

# COUNTY OF INYO PLANNING COMMISSION

## MINUTES OF SEPTEMBER 28, 2011 MEETING

### COMMISSIONERS:

WILLIAM STOLL  
CYNTHIA LITTLE  
SAM WASSON  
RICHARD WHITE  
PAUL PAYNE

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

Inyo County Planning Commission  
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### STAFF:

JOSHUA HART  
DOUG WILSON  
KEVIN CARUNCHIO  
TANDA GRETZ  
ADENA FANSLER  
CATHREEN RICHARDS  
DAN STEWART  
DANA CROM

PLANNING DIRECTOR  
INTERIM PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
SENIOR PLANNER  
ASSOCIATE PLANNER  
ASSOCIATE PLANNER  
PLANNING COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, September 28, 2011, in the Administration Building, in Independence, California. Commissioner Wasson opened the meeting at 10:00 a.m.

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**ITEM 1: PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by Commissioner Wasson at 10:00.

**ITEM 2: ROLL CALL** - Commissioners: Bill Stoll, Paul Payne, Cynthia Little, Richard White, and Sam Wasson

Also present were: Josh Hart, Planning Director; Tanda Gretz, Senior Planner; Dana Crom, County Counsel; and Dan Stewart, Planning Coordinator.

Absent: Kevin Carunchio, County Administrator  
Doug Wilson, Interim Public Works Director  
Cathreen Richards, Associate Planner  
Adena Fansler, Associate Planner

**ITEM 3: PUBLIC COMMENT PERIOD** – This is the opportunity to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Mr. Earl Wilson, local amateur astronomer, addressed the Commission. Mr. Wilson recommended the County draft and adopt a “Dark-Sky Ordinance” similar to other counties. Mr. Wilson encouraged the Commission to study the materials that he passed out during the August 24, 2011 meeting. He added that Kern County recently adopted a dark-sky ordinance.

Commissioner Wasson thanked Mr. Wilson.

**ITEM 4:**      **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from August 24, 2011.

**MOTION:**    Moved by Commissioner Stoll and seconded by Commissioner White to approve the Minutes from August 24, 2011.

The Motion passed unanimously, with Commissioner Little abstaining due to the fact she was not present at the August 24, 2011 Planning Commission Meeting.

**ITEM 5:**      **PROPOSED LANDSCAPING PLANS FOR THE 2009-APPROVED CRYSTAL GEYSER WATER BOTTLING PLANT SOUTHERN WAREHOUSE EXPANSION PROJECT**– Review of new/modified landscaping plans for the existing Crystal Geysler Bottling Plant, which were a Condition of Approval added by Planning Commissioners when they approved the Southern Warehouse Expansion Project for the existing bottling plant back in 2009.

Ms. Tanda Gretz, Senior Planner, presented the Commission with additional landscape renderings. Ms. Gretz then presented the Staff Report to the Commission.

Commissioner White commented that the existing trees at the northern warehouse appeared to be alive and in better health than previously. He also added he liked the renderings.

Chair Wasson inquired about the age of the trees that will be used for landscaping. Ms. Gretz replied that the Commission could request the use of larger plants if desired, as plants are typically available in a range of gallon sizes.

Mr. Earl Wilson, local amateur astronomer, commented that he did not approve of the upward facing wall lighting. Mr. Wilson suggested fully shielded lighting.

Commissioner Stoll inquired about a timeline for the proposed landscaping. Ms. Gretz informed the Commission that the condition of approval that requires landscaping is for the unconstructed Southern warehouse building, and is required to be completed before a Certificate of Occupancy would be issued for the southern warehouse.

Chair Wasson thanked Ms. Gretz.

**ITEM 6:**      **ZONING CODE UPDATE #3** – The County is working on an update to the Zoning Code as a follow-up to the 2001 General Plan. Chapters 4 (Special Zone District), 5 (Residential Zone Districts), 6 (Commercial Zone Districts), and 7 (Industrial Zone Districts) are being presented to the Planning Commission for review and recommendations.

Mr. Joshua Hart, Planning Director, presented the Staff Report, asking the Commission for recommendations.

Chair Wasson expressed his agreement for the merging of the General Commercial and the Light Industrial zones, and commented that merging would encourage development in a positive manner.

Commissioner Payne inquired about the current regulations governing home businesses. Mr. Hart replied that businesses in residential districts cannot alter the neighborhood's characteristics under the current and the proposed code. He continued to provide some examples and the Commission discussed the pros and cons of the current and proposed zoning code.

Commissioner Payne and Little expressed concern over businesses being disturbed due to the Zoning Code Update. Mr. Hart assured them that existing businesses would not be affected due to the Zoning Code Update.

**COMMISSIONERS' REPOST/COMMENTS** – Commissioner Stoll commented that a car collided with the fence on the southern boundary of the Arbors, resulting in debris being scattered on the property. He added the debris has not been cleaned up, and that the owner has had ample time to do so. Commissioner Stoll expressed his increasing disappointment in the maintenance of the Arbors.

**ADJOURNMENT** - With no further business, Chair Wasson adjourned the meeting at 11:38 a.m., to reconvene in Regular Session on Wednesday, October 26<sup>th</sup> at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared by:  
Dan Stewart, Planning Coordinator  
Inyo County Planning Department