

# MONO COUNTY PLANNING COMMISSION

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## AGENDA

August 16, 2018 – 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 Pizzeria). 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.

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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 July 19, 2018 – *p. 1*
4. PUBLIC HEARINGS
  - 10:10 A.M.

**A. CONDITIONAL USE PERMIT 18-005/Dudley** for a non-owner occupied (Type III) short-term rental use in a 3-bedroom (BD) single-family residential unit at 92 and 94 Nevada St. (APNs 16-099-032 & -033) in June Lake, and the Land Use Designation (LUD) is Single-Family Residential (SFR). Parking is proposed only at 94 Nevada St. Maximum occupancy of eight persons and three vehicles.  
*Staff: Michael Draper – p. 4*
  - 10:20 A.M.

**B. CONDITIONAL USE PERMIT 18-006/Streeton** for a non-owner occupied (Type III) short-term rental use in a 2-BD single-family residential unit at 80 Leonard Ave. (APN 015-270-010) in June Lake, and the LUD is SFR. Maximum occupancy of five persons and three vehicles. *Staff: Michael Draper – p. 13*
  - 10:30 A.M.

**C. CONDITIONAL USE PERMIT 18-007/Schreiber** for a non-owner occupied (Type III) short-term rental use in a 4-BD single-family residential unit at 184 Leonard Ave. (APN 015-270-003) in June Lake, and the LUD is SFR. Maximum occupancy of 10 persons and six vehicles. *Staff: Michael Draper – p. 20*

**More on back...**

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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

10:40 A.M.

**D. CONDITIONAL USE PERMIT 18-008/Prince** for a non-owner occupied (Type III) short-term rental use in a 2-BD single-family residential unit at 46 Leonard Ave. (APN 015-101-004) in June Lake, and the LUD is SFR. Maximum occupancy of six persons and two vehicles. *Staff: Michael Draper – p. 28*

10:50 A.M.

**E. CONDITIONAL USE PERMIT 18-009/Smith** for a non-owner occupied (Type III) short-term rental use in a 4-BD single-family residential unit at 70 Leonard Ave. (APN 015-270-011) in June Lake, and the LUD is SFR. Maximum occupancy of 10 persons and three vehicles. *Staff: Michael Draper – p. 37*

11:00 A.M.

**F. CONDITIONAL USE PERMIT 18-010/Stepanian** for a non-owner occupied (Type III) short-term rental use in a 4-BD single-family residential unit at 27 Carson View Dr. (Leonard Ave. neighborhood, APN 015-270-005) in June Lake. Maximum occupancy of 10 persons and four vehicles. In accordance with the California Environmental Quality Act, addenda to the existing General Plan EIR are being utilized for all proposed use permits (18-005 through 18-010). *Staff: Michael Draper – p. 45*

5. **WORKSHOP**

11:10 A.M.

A. **Housing Toolbox.** *Staff: Bentley Regehr & Megan Mahaffey – p. 54*

6. **REPORTS**

A. **DIRECTOR**

B. **COMMISSIONERS**

7. **INFORMATIONAL**

8. **ADJOURN** to regular meeting September 20, 2018

**\*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 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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Commissioners may participate from a teleconference location. 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.