

# COUNTY OF INYO PLANNING COMMISSION

## FINAL MINUTES OF MARCH 23, 2016 MEETING

### COMMISSIONERS:

FRANK STEWART  
CYNTHIA WAHRENBROCK  
ANNETTE SWITZER  
ROSS CORNER  
JOHN (JIM) GENTRY

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

Inyo County Planning Commission  
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### STAFF:

JOSHUA HART  
CLINT QUILTER  
KEVIN CARUNCHIO  
CATHREEN RICHARDS  
DIANE FORTNEY  
JOHN VALLEJO

PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
SENIOR PLANNER  
PROJECT COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, March 23, 2016, in the Administration Building, in Independence, California. Commissioner Corner 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.

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**ITEM 1: PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by Commissioner Corner at 10:00 a.m.

**ITEM 2: ROLL CALL** - Commissioners: Stewart, Wahrenbrock, Switzer, Corner and Gentry were present.

Staff present: Joshua Hart, Planning Director; Cathreen Richards, Senior Planner; Diane Fortney, Project Coordinator; and John Vallejo, County Counsel.

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

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

Joshua Hart, Planning Director introduced new Planning staff member Tom Schaniel, Associate Planner.

**ITEM 4: APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from February 24, 2016 meeting of the Planning Commission.

**MOTION:** Moved by Commissioner Gentry and seconded by Commissioner Switzer to approve the Minutes from February 24, 2016.

The Motion passed 4-0-1, Commissioner Stewart abstained.

**ITEM 5:      CONDITIONAL USE PERMIT (CUP) NO. 2015-05/STARLITE COMMUNITY SERVICE DISTRICT - The applicant has applied for a Conditional Use Permit to build a Community Building on property located at 880 Starlite Dr. in the community of Starlite that will serve as a meeting hall and provide a storage area for equipment related to the community service district’s business. The project is Categorically Exempt under CEQA Guidelines 15303(c): New Construction or Conversion of Small Structures.**

Ms. Cathreen Richards, Senior Planner presented the item.

Mr. Robert Griffith, Starlite Community Service District Volunteer commented that the Service District is looking at building designs that are affordable and fit into the neighborhood.

Ms. Cathreen Richards added that design review was not a requirement for the project.

**MOTION:** Moved by Commissioner Stewart to approve and accept the recommended findings: 1-7 with Conditions of Approval: 1-2 of the Conditional Use Permit 2015-05/Starlite Community Service District.

The motion was seconded by Commissioner Genry.

The Motion passed 5-0

**ITEM 6:      GENERAL PLAN AMENDMENT (GPA) NO. 2015-02 AND ZONE RECLASSIFICATION (ZR) NO. 2015-02/ EASTERN CALIFORNIA MUSEUM EXPANSION AND ASSOCIATED MITIGATED NEGATIVE DECLARATION (MND) - the County proposes a GPA from “Open Space and Recreation (OSR)” to “Public Service Facilities Designation (PF)” and ZR from “Open Space – 40 acre minimum (OS-40)” to “Public (P)” to better reflect planned on site uses. The Eastern California Museum was established on land leased from the Los Angeles Department of Water and Power by the County of Inyo. The 9.40 acre lease is located at the corner of N. Grant and W. Market Street (Onion Valley Road) on the west side of the community of Independence. The Carson and Colorado Railroad under a Memorandum of Understanding with the County will construct a 40’foot by 74’foot Engine House and related track on the existing grounds of the Eastern California Museum to relocate and secure for restoration and display Engine 18 (Slim Princess) from Dehy Park. The Commission will consider recommending that the Board of Supervisors approve the project, and adopt the MND.**

Ms. Diane Fortney, Project Coordinator presented the item.

Mr. Dave Mull and Mr. Ted Pederson were present and available for questions.

Chair Corner opened the public hearing at 10:33 a.m.

Mr. Jon Klusmire, Museum Director stated the Museum was in full support of the project and a draft permission letter from the Los Angeles Department of Water and Power (LADWP) has been received and is being routed for approval and signatures.

Chair Corner closed the public hearing at 10:35 a.m.

**MOTION:** Moved by Commissioner Wahrenbrock to recommend that the Board of Supervisors: 1.) certify that the provisions of the CEQA have been met, make the findings required by CEQA, and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and; 2.) make certain Findings with respect to, and approve, Zone Reclassification No. 2015-02, General Plan Amendment No. 2015-02, and the project.

The motion was seconded by Commissioner Genry.

The Motion passed 5-0

**ITEM 8:** **PUBLIC COMMENT PERIOD** – This is the opportunity for anyone in the audience 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.

**COMMISSIONERS' REPORT/COMMENTS** –

- Commissioner Wahrenbrock commented on her attendance at the public meeting concerning the investigation of Crystal Giezer by Lahatan Regional Water Control Board, she suggested Crystal Giezer should pay for water testing for the local residents. Ms. Wahrenbrock also commented that the Solar Panels in Olancho were ugly and drew the eye away from the view of the beautiful area and the road.
- Commissioner Genry commented that the Whitney Portal Road Project was underway.
- Commission Wahrenbrock questioned if there were any upcoming meetings to attend.

**DIRECTOR'S REPORT-**

- Mr. Hart reported that the Desert Renewable Energy Conservation Plan is re-releasing Areas of Critical Concern.
- Mr. Hart reported that the Bureau of Land Management is updating their Planning Review Policy.
- Mr. Hart also reported that the LADWP was looking to purchase materials for the Owens Lake 9 & 10 Dust Mitigation Project from a location in Panamint Valley or Darwin.
- Mr. John Vallejo reported the Inyo County was addressing LADWP on the CEQA documents for travel routes from Panamint Mine. LADWP is looking for affordable materials and is unhappy with pricing for material from a location across the road from Owens Lake.
- Mr. Hart reported these items may come before the Commission in the future.
- Mr. Hart reported that public meetings would be held in the spring for the Southeast County Plan and the North Sierra Highway Corridor & Specific Plan.

**ADJOURNMENT** - With no further business, Chair Corner adjourned the meeting at 10:48 a.m., to reconvene in Regular Session on Wednesday, April 27<sup>th</sup>, 2016 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Approved: 4/27/2016

Motion by Commissioner Steward, 2<sup>nd</sup> by Commission Wahrenbrock

Motion Passed: 4-0-1, Commissioner Switzer Absent

Prepared by:

Diane Fortney

Inyo County Planning Department