

# 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**  
**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).

## August 22, 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**      **4. APPROVAL OF MINUTES –** Approval of minutes from the July 25, 2018 Planning Commission Meeting.

**Action  
Public  
Hearing**

- 5. APPROVAL OF A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY (MND/IS) FOR THE PROPOSED ROUTINE MAINTENANCE STREAMBED ALTERATION AGREEMENT-** Inyo County Public Works Department is proposing to enter into a 10 year Routine Maintenance Agreement (RMA) with the California Department of Fish and Wildlife (CDFW) under the Lake and Streambed Alteration Program (Section 1600 of the CDFW Code). The RMA will cover routine maintenance

performed by the Inyo County Road Department that occurs near CDFW jurisdictional waterways. These maintenance activities include shoulder maintenance on paved roads, roadway grading on dirt roads, clearing of drainage ditches, and removal of sediment and debris from culverts. All maintenance work occurs within the previously impacted road Right of Way.

Action  
Item  
Public  
Hearing

6. **GPA 2018-02/Inyo County - MHMP**  
The County is proposing to amend the Public Safety Element of its General Plan by adding, by reference, the Inyo County Multi-Jurisdictional Hazard Mitigation Plan (MHMP). Incorporating the MHMP into the County's General Plan will provide a more in depth evaluation of hazards in the County and additional mitigation strategies that result in better tools to help protect the safety of the County's citizens. It will also allow the County to be eligible for consideration for part or all of its local costs on eligible public assistance to be provided by the State share funding through the California Disaster Assistance Act.

Action  
Item  
Public  
Hearing

7. **ZONE RECLASSIFICATION 2018-07/IN ERNEST HOLDINGS LTD. LIABILITY COMPANY** – The applicant is proposing to change the Zoning Designation on its property, located at 225 North Mount Whitney Drive, Lone Pine, CA with Assessor Parcel Number (APN) 005-073-34. Currently, this parcel is zoned Multiple Residential (R2). The applicant is requesting the Zoning Designation of Single Residence or Mobilehome Combined (RMH). The proposed zoning is consistent with the current use on the parcel (a single family residence). 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. The project is exempt from CEQA.

Action  
Item  
Public  
Hearing

8. **Non-Hosted Short Term Rental Permit 2018-03/Gleason** – The applicant has applied for a Non-Hosted Short Term Rental permit for their residence located at 2483 Sunrise Drive, in the West Bishop neighborhood of unincorporated 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

### **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**