

Agenda

County of Inyo Planning Commission

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

LORIN SODERWALL
ROSEMARY CLELAND
SAM WASSON
RICHARD WHITE
PAUL PAYNE

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

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).

JANUARY 25, 2006

10:00
a.m.

1. **ROLL CALL** – Secretary.
2. **APPROVAL OF MINUTES (ACTION ITEM)** – Approval of Minutes from December 7, 2005.
3. **ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity for Commission to add or delete an item to the Agenda.
4. **PUBLIC COMMENT PERIOD** – Opportunity to address the Planning Commission on any planning subject that is not scheduled on the Agenda.
5. **ELECTION OF COMMISSION CHAIR/VICE-CHAIRPERSON (ACTION ITEM)** – Nominations/vote will be taken for the positions of chair and vice-chairperson to serve on the Commission.

ACTION ITEMS

6. **REQUEST FOR TIME EXTENSION, TENTATIVE TRACT MAP NO. 238/, AND CONDITIONAL USE PERMIT NO. 2002-04/GERIS-SAMPLE (ACTION ITEM)** - A request for a 1-year time extension of Tentative Tract Map No. 238/ and Conditional Use Permit No. 2002-04/Geris-Sample to complete required arrangements prior to submittal of the Final Map for an approved 22-unit “patio homes” (stand alone condominiums) project located on a 1.98-acre parcel at the northeast corner of Sierra Highway (U.S. Highway 395) and North Barlow Lane, 0.3 mile west of the city of Bishop.

TIMED ITEMS – Public Hearing (Items will not be considered before scheduled time)

- 10:05 a.m. 7. **TENTATIVE PARCEL MAP NO. 351/MILOVICH (PUBLIC HEARING & ACTION ITEM) –**
Tentative Parcel Map No. 351 proposes to subdivide a 21,835 square foot property into parcels of 10,011 square foot, and 11,824 square foot each. The property is developed with a single-family dwelling, and garage/granny unit located at 2989 West Line Street (State Route 168) in the west Bishop area.
- 10:10 a.m. 8. **JOHNSTON/GERSTEIN APPEAL OF PLANNING DIRECTOR DETERMINATION (PUBLIC HEARING & ACTION ITEM) -** An appeal of the Inyo County Planning Director's Cease and Desist Order, resulting from a complaint that commercial short-term, transient/accommodation uses were being conducted in a Residential Zone, a zoning violation, with a claim that the use the appellant is conducting is included under the definition of single family dwelling.

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