

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF MAY 29, 2019 MEETING

COMMISSIONERS:

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

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

Inyo County Planning Commission
Post Office Drawer L
Independence, CA 93526
(760) 878-0263
(760) 872-0712 FAX

STAFF:

CATHREEN RICHARDS
JOHN VALLEJO
STEVE KARAMITROS
TOM SCHANIEL
RYAN STANDRIDGE
PAULA RIESEN
CLINT QUILTER
MIKE ERRANTE

PLANNING DIRECTOR
COUNTY COUNSEL
SENIOR PLANNER
ASSOCIATE PLANNER
ASSISTANT PLANNER
PROJECT COORDINATOR
COUNTY ADMINISTRATOR
PUBLIC WORKS DIRECTOR

The Inyo County Planning Commission met in regular session on Wednesday, May 29, 2019, in the Administration Building, in Independence, California. Commissioner Vogel opened the meeting at 9:59 a.m.
These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

ITEM 1: **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 9:59 a.m.

ITEM 2: **ROLL CALL** - Commissioners: Todd Vogel, Caitlin Morley, Scott Stoner, were present.

Staff present: Cathreen Richards, Planning Director; Steve Karamitros, Senior Planner; Ryan Standridge, Assistant Planner; Tom Schaniel, Associate Planner, John Vallejo, County Counsel, and Paula Riesen, Project Coordinator.

Staff absent: Clint Quilter, County Administrator; Michael Errante, Public Works Director.

ITEM 3: **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

Vice Chair Vogel opened the Public Comment Period at 10:00 A.M. There was no one from the public who wished to comment on any planning subject that was not scheduled on the Agenda. Vice Chair Vogel closed the public comment period at 10:01 A.M.

ITEM 4: **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from April 24, 2019, meeting of the Planning Commission.

MOTION: Moved by Commissioner Scott Stoner and seconded by Commissioner Kate Morley to approve the Minutes from April 24, 2019.

The Motion passed 3-0.

ITEM 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 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.

Mr. Karamitros, Senior Planner, presented the staff report.

Vice Chair Vogel opened the Public Hearing at 10:05 a.m.

No one from the public wished to speak the hearing closed at 10:06 a.m.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Kate Morley to approve the **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-18/SEITER**

The Motion passed 3-0.

ITEM 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.

Mr. Karamitros, Senior Planner, presented staff report.

Vice Chair Vogel opened the Public Hearing at 10:09 am

- Linda Chaplin from Independence got up and stated she thinks Short Term Rentals are a nuisance, People do not follow house rules, they don't observe quite hours, they leave trash, smoke outside, and do not turn off their porch lights. Cars arrive late and leave early and this is something we should keep in mind for the future.
- Sharon Cummings addressed the board and asked if any of these complaints pertained to her property?

- Linda Chaplin got up again and said this had nothing to do with Ms. Cummings property.

Cathreen Richards, Planning Director, stated that any issues with Non-Hosted Property should be discussed with the Property Manager of that rental. Commissioner Kate Morley agreed that is part of the code enforcement of the property manager.

After a discussion of the concerns the hearing closed at 10:16 a.m.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Scott Stoner to approve the **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019-01/Cummings** as presented by staff.

The Motion passed 3-0.

ITEM 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.

Mrs. Ryan Standridge, Assistant Planner presented staff report, stating there had been two written responses that she had already sent to the commission in favor of this rental.

Vice Chair Vogel opened the Public Hearing at 10:29 a.m.

- Sharon White from the Alabama Hills wanted to voice her concerns on Short Term Rentals.
- Linda Chaplin also expressed more concerns with the Short Term Rentals.

Vice Chair Vogel asked if Ms. White's concerns were for this particular Kolker rental. Ms. White stated it was not.

Mr. John Vallejo said they could discuss her concerns after the meeting.

After discussion of the concerns the hearing closed at 10:51 a.m.

MOTION: Moved by Commissioner Scott Stoner and seconded by Commissioner Kate Morley to approve the proposed **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2019 -02/KOLKER** - as presented by staff.

The Motion passed 3-0

ITEM 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).

Mrs. Ryan Standridge, Assistant Planner presented staff report.

Commissioner Morley asked what determines height of the cell towers.

Mrs. Standridge introduced Verizon Representative Joseph Sharp and deferred questions to him. Mr. Sharp stated the height was for best coverage for West Bishop and all the way to Starlite.

Vice Chair Vogel opened the Public Hearing at 10:43 a.m.

- Linda Chaplin was curious who would handle the fading and wind issues with the tower.

Mrs. Standridge stated it was part of the conditions of approval for the project that Verizon maintain the tower.

Commissioner Morley asked the height of the existing trees around the area. Ms. Standridge stated they were the same height as the new proposed tower.

No one from the public wished to speak the hearing closed at 10:52 a.m.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Kate Morley to approve the proposed Conditional Use Permit **2019-02/ SAC WIRELESS-VERIZON/TELECOM UPDATE 2019-01 SAC WIRELESS** as presented by staff.

The Motion passed 3-0

ITEM 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.

Mr. Tom Schaniel, Associate Planner presented staff report.

Chair Stewart opened the Public Hearing at 11:08 a.m.

- Linda Chaplin stated she like the camo paint job on the pole. She also asked how many cell dishes could be added to pole?

Mr. Schaniel stated her was not sure. It probably would be determined by cost.

No one else from the public wished to speak the hearing closed at 10:09 a.m.

MOTION: Moved by Commissioner Kate Morley and seconded by Vice Chair Vogel to approve the **TELECOM UPDATE 2019-02/ SPRINT.**

The Motion passed 3-0

ITEM 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.

Ms. Cathreen Richards, Planning Director presented staff report.

Vice Chair Vogel opened the Public Hearing at 11:13 a.m.

- Bill Silanski listed concerns
 1. Was a permit issued?
He believes work was done without a permit.
 2. Started complaints March 25 and 2 weeks later sent pictures.
He was told that work was supposed to stop and did not.
 3. Does not see the rocks that owner is talking about.
He does not think Joost should be able to move closer to his property.
 4. Variance would be too close to where he lives.
He does not want someone living near him.
- Joost Van Starrenburg spoke and said he had been working with Tyson the Building Inspector the entire time and also working with Environmental Health on the well.
- Lita Green got up and spoke saying that change is hard and nothing was done on the sly.
- Micheal Ping got up next and said he lives east of the project site and he built on the rocks.
- Anthony Armone stated that he was happy it was a stick built house and not a manufactured home.

- Linda Chaplin said that the Alabama Hills are for everyone and understands why neighbors are not happy.
- Dan Dickman is the designer of the home and stated it was designed to fit into the rocks with a 5 sided foundation and metal siding to blend in.
- Sharon White got up and said there is probably other options, they just cost a lot more. The view is for everyone.
- Bill Silanski got up and said guy never called him and told him he was going in another direction. He never asked to speak about his project.

Cathreen Richards, Planning Director said she had spoken to Building & Safety and Environmental Health and Joost has serious limitations on the property requiring the variance and he has been working with them on the project.

After discussion of the concerns the public hearing closed at 11:42 a.m.

Commissioner Scott Stoner asked if this variance would set precedence in the neighborhood.

Ms. Richards said no because there are no other buildings around. All over the county the setbacks are different.

MOTION: Moved by Vice Chair Vogel and seconded by Commissioner Scott Stoner on **VARIANCE 2019-01/VAN STARRENBURG.**

The Motion passed 3-0

COMMISSIONERS' REPORT/COMMENTS –

Commissioners to give their report/comments to staff.

DIRECTOR'S REPORT -

Cathreen Richards shared the details of the presentation that went in front of the Board of Supervisors on the Short Term Rentals, stating that they want options on how to update the code.

Commissioner Kate Morley said it seems that the people who didn't go to the town meetings are the ones coming to the Planning Commission meetings now and voicing their concerns.

Also, Cathreen asked about Planning Commission in July asking if we could change it to the 31st of July. Commissioners all agreed and said they would check their calendars.

ADJOURNMENT –

With no further business, Vice Chair Vogel made a motion to adjourn the meeting at 11:57 a.m., and for the Commission to reconvene at the June 26, 2019 meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Vice Chair Todd Vogel to Adjourn.

Seconded by Commissioner Kate Morley.

Motion passed 3-0.

Prepared by:
Paula Riesen
Inyo County Planning Department

DRAFT