terrace in the community of Crowley Lake. This parcel (APN 060-240-010) has a land use designation of Single-Family Residential (SFR). A CEQA exemption is proposed. *Staff: Michael Draper – p. 9*

#### **10:30 A.M.**

**B. GENERAL PLAN AMENDMENT 17-03:** New General Plan language in the Land Use and Conservation/Open Space elements related to the legalization of commercial cannabis activities under Proposition 64, which was passed by California voters in November 2016. The General Plan text contains Issues, Opportunities and Constraints in the Land Use and Conservation/Open Space elements, as well as Objectives, Policies, and Actions in the Land Use Element. Potential commercial cannabis activities are defined by the State's licensing structure, and include uses such as cultivation, nursery, manufacturing, testing, retail, distribution, and microbusiness. Specific regulations governing site-specific requirements (such as setbacks, etc.) are not part of this general plan amendment. In accordance with State law, this project is exempt from the California Environmental Quality Act. *Staff: Michael Draper & Wendy Sugimura – p. 19*

### 5. WORKSHOP

**A. JUNE LAKE AREA PLAN UPDATE** – Short-term Rental Policies *Staff: Wendy Sugimura*

### 6. REPORTS

#### **A. DIRECTOR**

#### **B. COMMISSIONERS**

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

*More on back...*

**7. INFORMATIONAL**

**A. CAL FIRE: INTERPLAY BETWEEN CAL FIRE AND COUNTY PERMITS AND PERMITTING**

**8. ADJOURN** to November 16, 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).
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\*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.