

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

WILLIAM STOLL
CYNTHIA LITTLE
SAM WASSON
RICHARD WHITE
PAUL PAYNE

MIKE CONKLIN
SHARON BIRMINGHAM
TED PEDERSEN
KEVIN CARUNCHIO

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

PLANNING DIRECTOR
PLANNING COMMISSION SECRETARY
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR

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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.

All final decisions of the Planning Commission may be appealed to the Board of Supervisors by the applicant or any interested person. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days 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 48 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).

DECEMBER 2, 2009

10:00

A.M.

1. **ROLL CALL** – Secretary.

**Action
Item**

2. **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from October 28, 2009.

3. **ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity for the Commission to add or delete an item on the Agenda.

4. **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**

5. **VARIANCE 2009-04/BRITO (Action Item)** - The applicant, is requesting a variance from the Inyo County Zoning requirement which requires that an accessory structure be located a minimum of 5 feet from a side property boundary. The applicant requests that an already partially constructed shade structure, constructed off the garage and up to the south property line, be allowed to remain.

Public
Hearing
&
Action
Item

6. **CONDITIONAL USE PERMIT 2009-06, GENERAL PLAN AMENDMENT 2009-03, ZONE RECLASSIFICATION 2009-05/CRYSTAL GEYSER (Public Hearing & Action Item)** – The Crystal Geysers Roxane water bottling plant, located south of Cartago, would like to expand their operations with a 55,000 sq.ft. warehouse facility. This project is a request for a General Plan Amendment and Zone Reclassification to Light Industrial of a 2.3-acre vacant site that is adjacent (on the south) to the existing water bottling plant, and which would serve as the site for the proposed new warehouse. In addition, a Conditional Use Permit is required for the project for two reasons: first, because the proposed warehouse is considered an expansion of the existing water bottling facility, which is classed as a conditional use in the Light Industrial zone; secondly, because the proposed warehouse will cover more than 50% of the site, and anything above this percentage requires a conditional use permit.

Public
Hearing
&
Action
Item

7. **TENTATIVE PARCEL MAP #395/SORRELLS (Public Hearing & Action Item)** – The applicant proposes to subdivide a 160-acre parcel in Chicago Valley, between Shoshone, California and Pahrump, Nevada into four 40-acre parcels. An offer-to-dedicate a 60-foot wide easement is included in the proposal to provide access from all the parcels to State Highway 178 through adjacent parcels to the north. No other physical improvements are proposed.

Public
Hearing
&
Action
Item

8. **NON-CONFORMING USES AND ZONE RECLASSIFICATION 2009-06 (Public Hearing & Action Item)** – Inyo County Code (ICC) section 18.78.280 indicates in part that a non-conforming building destroyed by more than 50 percent shall not be restored except in full conformity with the Zoning Ordinance. At its regular September 23, 2009 meeting, the Planning Commission directed staff to identify and evaluate several alternatives to this section. At its regular October 28, 2009 meeting, the Planning Commission directed staff to work with interested parties to identify a preferred alternative. Staff believes that permitting reconstruction of non-conforming buildings will be detrimental to the community vision, and recommends that the ICC's non-conforming building provisions remain unchanged. Based on consultations with the community, however, staff has drafted and noticed Zoning Reclassification No. 2009-06 to permit reconstruction of destroyed non-conforming residential buildings in all zones, regardless of the extent of destruction.

COMMISSIONERS' REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR'S REPORT

Planning Director, Mike Conklin, will update the Commission on various projects.

CORRESPONDENCE – INFORMATIONAL

A. City of Bishop Planning Commission Agenda for November 24, 2009