

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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FOURTH DISTRICT
FIFTH DISTRICT

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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).

SEPTEMBER 23, 2009

10:00
a.m.

1. **ROLL CALL** – Secretary.
2. **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from June 24, 2009; and approval of Minutes from July 22, 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.
5. **ZONE RECLASSIFICATION #2009-03/BOOTHE (Public Hearing and Action Item)** – The applicant is requesting to rezone a 39' x 200' piece of land located at 310 Sunland Drive from R-2 (Multi-Family Residential) to R-1 (One-Family Residential). The zone reclassification is necessary so that a lot line adjustment can be completed, whereby the 39' x 200' piece is added to the adjacent property located at 306 Sunland Drive. The General Plan Designation for both properties is Residential Medium Density (RM), 4.6-7.5 dwellings per net acre.
6. **VARIANCE #2009-02/DYER (Public Hearing & Action Item)** – The applicant is

Public
Hearing
&
Action
Item

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requesting a variance from the Inyo County Zoning requirement that requires homes in the R-2 (Multi-Family Residential) Zone to be located a minimum of five feet from side property boundaries. The applicant for the property located at 258 East Center Street, in Big Pine, requests that an already-constructed second story enclosed porch, which is located 2-1/2 feet from the east property line, be allowed to remain. The property is designated Residential Medium High Density (RMH), 7.6-15 dwelling units per acre.

Public
Hearing
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7. **VARIANCE #2009-03/LEE'S FRONTIER (Public Hearing & Action Item)** – The applicant is requesting a variance from front yard setback requirements in order to construct a patio seating enclosure to the front of Lee's Frontier, a gas station and store/deli, located south of Lone Pine at 1900 S. Main Street. The proposed patio enclosure would be located three feet from the front property line, where a 25-foot setback is normally required. The property is designated RC/Retail Commercial under the General Plan, and zoned C-2/Highway Services & Tourist Commercial.

Work-
shop

8. **NON-CONFORMING BUILDINGS WORKSHOP** – 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. Staff has received several requests to issue determinations that single-family residences in the Commercial Business (CB) zoning district in Big Pine could be rebuilt in the event of destruction. The CB district, instituted in 2007, does not permit single-family residences, and such uses are considered non-conforming. Staff believes that the ICC's direction is quite clear, and that permitting reconstruction of non-conforming residences in the CB zoning district would be contrary to the intent of this zone.

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. *Correspondence from the California County Planning Commissioners Association.*