

# COUNTY OF INYO PLANNING COMMISSION

## MINUTES OF JUNE 24, 2009 MEETING

### COMMISSIONERS:

WILLIAM STOLL  
CYNTHIA LITTLE  
SAM WASSON  
RICHARD WHITE  
PAUL PAYNE

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

Inyo County Planning Commission  
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### STAFF:

MIKE CONKLIN  
TED PEDERSEN  
KEVIN CARUNCHIO  
SHARON BIRMINGHAM

PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
PLANNING COMMISSION SECRETARY

TANDA GRETZ  
JOSHUA HART  
ADENA FANSLER

SENIOR PLANNER  
SENIOR PLANNER  
ASSOCIATE PLANNER

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The Inyo County Planning Commission met in regular session on Wednesday, June 24, 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, Sam Wasson, and Richard White.

Also present were: Mike Conklin, Planning Director; Suzanne Rizo, Deputy County Counsel; Tanda Gretz, Senior Planner; Josh Hart, Senior Planner; and Secretary, Sharon Birmingham.

Absent:       Paul Payne, 5<sup>th</sup> District Commissioner  
              Cynthia Little, 1<sup>st</sup> District Commissioner  
              Kevin Carunchio, County Administrator  
              Ted Pedersen, Public Works Director  
              Adena Fansler, Associate Planner

**ITEM 2:**     **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from May 27, 2009.

**MOTION:**    Moved by Commissioner White and seconded by Commissioner Wasson to approve the Draft Minutes from May 27, 2009.

The motion passed unanimously, with Commissioners Payne and Little absent.

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

Secretary, Sharon Birmingham, informed the Commission of minor corrections to the Agenda as follows:

1. Changing Cynthia Wahrenbrock to Cynthia Little;
2. Spelling of Item 5-Verhoeff should be Ver Hoef;

**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:**     **CONDITIONAL USE PERMIT #2009-04/VER HOEF (Public Hearing & Action Item)** – The project is a request for Conditional Use Permit, the approval of which will allow the applicant to build a second story addition onto a pre-existing residential structure that is non-conforming with respect to the required rear yard and side yard setback requirements. The property is located at 51 Sundown Street in Tecopa Hot Springs, and is designated Residential Rural High Density (RRH) and zoned Rural Residential (RR).

Tanda Gretz, Senior Planner, presented the Staff Report to the Commission. Ms. Gretz handed out a letter of support dated June 21, 2009 from James Sto.

Chair Stoll opened the public hearing at 10:04 a.m.

There being no one from the audience wishing to comment Chair Stoll closed the public hearing at 10:05 a.m.

The Commission held a brief discussion.

**MOTION:**     Moved by Commissioner Wasson and seconded by Commissioner White approve the Conditional Use Permit, in accordance with the Findings outlines by Staff.

The Motion passed unanimously, with Commissioners Payne and Little absent.

**COMMISSIONERS' REPORT/COMMENTS** – There were none.

**PLANNING DIRECTOR'S REPORT** –Planning Director, Mike Conklin, updated the Commission on various projects. Josh Hart, Senior Planner; updated the Commission on the Housing Element and polled the Commission for attendance for the approval of the Housing Element at the July Planning Commission meeting. Commissioners Wasson and White would be available with Chair Stoll not being available.

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

**ADJOURNMENT** - There being no further business, Chair Stoll adjourned the meeting at 10:13 a.m. to reconvene in regular session on Wednesday, July 22, 2009 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Approved: September 23, 2009

Prepared by:

*Sharon M. Birmingham*

Sharon M. Birmingham,  
Secretary To  
Inyo County Planning Commission