

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF APRIL 24, 2019 MEETING

COMMISSIONERS:

FRANK STEWART
CAITLIN (KATE) J. MORLEY
TODD VOGEL
SCOTT STONER
SCOTT KEMP

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

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STAFF:

CATHREEN RICHARDS
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CLINT QUILTER
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PLANNING DIRECTOR
COUNTY COUNSEL
ASSOCIATE PLANNER
ASSISTANT PLANNER
PROJECT COORDINATOR
COUNTY ADMINISTRATOR
PUBLIC WORKS DIRECTOR

The Inyo County Planning Commission met in regular session on Wednesday, April 24, 2019, in the Administration Building, in Independence, California. Commissioner Stewart opened the meeting at 10:00 a.m.
These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

ITEM 1: **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 10:00 a.m.

ITEM 2: **ROLL CALL** - Commissioners: Frank Stewart, Caitlin Morley, Scott Stoner, were present.

Staff present: Cathreen Richards, Planning Director; Ryan Standridge, Assistant Planner; Tom Schaniel, Associate Planner, John Vallejo, County Counsel, and Paula Riesen, Project Coordinator.

Staff absent: Clint Quilter, County Administrator; Michael Errante, Public Works Director.

ITEM 3: **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Chair Stewart opened the Public Comment Period at 10:01 A.M. There was no one from the public who wished to comment on any planning subject that was not scheduled on the Agenda. Chair Stewart closed the public comment period at 10:01 A.M.

ITEM 4: **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from February 27, 2018, meeting of the Planning Commission.

MOTION: Moved by Commissioner Scott Stoner and seconded by Chair Frank Stewart to approve the Minutes from February 27, 2018.

The Motion passed 3-0.

ITEM 5: **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-07/JELLISON** -The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 2476 and 2478 Dixon Lane, in Bishop. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73

Mrs. Standridge, Assistant Planner, presented the staff report.

Chair Stewart opened the Public Hearing at 10:05 a.m.

- Robert Jellison got up and thanked the Planning Department for all of their work.

Chair Stewart closed the Public Hearing at 10:06 a.m.

Moved by Chair Stewart and seconded by Commissioner Kate Morley to approve the **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-07/Jellison** as presented by staff.

MOTION: The Motion passed 3-0.

ITEM 6: **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-15/DAVIDSON** -The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 260 S Mount Whitney, in Lone Pine. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73

Mrs. Standridge, Assistant Planner, presented the staff report. Then handed out complaint received by Planning Department from Kristi Van Kopp who opposed the permit with reasons listed.

Chair Stewart opened the Public Hearing at 10:08 a.m.

After discussion of the concerns from Ms. Van Kopp the hearing closed at 10:13 a.m.

Moved by Chair Stewart and seconded by Commissioner Kate Morley to approve the **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-15/Davidson** as presented by staff.

MOTION: The Motion passed 3-0.

ITEM 7: **CONDITIONAL USE PERMIT (CUP) 2019-04/SIGN DEVELOPMENT INC-** The applicant has applied for a CUP for a new business and digital fuel station sign that is replacing an existing business and analog fuel station sign. This use permit is part of a larger project that consists of refreshing the signage at the Independence Shell Station, which is located at 350 S. Edwards Street in the community of Independence. The sign is proposed to be electronic in nature, with digital displays that display pricing for various grades of fuel. The Inyo County Code requires that electronic signs in the Central Business (CB) zoning, which is the zoning of this property, obtain a conditional use permit. This project is categorically exempt from the requirements of the California Environmental Quality Act under CEQA Guidelines 15301, Existing Facilities – Class 1.

Mr. Tom Schaniel, Associate Planner presented staff report.

Chair Stewart opened the Public Hearing at 10:15 a.m.

No one from the public wished to speak the hearing closed at 10:20 a.m.

MOTION: Moved by Chair Frank Stewart and seconded by Commissioner Scott Stoner to approve the proposed Conditional Use Permit as presented by staff.

The Motion passed 3-0

ITEM 8: **CONDITIONAL USE PERMIT (CUP) 2019-05/SIGN DEVELOPMENT INC-**The applicant has applied for a CUP for a new business and digital fuel station sign that is replacing an existing business and analog fuel station sign. This use permit is part of a larger project that consists of refreshing the signage at the Lone Pine Shell Station (co-located with the Lone Pine Carl's Jr. Restaurant), which is located at 401 N. Main Street in the community of Lone Pine. The sign is proposed to be electronic in nature, with digital displays that display pricing for various grades of fuel. The Inyo County Code requires that electronic signs in the Central Business (CB) zoning, which is the zoning of this property, obtain a conditional use permit. This project is categorically exempt from the requirements of the California Environmental Quality Act under CEQA Guidelines 15301, Existing Facilities – Class 1.

Mr. Tom Schaniel, Associate Planner presented staff report.

Chair Stewart opened the Public Hearing at 10:20 a.m.

No one from the public wished to speak the hearing closed at 10:23 a.m.

MOTION: Moved by Commissioner Scott Stoner and seconded by Commissioner Kate Morley to approve the proposed Conditional Use Permit as presented by staff.

The Motion passed 3-0

ITEM 9: **ZONE TEXT AMENDMENT (ZTA) 2019-01/INYO COUNTY – COMMERCIAL CANNABIS** - The County of Inyo is proposing to amend sections of the County Zoning Ordinance, set forth in Title 18 of the Inyo County Code, to amend and add definitions and to adjust a procedural requirement related to Commercial Cannabis Activities. This project is Exempt from CEQA under the General Rule.

Ms. Richards, Planning Director, presented the staff report. Stating that this is primarily a definitions change, to add consistency to match.

Chair Stewart opened the Public Hearing at 10:26 a.m.

No one from the public wished to speak the hearing closed at 10:30 a.m.

Moved by Chair Stewart and seconded by Commissioner Scott Stoner to approve the **ZONE TEXT AMENDMENT (ZTA) 2019-01/INYO COUNTY – COMMERCIAL CANNABIS**.

MOTION: The Motion passed 3-0

ITEM 10: **SHORT TERM RENTAL UPDATE** - Staff will hold a Workshop with the Planning Commission on the status of short-term rentals in Inyo County, approximately one year after accepting applications.

Mr. Tom Schaniel, Associate Planner presented staff report.

Chair Stewart stated that the complaints about Short Term Rentals show a lot of smoke but not much fire to the claims, does not seem to be affecting the motels TOT Tax either.

Chair Frank Stewart thanked Mr. Schaniel for a great presentation.

COMMISSIONERS' REPORT/COMMENTS –

Commissioners to give their report/comments to staff.

DIRECTOR'S REPORT -

Cathreen Richards presented to Planning Commission the email reminder for Spring run-off warnings to the County.

ADJOURNMENT –

With no further business, Chair Stewart made a motion to adjourn the meeting at 11:30 a.m., and for the Commission to reconvene at the May 29, 2019 meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Chair Frank Stewart to Adjourn.

Seconded by Commissioner Kate Morley.

Motion passed 3-0.

Prepared by:
Paula Riesen
Inyo County Planning Department