

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).

January 22, 2020

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. **APPROVAL OF MINUTES** – Approval of minutes from the November 6, 2019 Planning Commission Meeting.
5. **NOMINATION & ELECTION OF CHAIR PERSON** – The Commission will accept nominations for chair-person for 2020 and hold election.

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Action Item 6. **NOMINATION & ELECTION OF VICE CHAIR PERSON** – The Commission will accept nominations for vice-chair-person for 2020 and hold election

Action Item Public Hearing 7. **ROUND VALLEY BRIDGE** - The Inyo County Planning Commission will consider approval of a Mitigated Negative Declaration/Initial Study (MND/IS) for the proposed North Round Valley Road Bridge Replacement Project, which would involve the replacement of County Bridge 48C-0044, which was heavily damaged during storm run-off in the spring of 2017. The bridge is located approximately 12 miles northwest of Bishop, California.

Action Item Public Hearing 8. **CUP-2019-18/INYO MONO ADVOCATES FOR COMMUNITY ACTION (IMACA)** - IMACA is applying to establish and operate a Safe Parking Project where certain qualifying people experiencing homelessness can park in up to 15 parking spaces from 7:00 p.m. to 7:00 a.m. The parking spaces are located on the west side of the Church of the Nazarene at 900 W. Line Street, on property zoned Highway Services and Tourist Commercial and designated Retail Commercial with an Assessor Parcel Number (APN) of 011-380-17. The vehicle occupants will use the restroom at the administrative office building. The project qualifies for a Class 3 exemption (Conversion of small structures) from CEQA.

Action Item Public Hearing 9. **CUP-2019-15/COPPER TOP** - The applicant has applied for a Conditional Use Permit and met the requirements for a CUP. The applicant is seeking approval for outdoor seating and parking adjacent to the planned restaurant. The project is located at 442 N. Main Street in Big Pine. This outdoor seating project is permitted as a conditional use, following approval from the Inyo Planning Commission.

Action Item Public Hearing 10. **CONDITIONAL USE PERMIT-2019-12/LACKNER** - The applicants have submitted an application for a Conditional Use Permit to allow the construction of an addition to an existing nonconforming residence located 1327 Birchim Lane, in the community of Wright's 40 Acres. The applicants submitted an application for the CUP based on Inyo County Code Section 18.78.240. This project is Exempt from CEQA

Action Item Public Hearing 11. **CONDITIONAL USE PERMIT-2019-14/INDY PLACE** - This project involves a proposal to establish outdoor seating for seasonal ice cream shop. The applicant estimates the ice cream shop/food establishment operation will be April through October with regular hours of operation, between 10:00 a.m. and 4:00 p.m., Thursday through Monday.

Action Item Public Hearing 12. **CONDITIONAL USE PERMIT-2019-11/DEEP SPRINGS COLLEGE** - The applicant, Deep Springs College, has applied for a CUP to: make the college compliant with the Inyo County Code 18.12

(Open Space); and to replace faculty housing partially lost due a renovation, with a new triplex. The college has been operating at the same location since 1917 and is a grandfathered use as it was established before the County's zoning code. Any changes or expansions do, however, require a CUP. By obtaining the CUP the college can continue the current use as a college, which is considered a public/quasi-public use, and make the proposed improvements. The triplex will house permanent and visiting faculty.

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13. **VARIANCE-2019-02/LOVINGIER** - The applicant, Lonnie Lovinger has applied for a variance for a single-family dwelling to encroach 15-foot into the required 25-foot front yard setback for a 180-square-foot storage garage addition on a property zoned One Family Residences, with a 10,000-sq-ft minimum (R1-10,000) that is located at 258 Brook Lane, in the community Aspendell.

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14. **NON-HOSTED SHORT TERM RENTAL PERMIT- 2019-10/CARLETON & NIOCHE** - 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.

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15. **NON-HOSTED SHORT TERM RENTAL PERMIT- 2019-13/STEWART & JAEGER** - 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.

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16. **NON-HOSTED SHORT TERM RENTAL PERMIT-2019-05/SCHWARTZ** - The applicant has applied for a Non-hosted Short-Term Rental permit, located at 255 Sara Lane, in Big 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. This project is Exempt from CEQA.

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17. **NON-HOSTED SHORT TERM RENTAL PERMIT-2019-11/KOKX** – The applicant has applied for a Non-hosted Short-Term Rental permit, located at 665 E. Inyo Street, 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. This project is Exempt from CEQA.

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18. **UPDATE ON SHORT TERM RENTAL ORDINANCE** - Based on direction from the Board of Supervisors, staff is recommending updates to the County's Short-term Rental of Residentially Zoned Property ordinance to add stricter penalties for violations, allow for them in the R2 zone, new permitting requirements, and to eliminate the Non-hosted Short-term Rental Permit.

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