

MONO COUNTY PLANNING COMMISSION

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AGENDA

January 17, 2019 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

* **Teleconference:** Due to a power outage scheduled by Southern California Edison during this meeting, videoconferencing with the Town/County Conference Room in Mammoth Lakes will not be available. A phone connection of uncertain quality will be available but interested persons should consider attending the Bridgeport site.

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. 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 December 20, 2018 – *p. 1*

4. CONSENT ITEM

A. FINAL APPROVAL OF PARCEL MAP 18-001MC/Bauer: Approval of Parcel Map 18-001MC will divide APN 016-143-045-000, totaling 0.96 acres, into two parcels of 0.47 and 0.49 acres in size. The project is in the community of June Lake, Down Canyon, adjacent to Hwy. 158. Access is via Wyoming Street and California Street, which are private roads. Water and sewer services are to be provided by the June Lake PUD. The land use designation is Single-Family Residential (SFR). The Tentative Parcel Map was approved at a public hearing conducted by the Planning Commission on April 5, 2019. *Staff: Garrett Higerd and Walt Lehmann – p. 5*

5. PUBLIC HEARING

10:05 A.M.

A. GENERAL PLAN AMENDMENT 19-01 consists of two parts:

A) Multi-Family Residential (MFR) Land Use Designation: The amendment proposes to adjust minimum lot sizes for developments to match current density standards. For example, the minimum lot size for condominium developments of three or more units on MFR-L parcels would be changed to 3,750 square feet per unit to match the 15 dwelling units per acre allowance and eliminate the current minimum lot size of two acres (87,120 square feet). The amendment allows for greater consistency across MFR parcels, creates flexibility to build on smaller MFR parcels, and encourages more efficient use of land. The amendment also includes language for permitting

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Chris I. Lizza

historically allowed transient rental use in existing MFR units with no new construction proposed. This amendment does not affect the regulation of single-family units on residential land use designations, which is governed by Chapter 25 of the Land Use Element. *Staff: Bentley Regehr – p. 19*

B) Short-Term Rentals: The amendment refines Chapter 25 policies and regulations related to short-term rentals, defined as rentals for 30 days or less, in residential land use designations by eliminating Type II rentals (non-owner-occupied rentals with approvals that run with the land) throughout Mono County. Approvals of short-term rentals specific to the owner, whether owner-occupied (Type I) or non-owner occupied (Type III), may be permitted subject to Area Plan policies and permit approvals. In accordance with State law, an addendum to the existing General Plan EIR is being utilized for this project pursuant to the California Environmental Quality Act. *Staff: Wendy Sugimura – p. 55*

6. WORKSHOP: None

7. REPORTS

A. DIRECTOR

B. COMMISSIONERS

8. INFORMATIONAL

9. ADJOURN to regular meeting February 21, 2019

***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. 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.