

# COUNTY OF INYO

## PLANNING COMMISSION

### MINUTES OF NOVEMBER 28, 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  
VACANT  
JOHN VALLEJO

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

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The Inyo County Planning Commission met in regular session on Wednesday, November 28, 2018, in the Administration Building, in Independence, California. Commissioner Stewart opened the meeting at 10:00 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 10:00.

**ITEM 2:**      **ROLL CALL** - Commissioners: Frank Stewart, Caitlin Morley, Scott Kemp, Scott Stoner, were present.

Staff present: Cathreen Richards, Planning Director; Ryan Standridge, Assistant Planner; Steve Karamitros, Senior Planner; Tom Schaniel, Associate Planner; and John Vallejo, County Counsel.

Staff absent: Clint Quilter, 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.

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 10:00 A.M.

**ITEM 4:**     **APPROVAL OF MINUTES** – Approval of minutes from the October 24, 2018 Planning Commission Meeting.

**MOTION:**     Moved by Commissioner Scott Stoner and seconded by Commissioner Scott Kemp to approve.

The Motion passed 4-0

**ITEM 5:**     **NON-HOSTED SHORT-TERM RENTAL PERMIT**

**NO. 2018-06/HUIZAR-** The applicant has applied for a Non-hosted Short Term Vacation Rental permit, located at 637 East Muir Street, in Lone 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.

Mr. Schaniel, the Associate Planner, presented the staff report.

Chair Stewart opened the Public Hearing at 10:04 a.m.

Peggy Rae expressed concern with the number of short term rentals allowed in an area, the counties enforcement.

Staff explained short term rentals do not have a limit in an area, however; the code does limit the number of parcels on which short-term rentals are permitted that share a common owner. Upon the issuance of a permit, the planning staff will mail notification letters within the 300 ft. notification area. The letter will have hosted/non-hosted emergency contacts. The code requires a complaint starts with the Owner/Emergency contact. The Owner/Operator shall notify the Planning Department of the resolution for the violation taking place should the permit be granted. With no additional members of the public wishing to speak the hearing closed at 10:07 a.m.

**MOTION:**     Moved by Chair Stewart and seconded by Commissioner Morley to approve the NSTR- 2018-06/HUIZAR as presented by staff.

The Motion passed 4-0

**ITEM 6:**     **NON-HOSTED SHORT-TERM RENTAL PERMIT**

**NO. 2018-12/HAYATA-** The applicant has applied for a Non-hosted Short Term Vacation Rental permit, located at 1055 Shahr Ave, in Lone 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, Assistant Planner, presented the staff report.

Chair Stewart opened the Public Hearing at 10:11 a.m.

No one from the public wished to speak on NSTR- 2018-12/Hayata and the hearing closed at 10.11 a.m.

**MOTION:** Moved by Chair Stewart and seconded by Commissioner Scott Kemp to approve the NSTR- NSTR- 2018-12/Hayata as presented by staff.

The Motion passed 4-0

**ITEM 7:** **CONDITIONAL USE PERMIT (CUP) 2018-05/ SCHLICK** - The applicant has applied for a CUP to build storage units with building front facades. This will be a commercial storage operation, located at 160 N. Main Street, in Big Pine. This is a conditional use under current zoning and requires the Commission's approval. The parcel is a pre-disturbed and graded vacant lot.

Mr. Karamitros, the Senior Planner, presented the staff report.

Chair Stewart explained to staff the building's façade is crucial to his position on the project, and the construction requirements on the permit resembling plans provided in the presentation.

Staff clarified the conditions require the façade and the building department would enforce the requirements with the permit if it is approved.

Chair Stewart opened the Public Hearing at 10:22 a.m.

Kent Schlick introduced himself as the owner and offered to answer any questions about the façade the commission may have. Chair Stewart asked Mr. Schlick if he anticipated putting doors and windows on the façade. Mr. Schlick explained the unit configuration would allow the doors to be operational and the windows cosmetic.

With no additional members of the public wishing to speak the hearing closed at 10:25 a.m.

**MOTION:** Moved by Chair Stewart and seconded by Commissioner Scott Stoner to approve the (CUP) 2018-05/ SCHLICK as presented by staff.

The Motion passed 4-0

**ITEM 8:** **ZONE TEXT AMENDMENT 2018-03/INYO COUNTY – INDUSTRIAL HEMP ACTIVITIES**

The County is proposing to amend sections of the Zoning Ordinance to allow for hemp activities in the Open Space (OS), Light Industrial (M2) and General Industrial and Extractive (M1) Zones and to add standards guiding hemp activities to be consistent with both California law and the goals of the Inyo County General Plan. This project is Exempt from CEQA under the General Rule.

Nathan Reade, Ag Commissioner, and Cathreen Richards, Planning Director presented the staff report.

Commissioner Scott Kemp requested clarification regulating hemp grown in Institutions.

Director Richards assured the Commissioners by explaining the Hemp ordinance would require that all hemp growth would require a conditional use permit under the ordinance allowing the county to regulate the monitoring. The Ag. Commissioner added the State law allows his staff to test THC levels to make sure the hemp is in the regulatory amount.

Chair Stewart opened the Public Hearing at 10:35 a.m.

Jeff Ray expressed concern for substandard equipment installed in the Cannabis facilities.

Director Richards explained that Cannabis and Hemp both require conditional use permits and will be put through a review process. Once the conditional use permit is approved by the commission, the Building Department reviews any building, electrical, plumbing, etc. prior to operating.

With no additional members of the public wishing to speak the hearing closed at 10:38 a.m.

**MOTION:** Moved by Chair Stewart and seconded by Commissioner Scott Kemp to approve the zone text amendment 2018-03/INYO COUNTY – INDUSTRIAL HEMP activities as presented by staff.

**ITEM 9:** **INYO COUNTY COMBINED-USE ROADS - EASTERN SIERRA ATV ADVENTURE TRAILS IMPLEMENTATION UPDATE-** Public Works Department staff will present an update on the implementation of combined-use routes pursuant to AB 628 and SB 1345.

Mrs. Standridge, Assistant Planner, presented the staff report upon completion of the review she introduced Cortney Smith's replacement John Pinkney.

Chair Stewart expressed his concern of the report being inconclusive because of the Pine Creek bridge being non-operational. Mr. Pinkney explained to Chair Stewart that Pine Creek is not on the routes. Chair Stewart agreed that it was not on the route however it has affected the routes ATV's use to continue to Mono County trails. Mr. Pinkney asked that the letter is provided by the 11<sup>th</sup> to be presented to the Board.

Chair Stewart took public comment in the Item. Director Richards recommended the Public attend the Board meeting on December 11th.

**COMMISSIONERS' REPORT/COMMENTS** – There were no reports or comments from the commissioner.

**DIRECTOR'S REPORT-**

Staff will be traveling to Tecopa to reveal the Draft for South East County if the commissioners would like to attend, please let staff know. Director Richards requested the commissioners review the proposed 2019 schedule of meetings that were handed out before the start of the session.

**ADJOURNMENT –**

With no further business, Chair Stewart made a motion to adjourn the meeting at 10:17a.m., and for the Commission to reconvene at the January 23<sup>th</sup> meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Chair Stewart to Adjourn.

Seconded by Commissioner Stoner.

Motion passed 4-0.

Prepared by:  
Ryan Smith-Standridge  
Inyo County Planning Department

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