

# MONO COUNTY PLANNING COMMISSION

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## AGENDA

May 12, 2016 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

\*Videoconference: Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

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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.

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*\*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 March 10, 2016 – *p. 1*

**4. CONSENT AGENDA**

**A. FINAL APPROVAL FOR TRACT MAP 37-46/White Mountain Estates Project**

Approval of Tract Map 37-46 will subdivide a total of 76.81 acres (APNs 26-240-09 & -10) into 45 single-family residential lots, two utility lots (0.07 & 0.78 acres) for water and propane tanks, three lots for open-space uses (1.46 acres, 3.81 acres, and 9.08 acres), and a remainder parcel of 19.23 acres. General Plan Amendment 06-01 on March 9, 2006, redesignated the project site as Specific Plan (SP). The White Mountain Estates Specific Plan and Tentative Tract Map 37-46 were approved by the Planning Commission at a public hearing conducted on Sept. 20, 2007. The site is about 10 miles north of Bishop on the east side of US Highway 6, at White Mountain Estates Road, adjacent to the existing White Mountain Estates subdivision. *Staff: Garrett Higerd & Paul Roten – p. 11*

**5. PUBLIC HEARING**

**10:10 A.M.**

**A. CONDITIONAL USE PERMIT/Dublino.** The proposal at 136 Main St. in Bridgeport would: remodel the former gas station (APN 008-102-007) for transient lodging (up to 10 beds); allow retail in the former cashier's space of gas station; reuse garage/shop area as workshop/art studio; and add future mobile food cart with outdoor seating and retail displays. The rear parcel (APN 008-102-011) would be used for vehicle and RV storage. One gas station sign would be revised with new copy, and one smaller sign frame would be removed. Each parcel has land use designation of Commercial. A CEQA exemption is proposed. *Staff: Gerry Le Francois – p. 38*

**6. WORKSHOPS**

**A. Transient Rental Overlay Districts (TRODs).** *Staff: Courtney Weiche & Nick Criss – p. 59*

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

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DISTRICT #1  
COMMISSIONER  
Mary Pipersky

DISTRICT #2  
COMMISSIONER  
Carol Ann Mitchell

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

**B. Sustainable Groundwater Management Act** *(continued from March 10, 2016). Staff – p. 76*

**7. REPORTS:**

**A. DIRECTOR**

**B. COMMISSIONERS**

**8. INFORMATIONAL:** No items.

**9. ADJOURN** to June 9, 2016

**\*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.