

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

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

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

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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).

February 28, 2018

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
Item

4. APPROVAL OF MINUTES – Approval of minutes from the December 20, 2017 Planning Commission Meeting.

Action
Item

5. APPROVAL OF MINUTES – Approval of minutes from the January 2, 2018 Joint meeting Of Board of Supervisors and Planning Commission meeting.

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| Action Item | 6. NOMINATION & ELECTION OF CHAIR PERSON – The Commission will accept nominations for chair-person for 2018 and hold an election. |
| Action Item | 7. NOMINATION & ELECTION OF VICE-CHAIR PERSON – The Commission will accept nominations for vice-chair-person for 2018 and hold an election. |
| Public Hearing & Action 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. |
| Public Hearing & Action 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). |
| Workshop | 10. Ralph M. Brown Act- County Counsel will hold a Workshop with the Planning Commission on the Ralph M. Brown Act that establishes the rules and regulations for city and county government agencies, boards, and councils for conducting public meetings. |

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