

# COUNTY OF INYO

## PLANNING COMMISSION

### MINUTES OF JUNE 26, 2019 MEETING

**COMMISSIONERS:**

FRANK STEWART  
CAITLIN (KATE) J. MORLEY  
TODD VOGEL  
SCOTT STONER  
SCOTT KEMP

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

Inyo County Planning Commission  
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**STAFF:**

CATHREEN RICHARDS  
JOHN VALLEJO  
RYAN STANDRIDGE  
PAULA RIESEN  
CLINT QUILTER  
MIKE ERRANTE

PLANNING DIRECTOR  
COUNTY COUNSEL  
ASSISTANT PLANNER  
PROJECT COORDINATOR  
COUNTY ADMINISTRATOR  
PUBLIC WORKS DIRECTOR

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The Inyo County Planning Commission met in regular session on Wednesday, June 26, 2019, in the Administration Building, in Independence, California. Commissioner Stewart opened the meeting at 9:59 a.m.  
These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

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**ITEM 1:**     **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 9:59 a.m.

**ITEM 2:**     **ROLL CALL** - Commissioners: Frank Stewart, Todd Vogel, Scott Stoner, and Scott Kemp were present.

Staff present: Cathreen Richards, Planning Director; Ryan Standridge, Assistant Planner; John Vallejo, County Counsel, and Paula Riesen, Project Coordinator.

Staff absent: Clint Quilter, County Administrator; Michael Errante, Public Works Director.

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

Chair Stewart opened the Public Comment Period at 10:00 A.M. There was no one from the public who wished to comment on any planning subject that was not scheduled on the Agenda. Chair Stewart closed the public comment period at 10:01 A.M.

**ITEM 4:**     **APPROVAL OF MINUTES (Action Item)** – Chair Stewart asked for a correction on minutes on page 3 change Stewart to Vogel, with this correction Commissioner Stewart moved for the Approval of the Minutes from May 29, 2019, meeting of the Planning Commission.

**MOTION:**     Moved by Chair Stewart and seconded by Commissioner Todd Vogel to approve the Minutes, with the corrections, from May 29, 2019.

The Motion passed 4-0.

**ITEM 5:**     **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019-04-Freis** - The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 2670 Glen Brook Way, in Bishop. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

Mrs. Standridge, Assistant Planner, presented the staff report.

Chair Stewart opened the Public Hearing at 10:02 a.m.

No one from the public wished to speak the hearing closed at 10:06 a.m.

**MOTION:**     Chair Stewart asked Mrs. Standridge if there was an accessory unit, she confirmed there was not another dwelling (accessory unit) on the property and there was a mistake in the staff report. Moved by Vice Chair Vogel and seconded by Commissioner Scott Kemp to approve the **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019-04/Freis.**

The Motion passed 4-0.

**ITEM 6:**     **ADDENDUM TO MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT FOR CUP-2013-03/SCE -**

Ms. Cathreen Richards, Planning Director, presented staff report.

Chair Stewart opened the Public Hearing at 10:14 am

No one from the public wished to speak the hearing closed at 10:15 a.m.

**MOTION:**     Chair Stewart stated he wanted to Certify Addendum, with subjects 1-3 of the Staff report and then made a motion to move and seconded by Commissioner Todd Vogel.

The Motion passed 4-0.

**COMMISSIONERS' REPORT/COMMENTS** –

Chair Stewart stated that he had gone to a meeting and that the Pine Creek Bridge is scheduled be replaced in the Fall of 2020.

Also there had been comments on the SCE Yard lighting issue. Scott Adams from SCE addressed the Commission saying that there had been thefts at the yard so the lights and fencing had gone up to try and deter intruders. They were working with Building and Safety staff on Dark Skies regulation to change the bulbs adjust the lightening to face downwards.

### **DIRECTOR'S REPORT -**

Cathreen Richards shared the details from the Board of Supervisors meeting, of the hiring of a firm to track and update data on short term rentals. She also wanted to discuss that there was a lack of agenda items for the July Planning Commission and the possibility of moving or cancelling the meeting.

### **ADJOURNMENT -**

With no further business, Chair Stewart made a motion to adjourn the meeting at 10:22 a.m., and for the Commission to reconvene at the August 28, 2019 meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Chair Frank Stewart to Adjourn.

Seconded by Commissioner Todd Vogel.

Motion passed 4-0.

Prepared by:  
Paula Riesen  
Inyo County Planning Department