

# 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  
PAULE RIESEN  
MICHAEL ERRANTE  
CLINT QUILTER  
JOHN VALLEJO

PLANNING DIRECTOR  
PROJECT COORDINATOR  
ACTING 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).

## January 23, 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.
4. **NOMINATION & ELECTION OF CHAIR PERSON** – The Commission will accept nominations for chair-person for 2019 and hold an election.
5. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-0X/MOBERLEY-** The applicant has applied for a Non-hosted Short Term Vacation Rental permit, located at. 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

Action  
Public  
Hearing

Action  
Item  
Public  
Hearing

6. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-14/TRACY** - The applicant has applied for a Non-Hosted Short Term Rental permit for their residence located at 304 Altair Circle, in the community of Starlite, 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.

Action  
Item  
Public  
Hearing

7. **NON-HOSTED SHORT TERM RENTAL PERMIT 2018-16/SHELDON** – The applicant has applied for a Non-Hosted Short Term Rental permit for their residence located at 1575 Indian Springs Drive, in the Alabama Hills neighborhood of 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.

Action  
Item  
Public  
Hearing

8. **NON-HOSTED SHORT TERM RENTAL PERMIT 2018-17/WILSON** – The applicant has applied for a Non-Hosted Short Term Rental permit for their residence located at 200 Sierra Summit Drive, in the community of Aspendell, 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.

Action  
Item  
Public  
Hearing

9. **CONDITIONAL USE PERMIT #2018-06/GILLIGAN**- The applicant is requesting a CUP to install a manufactured home to house a caretaker on site. The project includes: Installation of 1080 square foot antique furniture store and warehouse allowed by 18.44.020 Permitted uses. Upon completion of the store the manufactured home will be installed with utilities and placed on a permanent foundation. The project is exempt from the California Environmental Quality Act (CEQA).

Action  
Item  
Public  
Hearing

10. **ZONE RECLASSIFICATION 2018-10\JELLISON**- The applicant is proposing to change the Zoning Designation on a property, located at 2476 and 2478 Dixon Lane Bishop. It is currently zoned Multiple Residential with a 14,000 square foot minimum and has the General Plan designation of Residential Medium (RM). The applicant is requesting the Zoning Designation of Single Residence or Mobilehome Combined, with a 7,200 square foot minimum (RMH-7200). The existing General Plan designation is consistent with the proposed Zoning designation and will not change. The proposed zoning is consistent with the current use on the parcel (a single family residence and an accessory dwelling unit). The applicant has applied for a Hosted Short-Term rental at this property, which is allowed in the RMH zoning, but not in the R2 zoning. This project is categorically exempt from the requirements of the California Environmental Quality Act under CEQA Guidelines 15061 (b)(3) general rule.

Action  
Item  
Public  
Hearing

11. **TENTATIVE PARCEL MAP 420; GENERAL PLAN AMENDMENT 2018-05; ZONE RECLASSIFICATION 2018-11/PINE CREEK RANCHES-** The applicant, Pine Creek Ranches LLC, is requesting a subdivision of an approximate 121-acre lot into 2-parcels one consisting of 12.9-acres and the other (remainder) approximately 108-acres. This subdivision request also requires a Zone Reclassification and General Plan Amendment to meet the minimum lot size and density requirements. The applicant is requesting Rural Residential with a 10-acre minimum (RR-10) and a General Plan designation of Residential Ranch (RR) with a one-dwelling unit per ten-acre density requirement. This project is Exempt under CEQA by the General Rule 15061.

Action  
Item  
Public  
Hearing

12. **CONDITIONAL USE PERMIT 2018-08/ SIMPLY GREEN -** The applicant has applied for a CUP to operate a retail cannabis establishment located at 1275 Rocking W Drive in the community of Bishop. The applicant has been approved by the Board of Supervisors for a Cannabis Retail Business License. This project is Exempt under CEQA by 15301, Existing Facilities – Class 1.

Action  
Item  
Public  
Hearing

13. **CONDITIONAL USE PERMIT 2018-08/ PAL'S -** The applicant has applied for a CUP to operate a retail cannabis establishment located at 1367 Rocking W Drive in the community of Bishop. The applicant has been approved by the Board of Supervisors for a Cannabis Retail Business License. This project is Exempt under CEQA by 15301, Existing Facilities – Class 1.

### 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.

### CORRESPONDENCE – INFORMATIONAL