

COUNTY OF INYO

PLANNING COMMISSION

DRAFT MINUTES OF JULY 26, 2017 MEETING

COMMISSIONERS:

FRANK STEWART
CAITLIN MORLEY
TODD VOGEL
ROSS CORNER
SCOTT KEMP

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

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STAFF:

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JOHN VALLEJO

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

The Inyo County Planning Commission met in regular session on Wednesday, July 26, 2017, 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.

ITEM 1: **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was recited by all at 10:00.

ITEM 2: **ROLL CALL** - Commissioners: Frank Stewart, Kate Morley, Todd Vogel, and Ross Corner were present.

Staff present: Cathreen Richards, Planning Director; John Vallejo, County Counsel; Tom Schaniel, Associate Planner; Josh Dan, Assistant Planner.

Staff absent: Kevin Carunchio, County Administrator; Ryan Standridge, Project Coordinator

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

Cathreen Richards, Planning Director, introduced Josh Dan as the new Assistant Planner.

ITEM 4: **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from June 28, 2017, meeting of the Planning Commission.

MOTION: Moved by Commissioner Vogel and seconded by Commissioner Corner to approve the Minutes from June 28, 2017.

The Motion passed 4-0.

ITEM 5: TENTATIVE PARCEL MAP NO. 415 (FRENCH) and VARIANCE 2017

03/FRENCH – The applicant proposes to subdivide a 13,602-square-foot parcel of land into 2 parcels. Parcel 1 will consist of 7,686-square-feet and Parcel 2, 5,916-square-feet. The applicant is also requesting a rear yard setback variance for Parcel 2.

Inyo County Planning Director Cathreen Richards gave a brief staff report outlining both the Parcel Map project and the Variance. Director Richards also distributed an updated Tentative Parcel Map.

The Commission had no questions for staff.

The Commissioner Chair opened an action for public hearing and received the following comments: Ms. Sandy Lund of Big Pine, a nearby neighbor expressed concerns that based upon her history with the area, she had trouble believing the lot was of adequate size to be subdivided. She was also concerned about 4 lots and the possible addition of driveways to School Street. She also asked if the project was considered a “compound” and if it was subject to having to have CC&R’s, and was told “no” to both questions by staff.

Mr. Gerard Harvey asked for clarifications on why density was allowed to increase and staff explained that the density was not increased from Zoning and General Plan allowables. He also inquired if the County had any Landscape requirements and staff informed him there was no such requirement.

Mr. Wes French introduced himself and indicated that the project would not add a driveway, but would use a shared driveway for the two properties to be subdivided. Public comment was closed.

Planning Commission asked if they could consider the two items separately and were informed they could by Counsel.

MOTION: Moved by Commissioner Vogel to adopt the Variance, subject to the Conditions of Approval as recommended by staff. Commissioner Morley seconded the motion.

The Motion passed 4-0

Planning Commission discussed the Tentative Parcel Map portion of the project further. Commissioner Stewart summarized that the project was compliant with County and State Code for size and for noticing. Commissioner Corner asked staff about noticing requirements and possibility of doing and expanded notice. Counsel indicated that the noticing was legal, but the Commission could require a more extensive zoning area.

The Commission Chair re-opened public hearing:

Ms. Davina Bolling stated that she was concerned that neighbors in the 300 foot outreach area had not received their notice, or they would be at the meeting.

Commissioner Stewart spoke about a perception of change when infill that is allowed by the Zoning Code and General Plan happens. The allowed density never changes but the perceived density does.

Counsel reminded the Commission that Accessory Dwelling Units are currently allowed by State law, but would increase the density if built out more than this subdivision with the addition of only one primary residence.

MOTION: Moved by Commissioner Corner to continue this item to the next Planning Commission Meeting and for staff to conduct a mailing to a 600 foot radius around the property. This motion failed for lack of a second.

MOTION: Moved by Commissioner Vogel to approve the Tentative Parcel Map, subject to the Conditions of Approval as recommended by staff. Commissioner Stewart seconded the motion.

The Motion passed 4-0

ITEM 6: CONDITIONAL USE PERMIT (CUP) 2017-02 and VARIANCE (VAR) 2017-02/LONE PINE COMMUNICATIONS – The applicant has applied for a CUP and VAR to install a 50-foot small-tower that will replace an existing 30-foot pole, to house wireless internet service antennas to serve the rural communities of Cartago, Keeler and the Owens Dry Lake area. This small-tower will replace an existing 30-foot wooden pole that needs to be upgraded to withstand the high winds common to the area.

Inyo County Planning Director Cathreen Richards gave the staff report for these projects to the Planning Commission.

The Commission had no questions for staff.

The Commissioner Chair opened an action for public hearing and received the following comments: Ms. Liz Branson from Lone Pine Communications spoke briefly. She is the proponent for the job, and she indicated that this was an important component in trying to provide better and more reliable wireless internet service in the Cartago area. Public Comment was then closed.

Commissioner Morley stated that this project seemed like a great opportunity to improve rural internet connectivity.

MOTION: Moved by Commissioner Corner to approve the Conditional Use Permit and Variance, subject to the Conditions of Approval as recommended by staff. Commissioner Vogel seconded the motion.

The Motion passed 4-0

COMMISSIONERS' REPORT/COMMENTS –

Commissioner Stewart commented that he was glad to see that we were returning to normal staffing levels

Commission Corner commented that he would like to see the draft General Plan that had been produced some time back moving forward again. He went on to say that perhaps fuller staffing levels will be helpful to allowing for renewed progress on the General Plan update.

Commissioner Stewart had several questions on the Adventure Trails, primarily about funding that was supposed to have been paid back to the County, and if this ever happened. Director Richards indicated she did not know the answer to these questions, and agreed to give contact information for Mr. Courtney Smith, Inyo County Transportation Planner to Mr. Stewart for him to ask his questions directly.

DIRECTOR'S REPORT-

Director Richards gave an update on Short Term Vacation Rentals, that the outreach meetings were complete and that a draft ordinance was currently being worked on. She also indicated that the Planning Department would be working on the Forest Plan in the near future. And lastly she was asked by the Commission to provide a copy of the City of Bishop Short Term Vacation Rental ordinance, and she indicated that she would provide that to the Commissioners.

ADJOURNMENT - With no further business, Chair Stewart requested a motion to adjourn the meeting at 11:05 a.m., and for the Commission to reconvene in Regular Session on August 23, 2017, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Vogel to Adjourn.

Seconded by Commissioner Corner.

Motion passed 4-0

Prepared by:
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