

# COUNTY OF INYO PLANNING COMMISSION

## MINUTES OF FEBRUARY 25, 2009 MEETING

### COMMISSIONERS:

WILLIAM STOLL	FIRST DISTRICT (CHAIR)	Inyo County Planning Commission
CYNTHIA LITTLE	SECOND DISTRICT	Post Office Drawer L
SAM WASSON	THIRD DISTRICT (VICE-CHAIR)	Independence, CA 93526
RICHARD WHITE	FOURTH DISTRICT	(760) 878-0263 / (760) 872-2706
PAUL PAYNE	FIFTH DISTRICT	(760) 872-0382 FAX

### STAFF:

DOUG WILSON	ACTING-INTERIM PLANNING DIRECTOR
DOUG WILSON	ACTING-INTERIM PUBLIC WORKS DIRECTOR
KEVIN CARUNCHIO	COUNTY ADMINISTRATOR
SHARON BIRMINGHAM	PLANNING COMMISSION SECRETARY
TANDA GRETZ	SENIOR PLANNER
JOSHUA HART	SENIOR PLANNER
ADENA FANSLER	ASSOCIATE PLANNER

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The Inyo County Planning Commission met in regular session on Wednesday, February 25, 2009, in the Board of Supervisor's Room, Administrative Center in Independence, California. Chair Stoll opened the meeting at 10:00 a.m.  
These minutes are to be considered for approval by the Planning Commission at their next regularly scheduled meeting.

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**ITEM 1: ROLL CALL** - Commissioners: William Stoll, Paul Payne, Sam Wasson, Cynthia Little, and Richard White.

Also present were: Doug Wilson, Acting-Interim Planning Director; Randy Keller, Assistant County Counsel; Josh Hart, Senior Planner; Tanda Gretz, Senior Planner; and Secretary, Sharon Birmingham.

Absent: Kevin Carunchio, County Administrator.  
Adena Fansler, Associate Planner

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

The Commission held a brief discussion.

**MOTION:** Moved by Commissioner Wasson and seconded by Commissioner White to direct staff to re-draft minutes for January 28, 2009 to be reviewed at the next meeting to reflect Mr. Tanksley's comments and concerns of the compatibility of zoning and the general plan designations for the property to include open space zoning as one of his issues.

The motion passed unanimously.

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

A correction was noted to Item 7 of the Agenda to change 40% to 60%.

**ITEM 4:**     **PUBLIC COMMENT PERIOD** – Opportunity to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

There were none.

**ITEM 5:**     **GENERAL PLAN ANNUAL PROGRESS REPORT (Action Item)** – Staff drafted the County’s 2008 General Plan Annual Progress Report. The report was required to be presented to local legislative bodies prior to being submitted to the State.

Senior Planner, Josh Hart, presented the Staff Report to the Commission.

Commissioner White had a correction to the Staff Report on page 4, to be changed to Central Business District.

Commissioner Wasson inquired as to the process of the Subdivision Parcel Waiver Approval. Mr. Hart responded as to 40-acres or larger could be approved administratively. Commissioner Wasson also commented on the mining section, as he would like to see more on this subject. Commissioner Wasson also commented on the wastewater issue.

On page 12, the report should read as utility transmission distribution system.

Commissioner Little requested an explanation of the Closure Plan process as it relates to mining.

Acting-Interim Planning Director Wilson gave a brief overview of the Closure Plan and how it relates to SMARA. He also informed the Commission of the coordination efforts made by the County in the Inyo National Forest Motorized Travel Plan.

**MOTION:**     Moved by Commissioner Wasson and seconded by Commissioner Little to accept the Inyo County 2008 Annual Progress Report to include the corrections as noted above.

The Motion passed unanimously.

**ITEM 6:**     **ZONE RECLASSIFICATION 2009-01/INYO COUNTY (Public Hearing & Action Item)** – A proposed Ordinance to allow for multiple dwellings and mixed dwellings and mixed uses in specified commercial zones. The zoning text amendment was needed to implement the General Plan’s direction to provide for mixed use and residential development in commercial areas.

Senior Planner, Josh Hart, presented the Staff Report to the Commission.

Commissioner Wasson had some concerns as to the “permitted by right” under the Recommendations on page 6 of the Staff Report.

Corrections were made as follows to the Staff Report: On page 6, Recommendations, delete “ as a conditionally permitted use”, “as permitted by right”.

Chair Stoll opened the public hearing at 10:30 a.m.

Mike Johnston, resident of Bishop, CA and affected property owner of the proposed zone reclassification expressed his concerns with how each section of the proposed ordinance had different parking requirements; and to refer specifically to multiple dwellings, which is the term utilized in the zoning code’s definitions; and requested modification to the definition of multiple dwellings to allow detached residential structures, eliminatating or revising the commercial requirements for mixed use, and creating an intermediate process for discretionary projects to be decided upon by the Planning Director.

Senior Planner, Josh Hart, addressed Mr. Johnston’s issues and informed the Commission that some of the proposed concerns would need to be addressed when updating the General Plan.

Assistant County Counsel, Randy Keller, advised the Commission that a three level approval procedure could be created.

Interim-Acting Planning Director, Doug Wilson, addressed the Commission as to the Conditional Use Permit process and notification procedures.

Commissioner Little requested that staff look at alternatives for an intermediate procedure.

Ron Scherer, RV Creek Park owner, Bishop, CA-shared concerns with floor area ratio and commercial and residential allowance of larger ratios to accommodate residential use.

Marion Davis, resident of Bishop, Ca, and commercial business owner, requested information relating to the extenion of See Vee Lane.

Doug Thompson, resident of Lone Pine, CA-spoke in support of the proposed project.

Chair Stoll closed the public hearing at 11:04 a.m.

The Commission held a brief discussion.

**MOTION:** Moved by Commissioner White and seconded by Commissioner Wasson to adopt the attached Resolution, recommending that the Board of Supervisors:

1. Consider the Addendum to the Environmental Impact Report prepared for the Inyo County General Plan
2. Adopt the Ordinance amending the specified commercial zoning districts to conditionally permit Mixed-use and Multiple dwellings
3. Make certain Findings with respect to, and approve, Zone Reclassification No. 2009-01/Inyo County.

The Motion passed unanimously.

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**ITEM 7: GENERAL PLAN AMENDMENT 2008-02/POOLE; ZONE RECLASSIFICATION 2008-03/POOLE and CONDITIONAL USE PERMIT 2008-04/POOLE (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.

Senior Planner, Tanda Gretz, presented the Staff Report to the Commission.

Chair Stoll opened the public hearing at 11:21 a.m.

There was no one from the audience that wished to speak on this project.

Chair Stoll closed the public hearing at 11:22 a.m.

**MOTION:** Moved by Commissioner Wasson and seconded by Commissioner White to Certify the Draft Negative Declaration of Environmental Impact and Recommend approval to the Board of Supervisors of General Plan Amendment #2008-02/Poole and Zone Text Amendment #2008-03/Poole.

The Motion passed unanimously.

**MOTION:** Moved by Commissioner Wasson and seconded by Commissioner White to approve Conditional Use Permit #2008-04/Poole, contingent of the Board approval of the General Plan Amendment and Zone Text Amendment.

The Motion passed unanimously.

**ITEM 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.

Senior Planner, Tanda Gretz, presented the Staff Report to the Commission.

The Commission inquired as to the off-site advertising and allowances.

Chair Stoll opened the public hearing at 11:30 a.m.

There was no one from the audience that wished to speak on this project.

Chair Stoll closed the public hearing at 11:31 a.m

**MOTION:** Moved by Commissioner Wasson and seconded by Commissioner White to approve CUP 2009-01/Holt.

The Motion passed unanimously.

**COMMISSIONERS' REPORT/COMMENTS** – Commissioner Wasson updated the Commission regarding the new septic laws that will be going into effect in the future and the potential impacts.

**PLANNING DIRECTOR'S REPORT** – Acting Interim Planning Director, Doug Wilson updated the Commission on the Coso Hay Ranch project, and other various projects.

**CORRESPONDENCE-INFORMATIONAL** – There were none.

**ADJOURNMENT** - There being no further business, Chair Stoll adjourned the meeting at 11:40 a.m. to reconvene in regular session on Wednesday, March 25, 2009 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California. Also, a special meeting has been scheduled for March 11, 2009 at 9:00 a.m., in the Board of Supervisors Room, Administrative Center, Independence, California for the Coso Hay Ranch Project.

Prepared by:

*Sharon M. Birmingham*

Sharon M. Birmingham,  
Secretary To  
Inyo County Planning Commission