

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

FRANK STEWART
CAITLIN (KATE) J. MORLEY
TODD VOGEL
SCOTT STONER
SCOTT KEMP

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

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

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

PLANNING DIRECTOR
PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
ASSISTANT 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).

May 23, 2018

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
Public
Hearing

- 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.

Action
Item
Public
Hearing

- 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.

6. GENERAL PLAN AMENDMENT 2018-01/COOK AND ZONE

Action
Item
Public
Hearing

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.

7. ZONE TEXT AMENDMENT 2018-01/INYO COUNTY- MINI-STORAGE AS A

Action
Item
Public
Hearing

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.

COMMISSIONERS’ REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR’S REPORT

Planning Director, Cathreen Richards, will update the Commission on various topics.

CORRESPONDENCE – INFORMATIONAL