

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).

April 24, 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 February 27, 2018 Planning Commission Meeting.

**Action
Item
Public
Hearing** **5. NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-07/JELLISON** -The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 2476 and 2478 Dixon Lane, in Bishop. 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

6. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-15/DAVIDSON** -The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 260 S Mount Whitney, in Lone Pine. 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
Public
Hearing

7. **CONDITIONAL USE PERMIT (CUP) 2019-04/SIGN DEVELOPMENT INC-** The applicant has applied for a CUP for a new business and digital fuel station sign that is replacing an existing business and analog fuel station sign. This use permit is part of a larger project that consists of refreshing the signage at the Independence Shell Station, which is located at 350 S. Edwards Street in the community of Independence. The sign is proposed to be electronic in nature, with digital displays that display pricing for various grades of fuel. The Inyo County Code requires that electronic signs in the Central Business (CB) zoning, which is the zoning of this property, obtain a conditional use permit. This project is categorically exempt from the requirements of the California Environmental Quality Act under under CEQA Guidelines 15301, Existing Facilities – Class 1.

Action
Item
Public
Hearing

8. **CONDITIONAL USE PERMIT (CUP) 2019-05/SIGN DEVELOPMENT INC-**The applicant has applied for a CUP for a new business and digital fuel station sign that is replacing an existing business and analog fuel station sign. This use permit is part of a larger project that consists of refreshing the signage at the Lone Pine Shell Station (co-located with the Lone Pine Carl's Jr. Restaurant), which is located at 401 N. Main Street in the community of Lone Pine. The sign is proposed to be electronic in nature, with digital displays that display pricing for various grades of fuel. The Inyo County Code requires that electronic signs in the Central Business (CB) zoning, which is the zoning of this property, obtain a conditional use permit. This project is categorically exempt from the requirements of the California Environmental Quality Act under under CEQA Guidelines 15301, Existing Facilities – Class 1.

Action
Item
Public
Hearing

9. **ZONE TEXT AMENDMENT (ZTA) 2019-01/INYO COUNTY – COMMERCIAL CANNABIS** - The County of Inyo is proposing to amend sections of the County Zoning Ordinance, set forth in Title 18 of the Inyo County Code, to amend and add definitions and to adjust a procedural requirement related to Commercial Cannabis Activities. This project is Exempt from CEQA under the General Rule.

Workshop

10. **SHORT TERM RENTAL UPDATE** - Staff will hold a Workshop with the Planning Commission on the status of short-term rentals in Inyo County, approximately one year after accepting applications.

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