

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF MAY 23, 2018 MEETING

COMMISSIONERS:

FRANK STEWART
CAITLIN MORLEY
TODD VOGEL
SCOTT STONER
SCOTT KEMP

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

Inyo County Planning Commission
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STAFF:

CATHREEN RICHARDS
CLINT QUILTER
KEVIN CARUNCHIO
RYAN SMITH-STANDRIDGE
JOHN VALLEJO

PLANNING DIRECTOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
PROJECT COORDINATOR
COUNTY COUNSEL

The Inyo County Planning Commission met in regular session on Wednesday, May 23, 2018, 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.

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

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

Staff absent: Kevin Carunchio, County Administrator; Clint Quilter, 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.

There was no one from the public that wished to comment on any planning subject that was not scheduled on the Agenda. Chair Stewart closed the public comment period at 10:03 A.M.

Cathreen Richards, Planning Director informed the Commission that CUP 2018-01 Silver Springs Storage had a notification error and will be rescheduled for the June Agenda.

ITEM 4: **TENTATIVE PARCEL MAP NO. 419/BARON** – The applicant proposes to subdivide a 12,986-square-foot parcel of land into 2 parcels. Parcel 1 and Parcel 2 will consist of 6,493-square-feet. Currently, there is an existing single family home on the area of proposed Parcel 2, while Parcel 1 is vacant. The subject property is located at 419 North Jackson Street in the Community of Independence. The project is exempt from CEQA.

Mr. Schaniel, Associate Planner, presented the staff report.

Chair Stewart opened the Public Hearing at 10:04 a.m.

Mr. Baron introduced himself and let the commission know he would answer any questions. None of the Commissioners had any questions

Bruce Mather of Independence expressed his concern of subdividing the property and allowing low income housing, and or used mobile homes.

Mr. Baron addressed Mr. Mather's concerns by letting his intention of installing a manufactured home on the property not a mobile home.

Chair Stewart closed the public hearing at 10:13 a.m.

MOTION: Moved by Commissioner Todd Vogel and seconded by Commissioner Scott Kemp to approve with the Findings and Conditions of Approval as presented by staff.

The Motion passed 4-0.

ITEM 5: **CONDITIONAL USE PERMIT 2018-01/ SILVER SPRING STORAGE** – The project site is located approximately 0.7 miles west of U.S. 395, on a 0.5 acre lot, in the community of Wilkerson. The applicant is applying for a Conditional Use Permit to install prefabricated storage units for commercial storage rentals (mini-storage). The project will begin with the removal of a convenience store that currently sits abandoned on the lot. Next, the septic tank will be pumped empty and filled with either cement or decomposed granite. Finally, the project site will be graded and the storage units placed on the property. A Draft Mitigated Negative Declaration of Environmental Impact has been prepared for the project.

Item rescheduled to June meeting.

ITEM 6: **GENERAL PLAN AMENDMENT 2018-01/COOK AND ZONE RECLASSIFICATION 2018-02/COOK** – The project site is located at 1 Hidden Valley Ranch Road, Lone Pine, CA. Currently this parcel is zoned Commercial Recreation with a 5-acre minimum (C5-5.0) and has the General Plan designation of Resort Recreational (REC). The applicant is requesting the Zoning Designation of Open

Space (OS-40); and, the General Plan Designation of Rural Protection (RP). These designations best fit the current uses on the parcel as well as the applicant's future plans for the parcel. There is no development proposed at this time. The project is Exempt from CEQA.

Cathreen Richards, Inyo County Planning Director, presented the staff report

Chair Stewart opened the Public Hearing at 10:18 a.m.

No one from the Public wished to speak on General Plan 2018-01/Cook and Zone Reclassification 2018-02/Cook and the hearing closed at 10.18 a.m.

Moved by Commissioner Frank Stewart and seconded by Commissioner Todd Vogel to approve with the Findings and Conditions of Approval as presented by staff.
Motion Passed 4 – 0.

ITEM 7:

ZONE TEXT AMENDMENT 2018-01/INYO COUNTY- MINI-STORAGE AS A CONDITIONAL USE IN THE CENTRAL BUSINESS ZONE – At the Board of Supervisors' direction, staff has drafted a proposed ordinance to update the Inyo County Zoning Code's Title 18, Central Business Zone to allow for mini-storage facilities as Conditional Uses.

Ms. Richards gave the brief history of the Schlick Appeal that initiated the Board to request Zone Text Amendment 2018-01/Inyo County - Mini-storage as a conditional use in the Central Business Zone. Ms. Richards also stated that the standard notification requirements were met and only one comment had been received from Kent Schlick recommending the amendment.

Chair Stewart opened the Public Hearing at 10:24 a.m.

No one from the Public wished to speak on Zone Text Amendment 2018-01/Inyo County - Mini Storage and the hearing closed at 10.24 a.m.

Moved by Commissioner Frank Stewart and seconded by Commissioner Scott Stoner to approve with the Findings and Conditions of Approval as presented by staff.
Motion Passed 4 – 0.

COMMISSIONERS' REPORT/COMMENTS –

Commissioner Morley commended the director on the quick turnaround on the Mini Storage Zone text Amendment

Commissioner Stewart expressed concerns for the public safety on Saline Valley Road.

Ms. Richards recommended sending letters of concern to Clint Quilter, Director of Public Works and Chris Cash Road Superintendent.

DIRECTOR'S REPORT-

Ms. Richards requested that the commissioners who want County email addresses to confirm ~~with Ms~~with Ms. Standridge to get them in place.

Ms. Richards requested the Commissioners consider having one Commissioner attend the Planning Commission Conference that happens in the fall. Tod Vogel has an interest as long as it does not conflict with any existing plans.

ADJOURNMENT –

With no further business, Commissioner Stewart made a motion to adjourn the meeting at 10:36 a.m., and for the Commission to reconvene at the June 27th meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Vogel to Adjourn.

Seconded by Commissioner Stoner.

Motion passed 4-0

Prepared by:
Ryan Smith-Standridge
Inyo County Planning Department