

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

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Second District
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Fourth District (Vice Chair)
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STAFF

Cathreen Richards	Planning Director
Danielle Visuaño	Senior Planner
Ryan Standridge	Associate Planner
Cynthia Draper	Associate Planner
Sally Faircloth	Project Coordinator
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).

December 11, 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 October 23, 2024, Planning Commission Meeting.
5. **THE INYO COUNTY PLANNING COMMISSION WILL CONSIDER APPROVAL OF A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY (MND/IS) FOR THE PROPOSED RUNWAY 12-30 SAFETY AREA IMPROVEMENT PROJECT AT THE BISHOP AIRPORT**, the project would involve clearing, cutting, filling, grading, and compacting approximately 14 acres of land near the runway ends within the runway safety area (RSA). This project is a Mitigated Negative Declaration under CEQA.
6. **VARIANCE 2024-02/OTREMBA** – Request for a Variance to allow a single-family dwelling to encroach 5 feet into the required 20-foot rear yard setback on a property zoned One-Family Residence (R1) at 570 W. Bush St., Lone Pine. The project is Categorically Exempt from CEQA under Section 15303 – New Construction or Conversion of Small Structures.
7. **AMENDMENT TO CONDITIONAL USE PERMIT (CUP) 2014-02/BRANSON OLANCHA** -Stimulus Technologies of CA, operating as Lone Pine Communications, has submitted a request for an Amendment to CUP 2014-02/Branson to introduce modifications to its originally designated design. Located at 689 Shop Street in Olancha (Olancha Fire Dept), the proposed amendment entails replacing the existing 60ft tower with an 80ft tower and repositioning it 8.9 feet in front of the current structure, utilizing the existing meter and electrical box. Once the new tower is erected, the current structure will be dismantled. This project is an Addendum Negative Declaration of Environmental Impact under CEQA.
8. **CONDITIONAL USE PERMIT 2024-04/BISHOP CREEK CHEVRON-** The applicant is requesting a Conditional Use Permit (CUP) for a property located at 2392 N. Sierra Highway in Bishop, California, to bring an existing pole sign with an electronic price reader into compliance. The applicant initially approached the Planning Department regarding the relocation of the sign due to the Caltrans Pavement Project. However, during the review process, it was determined that the sign does not have an existing CUP, rendering it non-conforming. This project is CEQA exempt under the commonsense Rule 15061(b) (3).
9. **VARIANCE 2024-03/BISHOP CREEK CHEVRON** The applicant is seeking a variance to exceed the maximum allowable sign height from 25 feet to 40 feet for a proposed electronic price reader sign. The property, located at 2392 N. Sierra Highway in Bishop, California, is zoned for Highway Services and Tourist Commercial (C-2) use. This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under the Class 5 exemption.

10. **CONDITIONAL USE PERMIT 2024-09/SEXTON** - The applicant has applied for a CUP to allow for a small addition to the overall square footage of a currently non-conforming one-family residence. It is located on a property located at 200 Ocean View Rd., in the Forty-Acres subdivision in the north Bishop area. The dwelling is located in the Rural Residential with a one-acre minimum zone (RR-1). The front and right-side yards currently do not meet the required setbacks, and the addition will also not meet the setback requirements. This project is Exempt from CEQA pursuant to 15301(e)(1) – Existing Facilities.
11. **COMMISSIONERS' REPORTS/COMMENTS**
12. **PLANNING DIRECTOR'S REPORT**
13. **ADJORN**