

COUNTY OF INYO PLANNING COMMISSION

MINUTES OF MARCH 28, 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, March 28, 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.

ITEM 1: **ROLL CALL** - Commissioners: Sam Wasson, Rich White, 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; Planning Technician, Courtney Smith; and Secretary, Sharon Birmingham.

Absent: Commissioner William Stoll.

ITEM 2: **WELCOME TO NEW PLANNING DIRECTOR, PAT CECIL** – County Administrator, Ron Juliff, introduced Pat Cecil to the Planning Commission. Mr. Juliff provided the Commission on Mr. Cecil’s employment history. The Commission thanked Mr. Juliff for all his hard work in the role of Interim Planning Director for the last 14 months.

ITEM 3: **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes for January 24, 2007.

MOTION: Moved by Commissioner Wasson and seconded by Commissioner White to approve the Minutes for January 24, 2007 and that they be entered into the Administrative Record.

The Motion carried (4-0). Commissioner Stoll absent.

ITEM 4: **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 5: **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.

There were none.

ITEM 6: OLD BIG PINE LIBRARY BUILDING: INYO COUNTY SALE/DONATION & BIG PINE FIRE DEPARTMENT DEMOLITION (Public Hearing & Action Item) – Inyo County owns the site and building which housed the former Big Pine Library (201 N. Main Street), and now proposes to sell (or donate) the site to the Big Pine Fire Department. As the library building is greater than 50 years old, and was included in the Inyo County Historical Survey, the County prepared a California Environmental Quality Act (CEQA) checklist focusing on the historical aspects of the project, finding that the building did not need to be preserved as a significant historical resource.

Senior Planner, Tanda Gretz, handed the Commission late comment letters for review.

The Commission took a moment to review the letters.

Assistant Counsel, Randy Keller, suggested that the letters be marked as Exhibits.

The Commission marked the following documents as Exhibits:

- Exhibit A: 1 page letter from Dori Cann dated March 27, 2007;
- Exhibit B: 1 page letter from Brenda Negri dated March 20, 2007;
- Exhibit C: 1 page letter from Greg & Ruby Allen & Family dated March 28, 2007.

Ms. Gretz presented the Staff Report to the Commission.

Chair Payne opened the public hearing at 10:20 a.m.

Gene Davis, Commissioner for Big Pine Volunteer Fire Department, spoke to the Commission in support of the proposed project. The Department is in need of more space.

Sharon Avey, resident of Independence, spoke to the Commission in opposition of the proposed project. Ms. Avey would like to see the Old Big Pine Library Building preserved. Ms. Avey also informed the Commission of the building's history.

Chair Payne closed the public hearing at 10:27 a.m.

The Commission held a brief discussion.

MOTION: Moved by Commissioner White and seconded by Commissioner Cleland to adopt the Resolution (in the Staff Report), recommending that the Board of Supervisors:

Adopt the Draft Negative Declaration of Environmental Impact (di minimus finding) and certify that the provisions of the California Environmental Quality Act have been met (which has the effect of determining that the library building IS NOT a significant historical resource and therefore does not require protection and preservation).

Recommend that the Board of Supervisors approve the sale (or donation) of the library site and building to the Big Pine Fire Department.

The Motion carried (4-0). Commissioner Stoll absent.

COMMISSIONER'S REPORTS – There were none.

PLANNING DIRECTOR'S REPORT –Planning Director, Pat Cecil, referred to Senior Planner, Jan Larsen, and she updated the Commission on various projects. Planning Technician, Courtney Smith, updated the Commission on LAFCo projects and informed the Commission on his acceptance of a job as a transportation planner with the Public Works Department. The Commission was invited to attend a luncheon for Mr. Smith. Commissioner Payne and Wasson accepted the invitation.

Randy Keller, Assistant County Counsel, updated the Commission as to litigation matters. Mr. Keller also informed the Commission on procedural issues surrounding recusal of Commissioners on a project.

CORRESPONDENCE - INFORMATIONAL –There was no additional correspondence to be presented to the Commission.

ADJOURNMENT - There being no further business, Chair Payne adjourned the meeting at 10:52 a.m. to reconvene in regular session on Wednesday, April 25, 2007 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared & Recorded by:

Approved: April 25, 2007
(4-0-1) Abstain by
Commissioner Stoll

Sharon M. Birmingham,
Secretary To
Inyo County Planning Commission