

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

LANIE SOMERS
CAITLIN (KATE) J. MORLEY
TODD VOGEL
CALLIE PEEK
SCOTT KEMP

CATHREEN RICHARDS
PAULA RIESEN
MICHAEL ERRANTE
LESLIE CHAPMAN
CHRISTIAN MILOVICH

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

PLANNING DIRECTOR
PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
COUNTY COUNSEL

Inyo County Planning Commission
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Please be advised the Planning Commission will be conducting its hearing in person at 224 N. Edwards, Board of Supervisor Chambers in Independence, California and will also include Zoom via videoconference. The meeting will also be accessible by audio only to the public by computer, tablet or smartphone at:

<https://us02web.zoom.us/j/84859902334?pwd=TTZN3hxTzNjZmhOVlFaSUtHUEExRdz09>

You can also dial in by phone at 1-669-900-6833 Meeting Id: 848 5990 2334 and then enter Passcode: 934437. Public Comment may be provided by emailing the comments prior to the meeting. All emailed comments will be entered into the official record, and the Planning Commission will take that feedback into consideration as it deliberates. Please send comments to: inyoplanning@inyocounty.us

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).

June 29, 2022

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 April 27, 2022 Planning Commission Meeting.
- Action Item Public Hearing**
5. **CONDITIONAL USE PERMIT-2022-02/COSO SIGNS** - The applicant is requesting a CUP for two gas station signs to include electronic price readers. The property is zoned Highway Services and Tourist Commercial (C-2) and is located at 20 Gills Station Road, in the community of Coso Junction. A gas station and mini mart have been operating on the site for many years prior to current new development. The applicant has applied for the CUP to change an existing Chevron sign to include the electronic component to display gas prices; and to update a high rise pole sign to include an electronic component to display gas prices. This project is Categorically Exempt under CEQA.
- Action Item Public Hearing**
6. **VARIANCE 2022-03/COSO SIGNS** - The applicant is requesting a sign height and size variance to exceed the 50-square-foot maximum size for an electronic price reader sign to 84-square-feet; and to exceed the 25-foot sign height maximum to 50-feet. The property is zoned Highway Services and Tourist Commercial (C-2) and is located at 20 Gills Station Road, in the community of Coso Junction. This project is Categorically Exempt under CEQA.
- Action Item Public Hearing**
7. **ZONE TEXT AMENDMENT-2022-05/ OUTDOOR SEATING** - Staff has drafted a proposed ordinance to amend the Inyo County Zoning Code Chapters 18.44 - Central Business; 18.48 - Highway Services and Tourist Commercial; 18.45 – General Commercial and Retail; and, 18.54 - Commercial Recreation of the Inyo County Code to allow outdoor seating as an accessory use.
- Project Update**
8. **PUBLIC WORKS** - Updates on Pine Creek Bridge & Bishop Airport.
- Workshop**
9. **COUNTY COUNSEL** – Planning Commissioner Training.

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