

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

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
Post Office Drawer L
Independence, CA 93526
(760) 878-0263
(760) 872-2712 FAX
inyoplanning@inyocounty.us

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

PLANNING DIRECTOR
SENIOR PLANNER
PROJECT COORDINATOR
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).

August 24, 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.

**Action
Item**

- 4. APPROVAL OF MINUTES** – Approval of minutes from the June 22, 2016 Planning Commission Meeting.

**Action
Item**

- 5. APPROVAL OF MINUTES** – Approval of minutes from the July 27, 2016 Planning Commission Meeting.

**Action
Item/
Public
Hearing**

- 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.

Action
Item/
Public
Hearing

7. **VARIANCE 2016-02/MILLER-** The applicant is requesting a variance to encroach 16-feet 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.

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.

Action
Item/
Public
Hearing

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