

MONO COUNTY PLANNING COMMISSION

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SPECIAL MEETING AGENDA

September 19, 2019 – 10 a.m.

Lee Vining Community Center, 296 Mattly Ave., Lee Vining, California

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 / boards & commissions / planning commission](http://www.monocounty.ca.gov/boards%20%26amp%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. **MEETING MINUTES:** Review and adopt minutes of July 30, 2019 (*no August meeting*) – *p. 1*

4. **COMMISSION INTERPRETATION:** Determination of parking for a proposed mini storage facility in the Sierra Business Park. *Staff: Kelly Karl – p. 5*

5. WORKSHOPS

A. ODOR MITIGATION ORDINANCE CONCEPT: Presentation and request for input on objectively evaluating cannabis odor impacts for compliance purposes. *Staff: Jake Suppa – p. 28*

B. REGIONAL TRANSPORTATION PLAN (RTP) UPDATE: Presentation and request for input on the update to the RTP, which also serves as the General Plan Circulation Element. This item may be carried to October if necessary to stay on schedule for the Tioga Inn Specific Plan site visit (item 8). *Staff: Hailey Lang – p. 29*

6. REPORTS

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL

8. **11:15 a.m. TIOGA INN SITE VISIT: TIOGA INN SPECIFIC PLAN AMENDMENT AND SUBSEQUENT ENVIRONMENTAL IMPACT REPORT.** The meeting will adjourn to the Tioga Inn Specific Plan, 22 Vista Point Road, Lee Vining, CA, 93541, at 11:15 am.

More on back...

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

The Planning Commission will attend a site visit and discussion of the project, which includes up to 150 new workforce housing bedrooms in up to 100 units, a third gas pump island and overhead canopy, additional parking, a new package wastewater treatment facility, a replacement 300,000 gallon water tank, a 30,000 gallon propane tank, modifications to open space boundaries and acreage, and modifications to parcel boundaries. *Staff: Gerry LeFrancois and Michael Draper – p. 36*

8. ADJOURN to regular meeting October 17, 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 USCS 12132, 28CFR 35.130).

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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.