

# COUNTY OF INYO PLANNING COMMISSION

## MINUTES OF APRIL 25, 2007

WILLIAM STOLL  
ROSEMARY CLELAND  
SAM WASSON  
RICHARD WHITE  
PAUL PAYNE

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

Inyo County Planning Commission  
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The Inyo County Planning Commission met in regular session on Wednesday, April 25, 2007, in the Board of Supervisors Room, Administrative Center, 224 N. Edwards Street, Independence, California. Chair Payne 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: Sam Wasson, Rich White, William Stoll, Rosemary Cleland and Paul Payne.

Also present were: Planning Director, Pat Cecil; Assistant County Counsel, Randy Keller; Senior Planner, Jan Larsen; Senior Planner, Tanda Gretz; and Secretary, Sharon Birmingham.

Absent:       None.

**ITEM 2:**     **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes for March 28, 2007.

**MOTION:** Moved by Commissioner Wasson and seconded by Commissioner White to approve the Minutes for March 28, 2007 and that they be entered into the Administrative Record.

The Motion carried (4-0-1). Commissioner Stoll abstained as he was absent on March 28, 2007.

**ITEM 3:**     **ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity to add or delete any item to the agenda with the approval of the Commission.

There were none.

**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.

Michael Straussman spoke to the Commission regarding road easements and the relationship to his property in the Alabama Hills in Lone Pine. Mr. Straussman informed the Commission that he had received a negative report from the Planning Department and asked for clarification on the process. Mr. Straussman requested to be “grandfathered” in on new development with an existing road to be allowed and not have to bring the road up to the required width of 60ft. The Planning Department informed the Commission that once a parcel requests new development, Mr. Straussman would have to comply with the road requirement width of 60ft.

**ITEM 5: TIME EXTENSION FOR FINAL TRACT MAP FILING: TRACT MAP #239/WALTERS (Action Item Only)** – The applicant for Tract Map #239, the Whitney Portal Preserve subdivision, is asking for a one year extension of time in which to file the Final Map for the project. The Planning Commission approved this project in April of 2005.

Tanda Gretz, provided the Staff Report to the Commission.

**MOTION:** Moved by Commissioner Stoll and seconded by Commissioner Wasson to approve a one-year extension for the filing of Tentative Tract Map #239/Walters, as recommended by staff.

The Motion carried (5-0).

**ITEM 6: AMENDMENT TO THE LONG TERM WATER AGREEMENT: HANBY STREET PARCEL PROJECT (Public Hearing & Action Item)** – Inyo County has requested that the Long Term Water Agreement be amended to include a 16.7-acre parcel located southeast of the intersection of Hanby Street and Yaney Street, adjacent to the City of Bishop. This amendment would make the parcel eligible to be included among the 75 acres of land that the Los Angeles Department of Water and Power is releasing at auction.

The parcel is designated Residential Medium-High Density (RMH), 7.6 to 15 dwelling units per acre, and zoned Multiple Residential, R-3, 10,000 sq.ft. minimum parcel size.

Ms. Gretz provided the Commission with late comments received by the Planning Department. Ms. Gretz presented the Staff Report to the Commission.

*Chair Payne opened the public hearing at 10:25 a.m.*

Don McGhie, Senior Real Estate Officer for the Los Angeles Department of Water and Power, spoke in support of the proposed project and informed the Commission on the tentative agreement with the Inyo County Board of Supervisors on the release of the properties and the creation of the parcels and the addition of the Hanby parcel to be eligible for the auction.

Chair Payne requested a copy of the map, which identifies all parcels to be included in the auction.

Ron Juliff, Inyo County Administrator, informed the Commission that the County has no intention of buying the Hanby parcel.

*Chair Payne closed the public hearing at 10:45 a.m.*

The Commission held a brief discussion.

**MOTION:** Moved by Commissioner Cleland and seconded by Commissioner White to adopt the Resolution attached to the Staff Report recommending that the Board of Supervisors adopt the Draft Negative Declaration of Environmental Impact and certify that the provisions of the California Environmental Quality Act have been met and make certain findings with respect to, and approve, the proposed amendment of the Long Term Water Agreement.

The Motion carried (4-1) Commissioner Payne, no.

**COMMISSIONER'S REPORTS** – Commissioner Cleland informed the Commission that she would be resigning as 2<sup>nd</sup> District Planning Commissioner as she has relocated outside of the district.

**PLANNING DIRECTOR'S REPORT** –Planning Director, Pat Cecil, referred to Senior Planner, Jan Larsen, and she updated the Commission on various projects.

**CORRESPONDENCE - INFORMATIONAL** –Additional information was provided to the Commission as follows:

- a. City of Bishop Planning Commission Agenda for April 24, 2007;
- b. Information from the American Planning Commission Association;
- c. Correspondence addressed to the Commission from Brenda Negri;
- d. Correspondence from Mike Johnston addressed to Commissioner Stoll.

**ADJOURNMENT** - There being no further business, Chair Payne adjourned the meeting at 11:10 a.m. to reconvene in regular session on Wednesday, May 23, 2007 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared & Recorded by:

Approved: June 27, 2007  
(3-0-1) Commissioner Wasson absent.

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Sharon M. Birmingham,  
Secretary To  
Inyo County Planning Commission