

COUNTY OF INYO PLANNING COMMISSION

FINAL MINUTES OF AUGUST 24, 2016 MEETING

COMMISSIONERS:

FRANK STEWART
CYNTHIA WAHRENBROCK
VACANT
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
DIANE FORTNEY
JOHN VALLEJO

PLANNING DIRECTOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
PROJECT COORDINATOR
COUNTY COUNSEL

The Inyo County Planning Commission met in regular session on Wednesday, August 24, 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.

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

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

Staff present: Joshua Hart, Planning Director; Cathreen Richards, Senior Planner; Diane Fortney, Project Coordinator; Michael Draper, Associate Planner 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.

There was no one from the public that wished to comment on any planning subject that was not scheduled on the Agenda.

ITEM 4 & 5: APPROVAL OF MINUTES (Action Item) – Approval of minutes from the June 22, 2016 & July 27, 2016 Planning Commission Meeting.

MOTION: Moved by Commissioner Stewart and seconded by Commissioner Gentry to approve the Minutes from June 22, 2016 and July 27, 2016 as presented.

The Motion passed 4-0

ITEM 6: **TELECOM AMENDMENT 2016-02/VERIZON** - Epic Wireless Group Inc. representing Verizon Wireless has submitted an application to update Verizon’s existing Telecom Plan to add a co-location site on an already approved and built tower. Verizon’s current plan (adopted in August of 2003) includes a total of ten existing wireless communication facilities. Five of these were approved in the 2003 plan and five were approved under the Western Wireless Plan that was adopted in October 2003. There are also five proposed future facilities included the Verizon Plan. The current Verizon network consists of the ten sites within Inyo County with one of them located inside the Bishop City limits and not under the County’s jurisdiction. This application is to update the current Verizon Wireless Telecommunications Plan to include a co-location site at Coso Junction on Gill Station Road on an already approved and built monopole. This project is exempt from CEQA under “General Rule” Section 15061(b)(3) that states: The activity is covered under general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

Ms. Cathreen Richards, Senior Planner, presented of the staff report to the Commission

Public Hearing opened at 10:13 a.m. There was no one from the public that wished to comment.

MOTION: By Commissioner Gentry to make certain findings with respect to and approve Telecommunication Plan update #2016-02/Verizon Wireless.

The motion was seconded by Commissioner Wahrenbrock.

The Motion passed 4-0

ITEM 7: **VARIANCE 2016-02/MILLER-** The applicant is requesting a variance to encroach 16-foot into the required 20-foot rear yard setback for a property zoned Single Residence or Mobile Home Combined (RMH), and located 153 Webster Street, in the community of Independence. The project is exempt from CEQA under the Class 5 exemption.

Mr. Michael Draper, Associate Planner, presented the staff report to the Commission.

Public Hearing opened at 10:27 a.m. There was no one from the public that wished to comment.

Commissioner Wahrenbrock confirmed with Mr. Draper that Public Notice had been given.

MOTION: By Commissioner Wahrenbrock to make certain findings with respect to and approve as recommended by staff Variance 2016-02/Miller

The motion was seconded by Commissioner Gentry.

The Motion passed 4-0

ITEM 8: **VARIANCE 2016-03/VER HOEF** – The applicant is requesting a variance to encroach 9-feet, 6 inches into the required 30-foot rear yard setback for a property zoned Rural Residential High

Density (RR), and located at 51 Sundown Street, in the community of Tecopa Hot Springs. The project is exempt from CEQA under the Class 5 exemption

Public Hearing opened at 10:38 a.m. There was no one from the public that wished to comment.

MOTION: By Commissioner Gentry to make certain findings with respect to and approve as recommended by staff Variance 2016-03/Ver Hoef

The motion was seconded by Commissioner Wahrenbrock.

The Motion passed 4-0

COMMISSIONERS' REPORT/COMMENTS –

Commissioner Wahrenbrock requested information concerning:

- 1) Number of people that are allowed to reside at a single family residence?
No limitation under County Code, however, must comply with State Building Codes advised to contact local Building Official.
- 2) How to report Code Violations on a weekend?
Any health and safety issues can be reported to the County Sheriff, Environmental Health or Public Works. These offices are on-call or staffed on weekends. For other Zoning Violations Issues, pictures and complaints can be filed with the Planning Department during office hours.

DIRECTOR'S REPORT-

- Mr. Hart reported that Public Meetings would be held October 5th & 6th, 2016 in Tecopa, Shoshone and Charleston View concerning the South East County Specific Plans.
- Work on the North Sierra Highway continues. The next Public Meeting/Charrette is tentatively scheduled for Oct 19, 2016 in the Bishop Area.
- Comments on the Forest Plan are due by August 25, 2016
- Advised Commissioners to keep Ethics Training up to date. Training must be completed every two years.

- John Vallejo, County Counsel, informed the Commission that the Board of Supervisors voted to add three ballot measures to the November General Election Ballot dealing with Medicinal & Recreational Cannabis, Land Use Control of Commercial Cannabis Businesses and Cannabis Business Tax. Elections results will provide demographic information.

ADJOURNMENT - With no further business, Chair Corner adjourned the meeting at 10:55 a.m., to reconvene in Regular Session on Wednesday, September 28, 2016 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared by:
Diane Fortney
Inyo County Planning Department

APPROVAL OF MINUTES (Action Item) – Approval of minutes from the August 24, 2016 Planning Commission Meeting.

MOTION: Moved by Commissioner Corner and seconded by Commissioner Gentry to approve the Minutes from August 24, 2016 as presented.

The Motion passed 3-1-1 with Commissioner Wahrenbrock, absent; Commissioner Vogel, abstained.