

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

INYO COUNTY PLANNING COMMISSION

Howard Lehwald
Caitlin (Kate) J. Morley
Todd Vogel
Callie Peek
Scott Kemp

First District
Second District
Third District (Chair)
Fourth District (Vice Chair)
Fifth District

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

STAFF

Cathreen Richards	Planning Director
Ryan Standridge	Associate Planner
Danielle Visuano	Associate Planner
Cynthia Draper	Assistant Planner
Michael Errante	Public Works Director
Nate Greenberg	County Administrator
Christian Milovic	Assistant County Counsel

This meeting will be held in the Board of Supervisors Room located at 224 N. Edwards Street, in Independence California, beginning at 10:00 a.m.

- 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).

April 24, 2024

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 February 28, 2024, Planning Commission Meeting.
5. **Zone Text Amendment 2023-01/Two-Unit Development.** Staff are proposing to amend Chapter 18.84 of the County Code with the adoption of a Senate Bill 9 (SB9) Two-Unit Development ordinance to address and incorporate the SB9 Two-Unit Development requirements, a state mandate. The proposed amendment also provides recommendations to variable implementation measures to ensure the County not only meets the State’s SB9 Two-Unit Development requirements but also meets the needs specific to the County of Inyo. SB9 allows for the development of two primary dwellings on a single-family residentially zone parcel located in the urbanized area of Bishop, as defined by the U.S. Census, if certain criteria are met. The Planning Commission will be considering providing a recommendation to the Board of Supervisors to adopt the proposed amendment. The amendment is exempt from CEQA pursuant Government Code Section 65852.21(j) and Section 21000 of the Public Resources Code and is further exempt from CEQA pursuant to 15303 of the CEQA guidelines.
6. **Subdivision Text Amendment 2023-02/SB9 Urban Lot Split.** Staff are proposing to amend Chapter 16.25 of the County Code with the adoption of a Senate Bill 9 (SB9) Urban Lot Split ordinance to address and incorporate the SB 9 Urban Lot Split requirements, a state mandate. The proposed amendment also provides recommendations to variable implementation measures to ensure the County not only meets the State’s SB9 Urban Lot Split requirements but also meets the needs specific to the County of Inyo. SB9 allows for an Urban Lot Split of a single-family residentially zone parcel located in the urbanized area of Bishop, as defined by the U.S. Census, if certain criteria are met. The Planning Commission will be considering providing a recommendation to the Board of Supervisors to adopt the proposed amendment. The amendment is exempt from CEQA pursuant Government Code Section 66411.7(n) and Section 21000 of the Public Resources Code and is further exempt from CEQA pursuant to 15303 of the CEQA guidelines.
7. **COMMISSIONERS’ REPORTS/COMMENTS**
9. **PLANNING DIRECTOR’S REPORT**
10. **ADJORN**