

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF SEPTEMBER 26, 2018 MEETING

COMMISSIONERS:

FRANK STEWART
CAITLIN MORLEY
TODD VOGEL
SCOTT STONER
SCOTT KEMP

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

Inyo County Planning Commission
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STAFF:

CATHREEN RICHARDS
MICHAEL ERRANTE
CLINT QUILTER
RYAN SMITH-STANDRIDGE
JOHN VALLEJO

PLANNING DIRECTOR
ACTING PUBLIC WORKS DIRECTOR
ACTING COUNTY ADMINISTRATOR
PROJECT COORDINATOR
COUNTY COUNSEL

The Inyo County Planning Commission met in regular session on Wednesday, September 26, 2018, in the Administration Building, in Independence, California. Commissioner Stewart opened the meeting at 09:59 a.m.

These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

ITEM 1: **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 09:59.

ITEM 2: **ROLL CALL** - Commissioners: Todd Vogel, Caitlin Morley, Scott Stoner, were present.

Staff present: Cathreen Richards, Planning Director; Ryan Standridge, Project Coordinator; Tom Schaniel, Associate Planner; and John Vallejo, County Counsel.

Staff absent: Clint Quilter, Acting County Administrator; Michael Errante, Acting 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.

Vice-Chair Vogel 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. Vice-Chair Vogel closed the public comment period at 10:00 A.M.

ITEM 4: **APPROVAL OF MINUTES** – Approval of minutes from the July 25, 2018 Planning Commission Meeting.

MOTION: Moved by Commissioner Todd Vogel and seconded by Commissioner Scott Stoner to approve.

The Motion passed 3-0

ITEM 5: NON-HOSTED SHORT-TERM RENTAL PERMIT

NO. 2018-08/STEELE -The applicant has applied for a Non-hosted Short Term Vacation Rental permit, located at 171 Flower Alley, in Big Pine. 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, Project Coordinator, presented the staff report.

Vice-Chair Vogel opened the Public Hearing at 10:05 a.m.

No one from the Public wished to speak on NSTR- 2018-08/Steele and the hearing closed at 10.05 a.m.

MOTION: Moved by Commissioner Todd Vogel and seconded by Commissioner Scott Stoner to approve.

The Motion passed 3-0

ITEM 6: NON-HOSTED SHORT-TERM RENTAL PERMIT

NO. 2018-10/PAYNE- The applicant has applied for a Non-hosted Short Term Vacation Rental permit, located at 130 Hardy Road, 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, Project Coordinator, presented the staff report.

Vice-Chair Vogel opened the Public Hearing at 10:10 a.m.

No one from the Public wished to speak on NSTR- 2018-10/Payne and the hearing closed at 10.10 a.m.

MOTION: Moved by Commissioner Caitlin Morley and seconded by Commissioner Todd Vogel to approve the General plan amendment as presented by staff.

Motion Passed 3 – 0.

ITEM 7: NON-HOSTED SHORT TERM RENTAL PERMIT 2018-09/J. CASTANEDA –

The applicant has applied for a Non-Hosted Short Term Rental permit for their residence located at 560 West Bush Street #B, in the community of Lone Pine, Inyo County, California. A Non-Hosted Short Term Rental permit is required before an applicant can begin renting a residence for periods of 30 days or less. The requirements for this permit are specified in Inyo County Code Chapter 18.73. The project is exempt from CEQA.

Mr. Schaniel Associate Planner presented the staff report.

Vice-Chair opened the Public Hearing at 10:12 a.m.

No one from the Public wished to speak on NSTR-2018-09/J. Castaneda and the hearing closed at 10.12 a.m.

MOTION: Moved by Vice-Chair Vogel and seconded by Commissioner Caitlin Morley to approve NSTR-2018-09/J. Castaneda as presented by staff.

Motion Passed 3 – 0.

COMMISSIONERS' REPORT/COMMENTS –

Commissioner Vogel requested staff clarify when special conditions can be applied to a short-term rental.

Staff explained the Short-term rentals can be controversial but public comment is a tool used by the commission when determining special conditions directly related to the use. Staff clarified they remain impartial when giving recommendations. The recommendations are given based on the interpretation of the code.

DIRECTOR'S REPORT-

Director Richards announced the upcoming Public Workshop on Dark Sky's being held October 3 In Lone Pine, October 10 in Bishop, and October 11 in Independence.

ADJOURNMENT –

With no further business, Vice-Chair Vogel made a motion to adjourn the meeting at 10:24a.m., and for the Commission to reconvene at the October 27th meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Vogel to Adjourn.

Seconded by Commissioner Stoner.

Motion passed 3-0.

Prepared by:
Ryan Smith-Standridge
Inyo County Planning Department