

COUNTY OF INYO PLANNING COMMISSION

MINUTES OF JULY 22, 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

The Inyo County Planning Commission met in regular session on Wednesday, July 22, 2009, in the Board of Supervisor's Room, Administrative Center in Independence, California. Vice-Chair Wasson acting as Chair in the absence of 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.

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

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

Absent: William Stoll, First District Commissioner and Chair
Kevin Carunchio, County Administrator
Ted Pedersen, Public Works Director
Adena Fansler, Associate Planner
Mike Conklin, Planning Director

Chair Wasson took a moment to welcome back Commissioner Payne who had been absent recently due to health reasons.

ITEM 2: APPROVAL OF MINUTES (Action Item) – Approval of Minutes from June 24, 2009.

The Commission requested that this item be continued to the next regularly scheduled meeting.

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

There were none.

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: TENTATIVE PARCEL MAP NO 387A/SORRELLS (Public Hearing & Action Item) – The applicant proposed to amend Tentative Parcel Map No. 387, which divided a 150.2-acre property into three parcels of 0.50-acres (Parcels 1,2, and 3), one parcel of 51.5-acres (Parcel 4), and a remainder parcel of 93-acres. Tentative Parcel Map 387A is now proposing to subdivide 54.36-acre property into one parcel of 0.60-acres (Parcel 1); three parcels of 0.50-acres (Parcels 2,3, and 4); and a remainder parcel of 52.26-acres located off State Route 127 in the community of Shoshone (APN 046-120-27).

Associate Planner, Adena Fansler, presented the Staff Report to the Commission. Ms. Fansler also presented a Revised Map for TPM387A.

Chair Wasson opened the public hearing at 10:08 a.m.

Charles Sorrells, applicant, spoke in support of the proposed project.

Chair Wasson closed the public hearing at 10:10 a.m.

MOTION: Moved by Commissioner Payne and seconded by Commissioner Little to approve the Amended Tentative Parcel Map No. 387A/Charles Sorrells with conditions, by:

1. Certifying that the requirements of the California Environmental Quality Act have been satisfied; and
2. Make certain findings with respect to and approve Amended Tentative Parcel Map no. 387A/Charles Sorrells with the conditions of approval recommended in the Staff Report.

The Motion passed unanimously, with Commissioner Stoll absent (4-0).

ITEM 6: ONE YEAR TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 2001-19/CRYSTAL GEYSER ROXANE (Action Item) – Crystal Geysers Roxane received approval in 2005 to develop a beverage plant and associated facilities approximately three miles south of Olancho. The Conditional Use Permit (CUP) for the project expired one year later, and extensions have been granted yearly since then. The applicant requested another one-year time extension.

The Commission held a brief discussion.

MOTION: Moved by Commissioner Payne and seconded by Commissioner White to grant a one year time extension for Conditional Use Permit No. 2001-19, expiring on July 7, 2010.

The Motion passed unanimously, with Commissioner Stoll absent (4-0).

ITEM 7: CONDITIONAL USE PERMIT NO. 2009-02/BATCHELDER (Public Hearing & Action Item) – The applicant requested to add three additional kerosene storage tanks onto the site: 9,500-and 8,000-and 5,000-gallon sizes. The applicant has a 10,000-gallon kerosene storage tank on a site in LAWS (107 McNally Street) from which he operates a

kerosene storage and delivery business. The site is designated General Industrial (GI) under the Inyo County General Plan, and zoned General Industrial & Extractive (M-1) under the Inyo County Zoning Ordinance.

Tanda Gretz, Senior Planner, presented the Staff Report to the Commission. Ms. Gretz handed out 2 letters which were marked and entered as follows:

Exhibit 1-An email from Mike Johnston;

Exhibit 2-Correspondence dated July 21, 2009 from Los Angeles Department of Water and Power (LADWP).

The Commission expressed some concerns regarding safety of the large storage tanks and identified Environmental Health as having that control.

Chair Wasson opened the public hearing at 10:21 a.m. and closed the public hearing at 10:21 a.m. as there was no one from the audience wishing to speak on this item.

MOTION: Moved by Commissioner Little and seconded by Commissioner Payne to make certain findings with respect to, and approve, Conditional Use Permit No. 2009-02/Batchelder, subject to the Conditions of Approval as recommended in the Staff Report.

The Motion passed unanimously with Commissioner Stoll absent (4-0).

ITEM 8: GENERAL PLAN AMENDMENT NO. 2009-02/INYO COUNTY (2009 GENERAL PLAN HOUSING ELEMENT UPDATE) (Public Hearing and Action Item) – Inyo County is in the process of updating its General Plan Housing Element. The update incorporates the requirements of new relevant legislation, the Regional Housing Needs Allocation stipulated by the State, and new demographic information. The Planning Commission and the Board of Supervisors previously reviewed a draft version of the Element, and comments from the State on that document have been received. A final draft updated Housing Element has been provided for the Planning Commission's review and recommendation to the Board of Supervisors, for submittal to the State for certification.

Senior Planner, Josh Hart, presented the Staff Report to the Commission. Mr. Hart explained the purpose of the document and responded to comments made by the Commission relating to the Hanby parcel and development on prioritization of employers in the area.

Chair Wasson opened the public hearing at 10:50 a.m. and closed the public hearing at 10:50 a.m. as there was no one from the audience wishing to speak on this item.

MOTION: Moved by Commissioner White and seconded by Commissioner Payne to Adopt Resolution No. 2009-05 recommending that the Board of Supervisors adopt the 2009 General Plan Housing Element Update and direct staff to submit the Element to the California Department of Housing and Community Development (HUD) for certification.

The Motion passed unanimously with Chair Stoll absent (4-0).

COMMISSIONERS' REPORT/COMMENTS – The Commissioner took a brief poll of their attendance at the August, 2009 meeting. There not being a quorum identified for the month of August it was requested that the August meeting be cancelled due to lack of a quorum.

PLANNING DIRECTOR'S REPORT –Josh Hart, Senior Planner; updated the Commission on the Renewable Energy Transmission Initiative (RETI) letter to the California Energy Commission from the County of Inyo, and Tanda Gretz, Senior Planner; updated the Commission on the Walters project, and the Coso project.

CORRESPONDENCE-INFORMATIONAL – There were none.

ADJOURNMENT - There being no further business, Chair Wasson adjourned the meeting at 11:00a.m. to reconvene in regular session on Wednesday, September 23, 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