

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

MINUTES

October 20, 2016
(Adopted November 17, 2016)

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris I. Lizza, Dan Roberts. **ABSENT:** Mary Pipersky

STAFF: Gerry Le Francois, principal planner; Wendy Sugimura (video); Walt Lehmann & Paul Roten, public works; CD Ritter, commission secretary

GUESTS: Supervisor Fred Stump, Pete Pumphrey

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Chris Lizza called the meeting to order at 10:13 a.m. in the board chambers at the county courthouse in Bridgeport, and attendees recited the pledge of allegiance to the flag.

2. PUBLIC COMMENT: District 2 Supervisor Fred Stump (via video) introduced Roberta Lagomarsini, his new appointee to Planning Commission.

3. MEETING MINUTES

MOTION: Adopt minutes of Aug. 11, 2016, as amended (no September meeting): Item 5, last line: Roberts viewed ~~USFS in offices, not in forest.~~ preferred to see more USFS in forest, not in offices. (Bush/Roberts. Ayes: 3-0. Absent: Pipersky. Abstain: Lagomarsini (not commissioner Aug. 11, 2016))

4. ACTION ITEM

A. EXTENSION OF TENTATIVE TRACT MAP 10-001/Haber. Owner has requested a one-year extension. The project site is a 49.51-acre parcel in the community of Swall Meadows in southern Mono County. The parcel is located southwest of existing development off Ridge View Road and Cougar Run as part of the Rimrock Ranch Specific Plan, and immediately west of the Pinon Ranch subdivision. *Staff: Gerry Le Francois*

Le Francois noted approval of tract map in 2010 for 24 months. Meanwhile, State Legislature approved numerous extensions since 2008 due to housing crisis. Starting to see maps in preliminary stage or tentative stage of approval. Nothing changed since approval by BOS, so looking at low-key extension. CEQA 15183 tiered off Rimrock Ranch EIR. Locational map provided.

MOTION: A. Find that the project was processed in accordance with Section 15183 of the CEQA Guidelines for a project consistent with the General Plan. No substantial changes have been proposed in the project or the circumstances under which the project will be undertaken, and no new information of substantial importance has been received to warrant further environmental analysis. B. Approve the first one-year extension of Tentative Tract Map 10-001/Haber to Nov. 2, 2017, subject to prior Conditions of Approval and Mitigation Monitoring Program as contained herein. (Bush/Roberts. Ayes: 4. Absent: Pipersky.)

5. WORKSHOPS

A. NEW BUILDING CODES:

Wendy Sugimura stated new code cycle starts Jan. 1, 2017. Planning approval decisions rely upon building codes to be met by projects; e.g., separation between buildings. She introduced Jim Shoffner, interim building official. Every three years codes change. Designed to push forward public welfare in

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
--	--	---	---	---

commercial, industrial to residential. Relaxation of some code provisions, CalGreen code deals with water and energy efficiency.

Where do changes originate? Shoffner replied the Legislature. Three code councils write model code books. ICC (International Code Council), IAPMO (International Association of Plumbing & Mechanical Officials), and NFPA (National Fire Protection Association) have grown exponentially. Intent centered on protecting public welfare, but became big business. Ongoing process includes symposiums. The CBSC (California Building Standards Commission) promulgates Title 24 regulations.

Shoffner mentioned several specific changes in the new codes, including totally revamped carbon monoxide using new technology; signage is now based on "space" occupied; exit access travel distance increased.

P. 69: Solar PV conduits: Roof mounts are solar photovoltaic-ready. Designer/builder will come up with route for shortest length of electrical conduit so future conversion to solar can be completed. Proactive move, see more in future.

P. 72: Projections: FSD (Fire Separation Distance) applies to exterior walls or openings. New simplistic formula deals with required setback from property line. More options with low-eave or open-porch roofs.

P. 73: Under-floor protection: Especially on hillside find open space that could be available for storage or fuel-burning appliance.

P. 75: Electric-vehicle charging: Infrastructure required for attached garages, new construction only. CALGreen.

Tom Perry requested half-day presentation of code changes throughout Mono County.

B. ANNUAL GENERAL PLAN UPDATE: Gerry Le Francois noted RTP/GP/EIR last December. Found missing, unclear items. Information to prepare for November formal language in resolution in legislative format in General Plan.

Item 2: Mountain Gate: FEMA deeded ownership to Mono, all deed restricted. Grants for fishing access. Original Rural Residential, some OS (Open Space). All proposed to be OS.

Item 3: SFR residence, proposed Mixed Use: Change ER (Estate Residential) to Public Facility (items 2, 4).

Item 4: LUD (Land Use Designation) = ER, change to PF.

Item 5: North River Lane = private road. Residents worried about trespassing to access river. Keep open space for at least 25 years.

Item 6: Wendy Sugimura pulled out all policies in General Plan related to reduced energy use. Net zero E by 2020 cycle. Encourage but not require ahead of time. Stronger language for Mono facilities, but not regulatory in nature. More regulatory approach on CALGreen, achieve net zero E in advance?

Sugimura wanted to take recommendation to BOS that existing policies were reviewed, no changes needed.

Lizza found it hard to review on short notice. Roberts saw no glaring holes, pretty thorough. Bush asked about cars switching to electrical energy. Change way drive, change use of electrical energy?

Sugimura wanted to promote more electrical use, provide through renewable resources like solar, wind. CPUC (California Public Utilities Commission) is required to increase renewable energy portfolio.

Lizza suggested that Mono Basin RPAC look at these. Sugimura planned to leave as is for now, have RPAC conversation later. Updating Resource Efficiency Plan, which interests RPACs. Include any additional changes to energy policies.

Item 7: Plan policies on countywide level. Add subsection with potential significant impacts. Dark Sky Regulations do not apply in Antelope Valley. Hot-button issue where it does apply.

Who determines significant potential impacts? Le Francois stated staff would determine. Instances when EIR or Negative Declaration, appealed staff decision to do lesser level of environmental review. Hammil Valley fought land use war over land use size. Petition to go to five acres? Big policy change for that valley. Hammil has development-credit overlay.

Rentals? Burns posited that somebody could get radical idea on heights up to 200', whole county could erupt in controversy. BOS could say inappropriate amendment, so staff would not accept. BOS could authorize staff to not accept.

--- Lagomarsini exited meeting at 11:33 a.m. ---

Item 8: If residential structure exists in MU (Mixed Use) district, meet residential setback of 10'. Provide some snow shed, reasonable setback distance. Add section in MU.

Bush noted back side of business is a residence. Le Francois noted Walker has MU, but lots are large.

Item 9: Accessory dwelling units: Legislation just signed to make it easier for accessory dwellings. Primary focus is to take away discretion from locals to make more ministerial. Ch. 16 has mixture of discretionary and ministerial action. DR (Director Review) is ministerial, but conditions would ensure compliance with regulations. New law has size limit of 1,200 sf. Need to consult county counsel re authority. Waiving parking requirements if within half-mile of transit stop. Some incentive to get through so regulatory framework would still apply. At one time all accessory units required use permit. Why? Never any controversy, so downgraded to DR. Kick into use permit if encounter controversy. New law would take that away, allow outright. May not even DR, just building permit.

All LUDs? Burns cited residential designations only. Limited to size of units on smaller parcels.

CC&Rs? Burns described them as advisory but not affect outcome. Intent is to prevent local governments from making it difficult for accessory units.

Le Francois noted sometimes someone builds new house, designates original smaller home as accessory unit. Anything to prevent accessory unit to be a rental. Burns stated rental must be > 30 days. Might simplify if subject to building permit rather than DR. No ability to kick to Planning Commission. If follow standards, get to do accessory unit. Bush noted owner is on site, so ideal for transient rental. Burns stated originally large units required use permit. Bush compared to concept of guest house: now have house with smaller unit (guest house).

6. REPORTS

A. DIRECTOR: 1) **PC Rules:** New meeting date; 2) **TRODs to RPACs:** ~~ump~~ Bump in road at Supervisor Johnston, who has proposal. CAC wants proposed revisions to go forward, but approvals consistent with area plan amendment to where allowed/not allowed. Take Johnston's proposal through process. Got CDBG grant for housing study, zero in on June Lake to get data. LTC had option to avoid Housing Element update in eight years instead of four years, coincide with RTP update. Update 18 months after RTP now. Housing Mitigation Ordinance suspended to September 2017. 3) **Tioga Inn scoping:** Oct. 27. Up to three stories, shrink footprint a bit. Additional restaurant seating. Large propane tank setup to compete with existing suppliers. Create new water tank. 4) **Marijuana:** Mono looking at moratorium on permits in November. Survey showed Mono second-to-last in interest in medicinal marijuana. 5) **Staff:** Paul McFarland is new assistant planner as of next week. Analyst interviews tomorrow. 6) **Proposals:** Crowley Lake Fish Camp, geothermal trail, June Lake restaurant.

B. COMMISSIONERS: Roberts: CCPCA met in Riverside, which wants to build more freeways, whereas other areas want public transit; local issues on agriculture, but parcels only five acres. Wealthy people are building estates, cheap water from canal. Basin recharge project to operate desalinization plant. Interaction with Temecula tribe, preserving cultural and burial sites. Casino parking lot is huge. Temecula winery tour. Tourism opportunity with hotels/tasting rooms. Roberts received plaque with gavel for assisting CCPCA, one of three ever bestowed. Some attendees said Mono conference was one of best in 15 years.

7. **INFORMATIONAL:** No items.

8. **ADJOURN** at 12:15 p.m. to November 17, 2016.

Prepared by CD Ritter, PC secretary