

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

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

Inyo County Planning Commission
Post Office Drawer L
Independence, CA 93526
(760) 878-0263
(760) 872-2712 FAX
inyoplanning@inyocounty.us

CATHREEN RICHARDS
PAULA RIESEN
MICHAEL ERRANTE
LESLIE CHAPMAN
CHRISTIAN MILOVICH

PLANNING DIRECTOR
PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
COUNTY COUNSEL

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 videoconference will also be accessible to the public by computer, tablet or smartphone at:

<https://us06web.zoom.us/j/87125040517?pwd=RFVYNng1b1JlTQ1NZAeEtoQlJuOXA2UT09>

You can also dial in by phone at 1-669-900-6833 Meeting Id: 871 2504 0517 and then enter Passcode: 086640. 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

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).

March 23, 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 December 29, 2021 Special Planning Commission Meeting.
- Action Item
5. **APPROVAL OF MINUTES** – Approval of minutes from the January 26, 2022 Planning Commission Meeting.
- Action Item
6. **APPROVAL OF MINUTES** – Approval of minutes from the February 23, 2022 Planning Commission Meeting.
- Action Item
7. **CONSIDERATION OF A RESOLUTION** - The Planning Commission to meet remotely pursuant to AB 361.
- Action Item/
Public hearing
8. **AMENDMENT TO CONDITIONAL USE PERMIT 1985-07/ BROWN’S SUPPLY**- The applicant has applied for an amendment to their original CUP to expand the area of their salvage yard located on land leased by LADWP. The applicant has an existing 4.87-acre decomposed granite pit that the salvage yard has encroached upon. This amendment would bring the existing nonconforming salvage yard into compliance, allowing the entire 18.37-acre property to be used as a salvage yard, and change the end use for the 4.87-acre DG pit to be part of the salvage yard. The project is Exempt from CEQA.
- Action Item/
Public hearing
9. **CONDITIONAL USE PERMIT-2021-03/GLACIER FED FARMS - VARIANCE-2021-03/GLACIER FED FARMS - VARIANCE-2021-08/GLACIER FED FARMS** - The applicant is requesting a CUP for the cultivation of 5,000-square-feet or less of cannabis. The project includes growing and drying cannabis on a 12-acre parcel located at 3080 Glacier Lodge Road near the community of Big Pine. The applicant has concurrently applied for 2 variances. One for a side yard setback encroachment of 200-feet on the west side of the property and the other for a fence height variance for up to 8-feet for security. This project is a Mitigated Negative Declaration of Environmental Impact under CEQA.
- Informational Item
10. **2021 ANNUAL PROGRESS REPORT** - Staff will give a presentation to the Planning Commission summarizing the Inyo County 2021 Annual Progress Report.

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