

Agenda

County of Inyo Planning Commission

NOTICE TO THE PUBLIC: In order to minimize the spread of the COVID-19 virus, Governor Newsom has issued Executive Orders that temporarily suspend certain requirements of the Brown Act. Please be advised that the Planning Commission will be conducting its hearing exclusively via videoconference by which Planning Commission Members and staff will be participating. The videoconference will be accessible to the public by computer, tablet or smartphone at: <https://us02web.zoom.us/j/81142874278?pwd=MnVRRXpoWEhPUTNVWHYzOVJOL2ltQT09>
You can also dial in by phone at 1-669-900-6833 and then enter Access Code: 811 4287 4278. Public Comment may be provided by emailing the comments prior to the meeting. All emailed comments will be read into the record, and the Planning Commission will take that feedback into consideration as it deliberates. Please send comments to: inyoplanning@inyocounty.us

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

CATHREEN RICHARDS
PAULA RIESEN
MICHAEL ERRANTE
CLINT QUILTER
JOHN VALEJO

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

PLANNING DIRECTOR
PROJECT COORDINATOR
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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).

September 23, 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.

- Action Item 4. **APPROVAL OF MINUTES** – Approval of minutes from the July 22, 2020 Planning Commission Meeting.
- Action Item Public Hearing 5. **ZONE TEXT AMENDMENT- 2020-02 ICC-RESCIND 18.78.340/SECOND UNITS** – Based on a review of current zoning with respect to Accessory Dwelling Units, staff has found that the County is currently out of compliance with State regulations and is proposing to rescind Chapter 18.78.340 of the Inyo County Code. The Planning Commission will be considering providing a recommendation to the Board of Supervisors to adopt this proposed change.
- Action Item Public Hearing 6. **CONDITIONAL USE PERMIT-2020-07/CERRO GORDO** - The applicant, Silver Pineapple LLC, has applied for a CUP to rebuild the Cerro Gordo Hotel and Surveyor House that were completely destroyed by a fire in June 2020 and to be compliant with the Inyo County Code 18.12 (Open Space). The hotel and surveyor house have been at the same location since the late 1800s and are grandfathered uses as they were established before the County’s zoning code. Since they must now be rebuilt, they are subject to the current zoning and building codes and because of this, require a CUP.
- Action Item Public Hearing 7. **GENERAL PLAN AMEDMENT- 2019-01/ZONE RECLASS-2019-02/TENTATIVE PARCEL MAP-422/ CONDITIONAL USE PERMIT-2020-03 OLANCHA LAKE ZONING** - The applicant (Olancha Lake LLC) is requesting to merge seven parcels, which requires a Tentative Parcel Map. This parcel merger also requires a Zone Reclassification and General Plan Amendment to create the correct land use designations for a proposed future commercial RV camping business. The proposed project is allowed as a conditional use and requires approval from the Inyo County Planning Commission. The public hearing will address each of these four land use entitlements. The project is located in Olancha, CA.
- Action Item Public Hearing 8. **CONDITIONAL USE PERMIT-2020-05/PINO PIES** - The applicant has applied for a CUP for ‘Mixed Use’ to allow for residential use of half of the commercial space being rented by the applicant. The applicant is renting two of four suites within a single, commercially zoned building. One of these suites would be for residential use. The project is located on Grandview Drive, in Bishop.
- Action Item Public Hearing 9. **HEARING – Radcliff Mine Order Mandating Compliance** -The County will be seeking an order to comply from the Planning Commission imposing administrative penalties in the amount of \$50 per day, calculated from the date that the transfer of the Financial Assurance Mechanism should have been completed per Public Resources Code § 2773.1(c). Per Public Resource Code § 2774.1(a)(3)(A), the County will further seek an order from the Planning Commission mandating a closure of the Radcliff Mine until the FAM is properly transferred.

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