

# MONO COUNTY PLANNING COMMISSION

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## AGENDA

February 16, 2017 – 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 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.

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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 December 15, 2016 (*no January meeting*) -- **p. 1**

**4. PUBLIC HEARING**

**10:10 A.M.**

**A. CONDITIONAL USE PERMIT 16-00023/Carmichael:** Conversion of first floor of existing June Lake Chevron building at 2587 Hwy 158 (APN 015-086-001, zoned Commercial) to support 50-seat coffee shop/restaurant (aka "The Lift Café") serving coffee, food, beer and wine. Proposed operating hours: 5:30am to 2:00am with occasional live music Thursday to Sunday. Interior footprint of 1,400 sq. ft. would be remodeled to include indoor seating, kitchen, work area and two bathrooms. Approximately half of proposed seating would be outdoors depending on available parking. Upstairs floor of building would remain a single-family dwelling unit. Two new signs are proposed: one on building and one (3.5'x4.5') on existing metal pole at northern corner of property. Project is located within June Lake Central Business Parking District. Proponents have submitted Parking Management Plan accounting for 10 on-site spaces, a bike rack for four bikes, and possible off-site spaces. A CEQA exemption is proposed. *Staff: Principal Planner Gerry Le Francois -- p. 6*

**5. ACTION ITEM**

**A. FINAL ONE-YEAR EXTENSION OF TENTATIVE PARCEL MAP (TPM) 31-86/Graves.** One-year map extension for property located along US 395 and Burcham Flat Road, approximately a half-mile south of the community of Walker. The parcel (APN 002-490-012) is approximately 111 acres and has a land use designation of Rural Residential 10-acre minimum parcel size. The TPM would divide the property into four parcels. *Staff: Principal Planner Gerry Le Francois -- p. 25*

**6. WORKSHOP:**

**A. Initiation of County activities on medical marijuana.** *Staff: Analyst Wendy Sugimura*

***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

**7. REPORTS**

**A. DIRECTOR**

**B. COMMISSIONERS**

**8. INFORMATIONAL: No items**

**9. UPCOMING AGENDA ITEM: Election of Chair & Vice-Chair (March 16)**

**10. ADJOURN to March 16, 2017**

**\*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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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.