

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
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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).

October 23, 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 July 24, 2024, Planning Commission Meeting.

Action
Item /
Public
Hearing

5. **CONDITIONAL USE PERMIT 2024-07 / SHELL STATION REIMAGE TO 76.** The applicant is requesting a Conditional Use Permit (CUP) for the reimagining of a fuel station from Shell to 76. The property is zoned Central Business (CB) and is located at 109 S. Main St., Big Pine, California (APN: 004-032-01). A gas station and food mart have been operating on the site for many years. The applicant has applied for the CUP to reimage existing unpermitted and nonconforming Shell brand signage to 76 to include the canopy, fuel pumps, Food Mart, Hi-rise and Mid-rise signs, and to add a new electronic price reader to the Mid-rise sign. This project is Categorically Exempt under CEQA.

Action
Item /
Public
Hearing

6. **CONDITIONAL USE PERMIT (CUP) 2021-04/GREWAL.** The applicant has applied for a Conditional Use Permit to change a one-family residence on a property located at 2218 North Sierra Highway, in the Bishop area, to a multiple family structure (duplex). The dwelling is located in the Highway Services and Tourist Commercial (C2) zone, which requires a CUP for multiple family dwellings. This project is Exempt from CEQA pursuant to 15301 – Existing Facilities.

7. **COMMISSIONERS' REPORTS/COMMENTS**

8. **PLANNING DIRECTOR'S REPORT**

9. **ADJORN**