

# COUNTY OF INYO

## PLANNING COMMISSION

### MINUTES OF FEBRUARY 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  
CLINT QUILTER  
KEVIN CARUNCHIO  
RYAN SMITH-STANDRIDGE  
JOHN VALLEJO

PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
PROJECT COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, February 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, Todd Vogel, Caitlin Morley and Scott Kemp were present.

Staff present: Cathreen Richards, Planning Director; John Vallejo, County Counsel; Ryan Standridge, Project Coordinator; Josh Dan, Assistant Planner;

Staff absent: Kevin Carunchio, County Administrator; Clint Quilter, 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 was not scheduled on the Agenda.

There was no one from the public that 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)** – Approval of Minutes from December 20, 2017, meeting of the Planning Commission.

**MOTION:** Moved by Commissioner Todd Vogel and seconded by Commissioner Caitlin Morley to approve the Minutes from December 20, 2017.

The Motion passed 4-0.

**ITEM 5:** **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from January 2, 2018, meeting of the Planning Commission

**MOTION:** Moved by Commissioner Scott Kemp and seconded by Commissioner Todd Vogel to approve the Minutes from January 2, 2018.

The Motion passed 4-0.

**ITEM 6:** **NOMINATION & ELECTION OF CHAIR PERSON** – The Commission will accept nominations for chair-person for 2018 and hold an election.

Commissioner Todd Vogel nominated Frank Stewart.

Commissioner Scott Kemp seconded nomination,

Motion Passed 4 – 0.

**ITEM 7:** **NOMINATION & ELECTION OF VICE-CHAIR PERSON** – The Commission will accept nominations for chair-person for 2018 and hold an election.

Chair Stewart nominated Todd Vogel.

Commissioner Scott Kemp seconded nomination.

Motion Passed 4 – 0.

**ITEM 8:** **Tentative Parcel Map No. 418/Sierra Highlands CSD; and ZR 2018-01/ Sierra Highlands CSD** – The applicant has applied for a Tentative Parcel Map (TPM) to divide an existing parcel totaling .57-acre (24,919sq.ft.) into two parcels. The proposed parcel sizes are 19,587sq.ft. and 5,332sq.ft., respectively. The proposed project also includes a Zone Reclassification (ZR) to update the zoning for Parcel 2 to Public District (P), bringing the zoning into compliance with the existing use.

Mr. Dan, Assistant Planner, presented the staff report.

Chair Stewart had asked if the owners of any of the adjacent lots commented.

Mr. Dan responded that no responses had been received.

**ITEM 9:** **Director Determination Appeal-** The appellant requested a Director Determination on whether he could develop a property located in Big Pine along Main Street, in the Central

Business Zoning District, with a mini-storage facility. The Planning Director provided a determination that this use is incompatible with the Central Business Zone. This decision is being appealed to the Planning Commission, per ICC Section 18.81.030. Staff is recommending denial of the appeal. This action is Exempt from the California Environmental Quality Act (CEQA).

Planning Director Cathreen Richards presented the executive summary.

Mr. Kent Schlick introduced himself to the Commission and thanked them for their public service. Mr. Schlick expressed his understanding of the director's decision however he disagrees basing the decision on out dated central business zoning. Businesses have changed due to the internet and have contributed to many of the vacancies in Big Pine and Bishop. Mr. Schlick expressed that he had much of the community's endorsement and, the support of Supervisor Tillemans.

Chair Stewart opened Public hearing at 10:21.

Commander Rick Fields of VFW 457 wanted to encourage the commissioners to support Mr. Schlick's project he believes it is in the best interest of the Big Pine Community.

County Counsel cautioned the commissioners that this request has the potential to affect the entire county zoning use.

Chair Stewart closed the public hearing at 10:24

Chair Stewart communicated his initial response to override the director's decision but explained that the possibility of the decision affecting the entire county he decided to maintain the motion to deny approval.

Commissioner Kemp expressed his agreement with chair Stewart however he strongly advocated for Mr. Schlick to be permitted with some conditions of approval.

Commissioner Morley expressed concern for the precedent the county would be setting when the county already has existing zoning that allows for storage facilities.

Chair Stewart made a motion to deny the appeal. Commissioner Todd Vogel seconded.

Motion Passed 3 – 1.

### **COMMISSIONERS' REPORT/COMMENTS –**

Commissioner Stewart relayed the Road department's staff estimates the bridge repair being scheduled two years out.

## **DIRECTOR'S REPORT-**

Ms. Richards informed the Commission that Scott Stoner has been appointed to the commission but was unable to attend; the desert renewable energy plan has been re-opened per an Executive Order for an amendment; the Forest Plan should be finalized by spring, and the Annual General Plan report will be ajenized for an upcoming Board of Supervisors meeting and scheduled for a presentation to the Commission.

## **ADJOURNMENT –**

With no further business, Commisioner Stewart made a motion to adjourn the meeting at 11:20 a.m., and for the Commission to reconvene at the February 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 Kemp.

Motion passed 4-0

Prepared by:  
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Inyo County Planning Department