

# 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**

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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).

## June 27, 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 4. APPROVAL OF MINUTES –** Approval of minutes from the April, 25, 2018 Planning Commission Meeting.
- Action 5. APPROVAL OF MINUTES –** Approval of minutes from the May 23, 2018 Planning Commission Meeting.
- Action Item Public Hearing 6. CONDITIONAL USE PERMIT 2018-03/STUART –** The applicant has applied for a Conditional Use Permit for a new business and digital fuel station sign that is replacing an existing business and analog fuel station sign. This use permit is part of a larger project that consists of the remodeling and rehabilitating what was the Big Pine Chevron Station

into the Mobil Station, which is located at 356 N. Main Street in the community of Big Pine. The project is exempt from CEQA.

**Action Item Public Hearing** 7. **HEARING ON TENTATIVE PARCEL MAP #386/POOL-** Receive a presentation from staff regarding TPM386/Pool. The applicant and staff have found inconsistencies in the Tentative Map with the Conditions of Approval and are requesting to amend them, as well as, extend the map approval period for one year.

**Action Item Public Hearing** 8. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-03/RUDOLPH** – The applicant has applied for a non-hosted short term vacation rental permit, located at 595 Brockman Ln, in Bishop. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

**Action Item Public Hearing** 9. **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

**Workshop** 10. **WORKSHOP ON SHIPPING CONTAINERS-**Staff has drafted a proposed ordinance to update the Inyo County Zoning Code’s Title 18.78.150 Accessory Buildings to include Shipping containers and similar structures and for a general reformatting of 18.78.150..

**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**