

# MONO COUNTY PLANNING COMMISSION

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## REVISED AGENDA

December 15, 2016 – 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](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 November 17, 2016

**4. ACTION ITEM:** Adopt changes to Planning Commission Rules & Regulations recommended Nov. 17, 2016

**5. PUBLIC HEARING**

**10:10 A.M.**

**A. GENERAL PLAN AMENDMENT 16-02:** Revise General Plan Land Use Element Chapter 25 concerning transient rentals. Highlights of the recommended changes include: establish a process to permit transient rentals in residential areas if specific proposals are compatible with applicable area plans, extend noticing requirements for public hearings to 30 days, define Type I rentals as owner-occupied properties and set Use Permit Process for approval, define Type II rentals as vacant properties with off-site management and set a General Plan Amendment process for approval, require Vacation Home Rental Permits (Ch. 26) for both Type I and Type II rentals, eliminate solicitation of multi-parcel applications or setup of districts, focus on standard for approval as lack of reasonable opposition by neighbors directly affected rather than neighborhood support, and clarify "neighbor." In accordance with the California Environmental Quality Act, an addendum to the existing General Plan EIR is being utilized. *Staff: Nick Criss & Wendy Sugimura*

**5. WORKSHOP**

**A. JAIL NEEDS ASSESSMENT:** Preliminary findings and project alternatives. *Garrett Higerd*

**6. REPORTS**

**A. DIRECTOR**

**B. COMMISSIONERS**

**7. INFORMATIONAL**

**A. REQUEST FOR NOTICE REGARDING CONWAY RANCH ACTIONS** *Center for Biological Diversity*

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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

**8. ADJOURN** to January 12, 2017

***More on back...***

**\*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.