

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

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
Post Office Drawer L
Independence, CA 93526
(760) 878-0263
(760) 872-0382 FAX
inyoplanning@inyocounty.us

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

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

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.

Lunch Break will be given at the Planning Commission's convenience.

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.

The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days per ICC Chapter 15 (California Environmental Quality Act (CEQA) Procedures) and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), 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 72 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 23, 2016

**10:00
A.M.**

- 1. PLEDGE OF ALLEGIANCE.**
- 2. ROLL CALL –** Roll Call to be taken by staff.
- 3. 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.
- 4. APPROVAL OF MINUTES –** Approval of minutes from the February 24, 2016 Planning Commission Meeting.
- 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.

Action
Item

Action
Item

Action
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.

7. **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.

COMMISSIONERS’ REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR’S REPORT

Planning Director Josh Hart, will update the Commission on various topics.

CORRESPONDENCE – INFORMATIONAL