

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

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SECOND DISTRICT
THIRD DISTRICT (VICE CHAIR)
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).

May 29, 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 April 24, 2019 Planning Commission Meeting.

**Action
Item
Public
Hearing**

- 5. NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-18/SEITER** - The applicant has applied for a Non-hosted Short-Term Vacation Rental Permit. The applicant has met all requirements, and been approved by the Planning Department, for a Hosted Short-Term Vacation Rental Permit. The applicant is also seeking a Non-hosted Short-Term Rental Permit, with approval from the Planning

Commission.

Action
Item
Public
Hearing

6. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019 - 01/CUMMINGS** - The applicant has applied for a Non-hosted Short-Term Vacation Rental Permit. The applicant has met all requirements, and has been approved by the Planning Department, for a Hosted Short-Term Vacation Rental Permit. The applicant is also seeking a Non-hosted Short-Term Rental Permit, with approval from the Planning Commission.

Action
Public
Hearing

7. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019 - 02/KOLKER** - The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 3504 Ranch Road, 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

8. **CONDITIONAL USE PERMIT (CUP) 2019-02/ SAC WIRELESS-VERIZON/TELECOM UPDATE 2019-01 SAC WIRELESS-VERIZON** - SAC Wireless, representing Verizon Wireless, has submitted an application to update Verizon's existing Telecom Plan and request a Conditional Use Permit to construct a 100 foot Mono-pole tower. The Tower will have a pine tree façade housing nine 6 foot tall antenna and two 6 foot tall microwave antennas, at 950 Tu Su Lane, on property owned by Richard and Alice Cassel with a Tax Assessor Parcel Number (APN 011-120-64).

Action
Item
Public
Hearing

9. **TELECOM UPDATE 2019-02/ SPRINT** – – The applicant has applied for approval of a Wireless Communication Plan (Telecom Plan) as required by Inyo County Code Section 18.76. The Telecom Plan covers 3 sites. 2 sites, located in Bishop and near Olancho, are already operational, allowed by previous approvals from Inyo County and the City of Bishop, but have not previously been identified as operated by Sprint through the Telecom Plan process. The other site is a proposed co-location on an existing telecommunications tower owned by SBA Communications and located at 20 Gill Station Road at Coso Junction.

Action
Item
Public
Hearing

10. **VARIANCE 2019-01/VAN STARRENBURG** – The applicant Joost Van Starrenburg has applied for a variance for a single-family dwelling to encroach 9-feet into the required 20-foot side yard setback for a property zoned Rural Residential (RR), and located at 557 Sunset Drive, in the Alabama Hills, Lone Pine. This project is Exempt under 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