

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

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SECOND DISTRICT
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INTERIM-ACTING PLANNING DIRECTOR
PLANNING COMMISSION SECRETARY
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR

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).

FEBRUARY 25, 2009

**10:00
a.m.**

- 1. ROLL CALL** – Secretary.
- 2. APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from January 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** – Opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

PUBLIC HEARING AND ACTION ITEMS
ITEMS ARE TO BE CALLED AT THEIR GIVEN TIME

- 10:05 a.m.** **5. GENERAL PLAN ANNUAL PROGRESS REPORT (Action Item Only)** – Staff has drafted the County’s 2008 General Plan Annual Progress Report. This report is required to be presented to local legislative bodies prior to being submitted to the State.
- 10:05 a.m.** **6. ZONE RECLASSIFICATION 2009-01(Public Hearing and Action Item)-** A proposed ordinance to allow for multiple dwellings and mixed dwellings and mixed uses in specified commercial zones. This zoning text amendment is needed to implement the General Plan’s direction to provide for mixed use and residential development in commercial areas.
- 10:05 a.m.** **7. GENERAL PLAN AMENDMENT 2008-02/POOLE; ZONE RECLASSIFICATION 2008-03/POOLE and CONDITIONAL USE PERMIT 2008-04 (Public Hearing and Action Item)** – A request to change the Inyo County General Plan to allow an increase in the Floor Area Ratio for the Retail Commercial land use designation, from 40% to 60%, with a Conditional Use Permit. In addition, a zone text amendment for the Inyo County Zoning Ordinance for the two corresponding zone districts (General Commercial & Retail and Highway Services & Tourist Commercial) would be amended to reflect the proposed increase.
- Concurrent with the above two actions, if approved, the applicant, Cory Poole, is applying for a Conditional Use Permit to install a 3450 square foot cabinet making shop onto property located at 188 Pa Me Lane in Bishop, which would result in a Floor Area Ratio of 55% on the property.
- 10:05 a.m.** **8. CONDITIONAL USE PERMIT 2009-01/HOLT (Public Hearing and Action Item)** – A request to change a portion of an existing pole sign at the Bristlecone Manor Motel, in Big Pine: it is proposed that the lower portion of the sign, which consists of a manually-manipulated “readerboard” sign, will be changed over to an electronic/digital-display readerboard sign.

COMMISSIONERS’ REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR’S REPORT

Acting-Interim Planning Director, Doug Wilson, will update the Commission on various projects.

CORRESPONDENCE – INFORMATIONAL