

# MONO COUNTY PLANNING COMMISSION

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## AGENDA

November 21, 2019 – 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](http://www.monocounty.ca.gov) / boards & commissions / planning commission. 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 October 17, 2019 – *p. 1*

**4. PUBLIC HEARING**

**10:05 A.M.**

**A. GENERAL PLAN AMENDMENT 19-04/Cleanup.** The following technical changes to the Land Use Element are proposed as part of the annual General Plan update: 1) Eliminate Type I, Type II, & Type III terminology and replace with Owner-Occupied & Not Owner-Occupied in Countywide Land Use Policies and June Lake Area Land Use Policies; 2) Eliminate MFR-L from the list of residential land use designations in Chapter 25 – Short-Term Rental; 3) Require that small-scale agriculture uses be subject to a primary residential use in all residential land use designations; 4) Clarify transient rental uses permitted in Commercial Lodging land use designations; 5) In Multi-Family Residential, eliminate short-term rentals from the list of uses permitted subject to use permit for "MFR-L only" and correct list of existing nonconforming MFR complexes; 6) In Chapter 4, update typographical errors to setback standards in Table 04.120 Minimum Yards, add the Mixed Use (MU) designation to the list of designations that allow the placement of manufactured homes in conventional SFR, and add a new policy defining "inactive projects." A technical change to the Cultural Resources section of the Conservation/Open Space Element is also proposed in accordance with California Code of Regulations §15064.5(e), which is incorporated by reference, requiring work be stopped and standard mitigation measures implemented if archaeological artifacts are discovered during grading, earthwork and site disturbance activities. An Addendum in compliance with the California Environmental Quality Act (CEQA) is proposed for the project. *Staff: Kelly Karl – p. 6*

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DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
Roberta Lagomarsini

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

**10:25 A.M.**

**B. MODIFICATION OF CONDITIONAL USE PERMIT 19-008/Shanti Co.** Proposal to add commercial cannabis distribution to a use permit previously approved on Oct. 17, 2019, for commercial cannabis cultivation on a 20-acre Agriculture (AG) parcel located at 100 N Bodie Hills Dr. in the Mono Basin (APN 013-210-024). The permitted cultivation includes up to 50 commercial cannabis plants located on a 5,000-square foot disturbance area which will replace an existing medical cannabis grow in the same location, and the proposed modification adds the distribution activity. A CEQA 15301 exemption is proposed. *Staff: Bentley Regehr – p. 24*

**5. ACTION ITEM**

**10:45 A.M.**

**COMMISSION INTERPRETATION:** Interpretation of outdoor industrial storage as a similar to and not more obnoxious than the uses currently permitted in the Sierra Business Park Specific Plan. *Staff: Kelly Karl – p. 41*

**6. WORKSHOP:** None

**7. REPORTS**

**A. DIRECTOR**

**B. COMMISSIONERS**

**8. INFORMATIONAL**

**9. ADJOURN** to regular meeting December 19, 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 USC 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.