

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
County Administrative Center
224 North Edwards
Independence, California

WILLIAM STOLL
ROSEMARY CLELAND
SAM WASSON
RICHARD WHITE
PAUL PAYNE

FIRST DISTRICT
SECOND DISTRICT
THIRD DISTRICT (CHAIR)
FOURTH DISTRICT
FIFTH DISTRICT (VICE-CHAIR)

Inyo County Planning Commission
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Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order or the items are continued. Estimated start times are indicated for each item. The times are approximate and no item will be discussed before its listed time.

The Planning Commission Chairperson will announce when public testimony can be given for items on the Agenda. The Commission will consider testimony on both the project and related environmental documents.

All final decisions of the Planning Commission may be appealed to the Board of Supervisors by the applicant or any interested person. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

Public Notice: In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

JULY 26, 2006

10:00
a.m.

1. **ROLL CALL** – Secretary.
2. **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from May 31, 2006; and from June 28, 2006.
3. **ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity for Commission to add or delete an item on the Agenda.
4. **PUBLIC COMMENT PERIOD** – Opportunity to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

ACTION ITEMS

10:05
a.m.

5. **CERTIFICATE OF COMPLIANCE #240/WALTERS (Action Item)** – A lot line adjustment for two parcels located approximately four miles west of Lone Pine and adjacent to Whitney Portal Road, which make up Tentative Tract Map #239/Walters, approved by the Planning Commission and the Board of Supervisors in 2005. The purpose of the lot line adjustment is to reconfigure the boundary line between the two parcels to conform with the phases of the approved tract map application. The project site is designated Rural Residential Medium Density (RRM), 1 dwelling unit per 2.5 acres, and is zoned Rural Residential (RR), 2.5-acre minimum lot size.
6. **CERTIFICATE OF COMPLIANCE #249/DAVIS (Action Item)** – Mr. W. Marion Davis has applied to adjust a lot line between two lots, located off North Sierra Highway in Bishop just west of Highlands Mobilehome Park [Assessor's Parcel Numbers (APN) 010-110-20 and 011-110-12]. APN 010-110-12 is designated Retail Commercial (RC) and zoned Highway

Services and Tourist Commercial (C-2), 10,000 square feet minimum. The front portion of APN 010-110-12 has the same commercial general plan and zoning designation while the main part of the property is designated Residential Medium-High Density (RMH) and zoned Multiple Residential (R-3), 10,000 square feet minimum.

7. **CERTIFICATE OF COMPLIANCE #251/ALLEN & PRICE (Action Item)** – Joyce Allen and Betty Price have applied to adjust a lot line between two parcels, located off of Barlow Lane at 2347 and 2283 Longview Drive in Bishop (Assessor's Parcel Number 011-460-21 and 011-470-12). Both properties are designated Residential Very Low Density (RVL), two dwelling units per acre under the Inyo County General Plan and zoned One Family Residences (R-1), ½ acre minimum parcel size under the Inyo County Zoning Ordinance.

PUBLIC HEARING & ACTION ITEMS

- 10:20 a.m.
8. **CONDITIONAL USE PERMIT NO. 2005-02/CARRERA AND PARCEL MERGER NO. 2005-08/CARRERA (Public Hearing & Action Item)** – A proposal for a roping/rodeo arena on a five-acre site, consisting of two 2.5-acre lots merged together, and located adjacent to Old Spanish Trail in the community of Charleston View, in the southeastern portion of the County. Arena usage will consist of both private recreational use by the applicant and public/commercial use, when rodeos will be staged by the applicant for attendance by the public. Special Event permits will be required for any commercial use of the site of public event rodeos, with a maximum of three such permits available in any 90-day period. Use of the site for public event rodeos is estimated at a maximum of approximately 200 people. Special Use permitting for public event rodeos will require provision of a potable water source, a structure for food dispensing (to include four sides, roof, and floor covering), hand washing station, restrooms (port-a-potties are proposed), trash and animal waste disposal arrangements, and dust mitigation measures. The site is designated Resort/Residential (REC) under the General Plan, and zoned Open Space, 40-acre minimum parcel size (OS-40).

- 10:30 a.m.
9. **TENTATIVE PACEL MAP #379/VOORHIS (Public Hearing & Action Item)** – An application to subdivide a 15.69-acre site, located adjacent (on the north) to 1400 Rudolph Road, into three parcels (two of 5 acres; one of 5.69 acres). The site is crossed by an earthquake fault line, and a proposed roadway easement, off Rudolph Road, will cross the fault line to access higher, level building sites on the far eastern portions of the proposed parcels.

The property is designated Residential Estate (RE), under the Inyo County General Plan, 1 dwelling unit per 5 acres, 5 acre minimum parcel size, and zoned Rural Residential (RR), 5 acre minimum parcel size, under the Inyo County Zoning Ordinance.

12:00 p.m. **LUNCH BREAK-Time is approximate.**

COMMISSIONERS' REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR'S REPORT

Interim Planning Director, Ron Juliff, will update the Commission on various projects.

CORRESPONDENCE – INFORMATIONAL

ADJOURNMENT