

# Agenda

## County of Inyo Planning Commission

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

VACANT  
ROSEMARY CLELAND  
SAM WASSON  
RICHARD WHITE  
PAUL PAYNE

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

Inyo County Planning Commission  
Post Office Drawer L  
Independence, CA 93526  
(760) 878-0263 / (760) 872-2706  
(760) 872-0382 FAX

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).

### **MARCH 22, 2006**

**10:00  
a.m.**

1. **ROLL CALL** – Secretary.
2. **APPROVAL OF MINUTES (ACTION ITEM)** – Approval of Minutes from February 22, 2006.
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 OFFICERS (ACTION ITEM)** – The Commission will elect new officers for 2006.

### **TIMED ITEMS** (Items will not be considered before scheduled time)

**10:05  
a.m.**

6. **TENTATIVE PARCEL MAP NO. 378/CLABAUGH (ACTION ITEM & PUBLIC HEARING)** – Ms. Sally Clabaugh seeks approval to subdivide a 1.28-acre property located at 2800 Audrey Lane, West Bishop, into two lots. The new lots will be 1.0 and 0.28 acre after the subdivision. The existing house and a corral will remain on the 1.0 acre lot. The property has a General Plan designation of Residential Low Density (RL), 2.0 to 4.5 dwelling units per acre, and is zoned One Family Residences, 10,000 square foot minimum (R-1-10,000).

10:10 am. 7. **TENTATIVE PARCEL MAP NO. 380/JOSEPH & CONDITIONAL USE PERMIT NO. 2005-08/JOSEPH (ACTION ITEM & PUBLIC HEARING)** - Steven Joseph is proposing to construct two (2) "town" homes (stand alone condominiums) on a 6,875 square foot parcel located at 230 Locust Avenue, approximately 170 feet east of the intersection of Locust Avenue and Pine Street, and approximately 350 feet east of U.S. Highway 395. The property has a General Plan designation of Residential Medium-High Density (RMH), 7.6 to 15.0 dwelling units per acre, and is zoned Multiple Residential, 6,500 square foot minimum, Mobilehome Combined (R-2-6,500-MH).

10:15 a.m. 8. **TENTATIVE TRACT MAP #243/VALLEY HOMESTEAD LAND & LIVESTOCK, INC. (BARLOW) (ACTION ITEM & PUBLIC HEARING)** – An application to develop a 7.34-acre site, into 17 single family residential lots. The site is located on the west side of South Barlow Lane, between Sunset Road and Irene Way (APN's 11-220-63 & 11-220-14). The proposed project will be serviced by community service district sewer and water service. Access will be provided by a new road extending westward from South Barlow Lane through the project site to Carol Lane, which currently deadends immediately west of the site. The project site is designated Residential Low Density (RL), 2.0 to 4.5 dwelling units per acre, under the Inyo County General Plan, and zoned R-1, One Family Residences, 10,000 sq.ft. 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**

a. *2006 Planning Commissioner's Conference Information*

**ADJOURNMENT**