

COUNTY OF INYO PLANNING COMMISSION

MINUTES OF APRIL 26, 2006

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

The Inyo County Planning Commission met in regular session on Wednesday, April 26, 2006, in the Board of Supervisors Room, Administrative Center, 224 N. Edwards Street, Independence, California. Commissioner Wasson 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: Sam Wasson, Rosemary Cleland, Paul Payne, Rich White. Also present were: Interim Planning Director, Ron Juliff; Assistant County Counsel, Randy Keller; Senior Planner, Jan Larsen; Associate Planner, Tanda Gretz; and Planning Technician, Courtney Smith. **ABSENT:** Secretary, Sharon Birmingham.

ITEM 2: APPROVAL OF MINUTES (Action Item) – Approval of Minutes for March 22, 2006.

MOTION: A Motion was made by Commissioner White and seconded by Commissioner Payne to approve the draft minutes for March 22, 2006, and that the minutes be entered into the administrative record.

The Motion carried (4-0).

ITEM 3: ADDITIONS/DELETIONS TO THE AGENDA – Opportunity to add or delete any item to the agenda with the approval of the Commission. Interim Planning Director Ron Juliff stated Item 7 would be deleted from the agenda.

ITEM 4: PUBLIC COMMENT PERIOD - Opportunity for anyone in the audience to address the Planning Commission on any subject pertaining to planning that is not scheduled on the Agenda. Senior Planner Larsen introduced Courtney Smith, Planning Technician, to the Commission.

ITEM 5: CERTIFICATE OF COMPLIANCE #245/HOOPER (Action Item) – Matt Schober of Triad/Holmes Associates, on behalf of property owner John Hooper (Pine Creek Village at Rovana LLC), is requesting a lot line adjustment for two parcels located in the community of Rovana. The purpose of the adjustment is to partition the two parcels along lines that more closely reflect the General Plan and zoning of the properties (i.e., residential vs. open space).

Associate Planner, Tanda Gretz presented the Staff Report. There were no questions to Staff. Chair Wasson asked if the applicant would like to speak to the Commission. John Hooper said Staff had presented the project accurately.

MOTION: A Motion was made by Commissioner White and seconded by Commissioner Cleland to approve and make certain findings for the Certificate of Compliance, subject to the conditions recommended in the Staff Report.

Motion carried. (4-0).

ITEM 6: CERTIFICATE OF COMPLIANCE #248/KINGSLEY (Action Item) - Matt Kingsley has applied to adjust a lot line between two parcels, located off Lasky Lane in Lone Pine, by shifting the lot line 106 feet to the west.

Associate Planner, Tanda Gretz presented the Staff Report. Ms. Gretz informed the Commission that Staff was recommending the addition of Condition E. to the conditions of approval for the staff report. Condition E. reads as follows: "Building permits for a principle dwelling must be pulled for the proposed Parcel 2 prior to recording the Certificate of Compliance." Ms. Gretz explained that the Condition was being added because the new alignment of the parcels would create a parcel that had an accessory use (a garage) and no primary use. Condition E. insures that the project is in compliance with the Zoning Ordinance. Commissioner White asked if an access easement should be offered for dedication to the County. Staff said an offer of dedication was not necessary in this instance.

Chair Wasson asked if the applicant would like to speak to the Commission. Jennifer Castaneda, representing the Applicant, replied that she agreed with the recommendation of the Staff Report and would answer any questions of the Commission. The Commission asked Ms. Castaneda if the applicant would accept the new condition, she said she believed he did.

MOTION: A Motion was made by Commissioner Payne and seconded by Commissioner Cleland to approve and make certain findings for the Certificate of Compliance, subject to the conditions recommended in the Staff Report, as amended.

The Motion carried (4-0).

COMMISSIONER'S REPORTS – The Commission asked if the Valley Homestead Land and Livestock Tentative Tract Map had been appealed. Staff reported that the project was appealed and that the Board of Supervisors will hear the appeal on May 16th at 11:00 a.m.

PLANNING DIRECTOR'S REPORT – Interim Planning Director, Ron Juliff, directed Senior Planner, Jan Larsen to present the report to the Commission. Ms. Larsen updated the Commission on current and upcoming projects.

CORRESPONDENCE - INFORMATIONAL – The Commission's packet included correspondence from the California Department of Transportation and the City of Bishop. Chair Wasson passed out copies of a letter he had received from Scott Palomar date April 10, 2006. Vice-Chair Payne handed out an e-mail concerning Conservation Easements and Purchased Development Rights. There was no discussion of any the correspondence.

ADJOURNMENT - There being no further business, Chair Wasson adjourned the meeting at 10:29 a.m. to reconvene in regular session on Wednesday, May 24, 2006 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.