

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

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

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

Inyo County Planning Commission  
Post Office Drawer L  
Independence, CA 93526  
(760) 878-0263  
(760) 872-2712 FAX  
inyoplanning@inyocounty.us

CATHREEN RICHARDS  
PAULA RIESEN  
MICHAEL ERRANTE  
CLINT QUILTER  
JOHN VALLEJO

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

Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order or the items are continued. Estimated start times are indicated for each item. The times are approximate and no item will be discussed before its listed time.

Lunch Break will be given at the Planning Commission's convenience.

The Planning Commission Chairperson will announce when public testimony can be given for items on the Agenda. The Commission will consider testimony on both the project and related environmental documents.

The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days per ICC Chapter 15 (California Environmental Quality Act (CEQA) Procedures) and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

**Public Notice:** In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

## August 28, 2019

**10:00  
A.M.**

- 1. PLEDGE OF ALLEGIANCE.**
- 2. ROLL CALL** – Roll Call to be taken by staff.
- 3. PUBLIC COMMENT PERIOD** – This is the opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

**Action**

- 4. APPROVAL OF MINUTES** – Approval of minutes from the June 26, 2019 Planning Commission Meeting.

**Action  
Item  
Public  
Hearing**

- 5. Non-Hosted Short-Term Rental Permit No. 2019-07/LOZITO -**  
The applicant has applied for a Non-hosted Short Term Rental permit, located at 150 Manzanita Road, in Aspendell. 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. The project is Exempt from CEQA.

Action  
Item  
Public  
Hearing

6. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019-03/KEMP**-The applicant has applied for a Non-hosted Short Term Rental permit, located at 222 Rosedale, Independence. 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.

Action  
Item  
Public  
Hearing

7. **Hearing on Conditional Use Permit No. 2019-06/Grow 4 Gold - Cannabis & 2019-09/Grow 4 Gold – Hemp** - The applicant has applied for two Conditional Use Permits. One for cannabis cultivation and one for hemp cultivation to be conducted on the same parcel. The applicant has met the application requirements for the CUP's in Sandy Valley, in southeast Inyo County. The applicant is seeking approval for both hemp & cannabis cultivation projects, which are permitted as a conditional uses for the property, following approval from the Inyo Planning Commission.

Action  
Item  
Public  
Hearing

8. **Hearing on Conditional Use Permit No. 2019-07/Eco Holdings – Hemp** - The applicant has applied for a Conditional Use Permit. The applicant has met the application requirements for a CUP in Sandy Valley, in southeast Inyo County. The applicant is seeking approval for a hemp cultivation project, which is permitted as a conditional use for the property, following approval from the Inyo Planning Commission.

Action  
Item  
Public  
Hearing

9. **Olancha Cartago Corridor Study** - In July 2018, the Inyo County Board of Supervisors approved a contract with *Alta Planning + Design*, to study the Olancha/Cartago communities in anticipation of the planned US 395 realignment. The Commission will receive a presentation of the draft study plan, from *Alta Planning*, outlining opportunities and strategies for the Olancha/Cartago communities to reinvent themselves following the coming highway realignment. This study is funded by an SB-1 “Sustainable Communities Grant” awarded to the County in December 2017.

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

Commissioners to give their report/comments to staff.

### **PLANNING DIRECTOR'S REPORT**

Planning Director, Cathreen Richards, will update the Commission on various topics. Possible cancellation of July Planning Commission Meeting due to lack of agenda items.

