

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

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

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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 Milovich	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).

January 22, 2025

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. **NOMINATION & ELECTION OF CHAIRPERSON** – The Commission will accept nominations for Chairperson for 2025 and hold an election.
- Action Item** 5. **NOMINATION & ELECTION OF VICE CHAIRPERSON** - The Commission will accept nominations for Vice-Chairperson for 2025 and hold election.
6. **APPROVAL OF MINUTES** – Approval of minutes from the December 11, 2024, Planning Commission Meeting.
- Action Item / Public Hearing** 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.
- Action Item / Public Hearing** 8. **ZONE TEXT AMENDMENT 2025-01/DENSITY BONUS OVERLAY AMENDMENT-**Staff are proposing to amend Chapter 18.65 DB District - Density Bonus Overlay (DB Zone) of the County Code to update the ordinance to reflect the State’s Density Bonus Law as set forth in Government Code Sections 695915 et seq. Since the last update to the County’s DB Zone in 2007 the State of California has enacted significant changes to the State Density Bonus Law. The State’s Density Bonus Law allows developers to build residential projects at greater densities than allowed under the County’s General Plan land use designations if the projects include specific types of housing. The Planning Commission will be considering providing a recommendation to the Board of Supervisors to adopt the proposed amendment. The project is exempt from CEQA by the “Common Sense Rule” found in 14 CCR Section 15061(b)(3).
10. **COMMISSIONERS’ REPORTS/COMMENTS**
11. **PLANNING DIRECTOR’S REPORT**
12. **ADJORN**