

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

AGENDA

October 10, 2013 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

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. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

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 September 9, 2013 – *p. 1*

4. PUBLIC HEARINGS:

10:10 A.M.

A. CONDITIONAL USE PERMIT 13-003/June Lake Brewing Co. Project would remodel a 3,500-square foot storage building behind the June Lake General Store at 2740 Hwy. 158 (APN 015-113-065) at June Lake. The proposal would allow operation of on-site beer manufacturing, storage of product, limited on- and off-premise sales of product, a small on-site tasting room with restrooms, and parking. The building is located on the same parcel as the June Lake General Store. The land use designation is commercial (C). A CEQA exemption is proposed. *Staff: Heather deBethizy, associate planner, & Gerry Le Francois, principal planner – p. 5*

10:30 A.M.

B. TENTATIVE PARCEL MAP 13-001/Hildenbrand. Project proposes to divide a 6.1-acre parcel (APN 026-220-009) into four parcels ranging in size from one to two acres. The property is located at 248 Valley Rd., in Chalfant Valley. The land use designation is Rural Mobile Home (RMH). Current uses on the property include a home, garage and accessory uses. Individual wells and septic systems are proposed. A private roadway, Owens Ranch Road, is proposed for access. A CEQA section 15183 is proposed. *Staff: Gerry Le Francois, principal planner – p. 18*

11:00 A.M.

C. GENERAL PLAN AMENDMENT 13-02/CH. 06 PARKING: CENTRAL BUSINESS DISTRICT PARKING REGULATIONS & MINOR COUNTYWIDE PARKING REGULATIONS UPDATE. *Staff: Brent Calloway, associate analyst – p. 63*

5. **WORKSHOP:** No items.

6. REPORTS:

A. DIRECTOR

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

B. COMMISSIONERS

7. INFORMATIONAL: No items.

8. ADJOURN to November 14, 2013

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.