

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

April 5, 2018 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

***Videoconference:** Supervisors Chambers, County Courthouse, Bridgeport

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](http://www.monocounty.ca.gov/boards%20&%20commissions/planning%20commission). 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. PUBLIC HEARING

10:10 A.M.

A. CONDITIONAL USE PERMIT 16-00015/ Crowley Lake Fish Camp. The project area is located on APNs 060-100-010 & 060-110-004 (1149 S. Landing Road, Crowley Lake) with land use designation of Open Space. Conditional Use Permit 16-0015 would ensure that all required approvals and permits are obtained as needed for existing and proposed uses. Existing uses include gatehouse and camp-host trailer, entry gates and fencing, tackle shop and offices, park model cabin trailer #1, 2, & 3, ramadas (2), manager's home, water storage tank, domestic well house, existing dry campsites, fuel facility and tanks, existing propane gas service tanks (6), boathouse, and boat and trailer storage area. Proposed uses include a new water storage tank, RV campsites with hookups (19), new water line & spigot to serve dry campsites, maintenance yard, landscape pond, new bathrooms & showers (up to 3), septic system upgrades, and other ancillary uses. A Mitigated Negative Declaration under CEQA has been prepared and circulated for public comment for this project. *Staff: Gerry Le Francois – p. 1*

10:30 A.M.

B. TENTATIVE PARCEL MAP 18-001/Bauer. The proposed project (APN 016-143-045) would subdivide a 0.94-acre parcel that includes one home into two lots with 20,555 square feet for parcel 1 and 21,043 square feet for parcel 2 with access from California Street. Land use designation is Single-Family Residential (SFR). A 15183 is proposed under CEQA. *Staff: Gerry Le Francois – p. 176*

10:50 A.M.

A. CONDITIONAL USE PERMIT 18-001/Oepke. Proposal to convert an existing 1,350-square foot garage located at 73 S. Crawford Ave (APN 015-113-058) to five motel rooms and storage space. Proposal also includes remodeling the lobby of the existing June Lake Motel located at 2716 Hwy 158 (APN 015-113-061) and converting 224 square feet to an owner's unit. Land use designation is Commercial (C). A CEQA Class 3 categorical exemption is proposed. *Staff: Gerry Le Francois & Bentley Regehr – p. 218*

More on back...

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

4. WORKSHOPS: No items

5. REPORTS

A. DIRECTOR

B. COMMISSIONERS

6. INFORMATIONAL

7. ADJOURN to regular meeting May 17, 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 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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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.