

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
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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).

February 26, 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.
4. **APPROVAL OF MINUTES** – Approval of minutes from the January 22, 2025, Planning Commission Meeting.

Action Item / Public Hearing

5. **TENTATIVE PARCEL MAP No. 429/McIntyre** – The applicant is seeking approval to subdivide a 32,007-square-foot parcel into two separate lots: Parcel 1, measuring 15,045 square feet, and Parcel 2, measuring 16,962 square feet. Each parcel currently contains an existing single-family home. The subdivision will not create any set-back issues for the homes or accessory structures on the property. The property is located at 3071 W. Line Street in Bishop, California, and both proposed parcels are zoned Residential – Single Residence (R-1 10,000), which requires a minimum lot size of 10,000 square feet. The parcels are also designated for Residential Low Density (RL) use in the General Plan. This project is exempt from CEQA under General Rule 15061(b)(3).

Action Item / Public Hearing

6. **CUP 2024-10/Elks Park** - The applicant, Bishop Elks, has applied for a CUP to continue to operate a currently non-conforming lodge that includes recreational activities, RV camping, and event rentals that involve large assemblages of people. The Bishop Elks Lodge has been operating at 3301 West Line Street, Bishop, since 1979. The applicant is asking for the CUP to continue these already established uses on the property without any expansion, building or additional uses. This project is Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 15301 Existing Facilities.

Action Item / Public Hearing

7. **CONDITIONAL USE PERMIT 2024-06; Telecommunications Plan Update 2024-02/Verizon-Sequoia-Lone Pine.** The applicant, Verizon Wireless – c/o Armando Montes with Sequoia Deployment Services, has submitted an application to update Verizon’s existing Telecommunications Plan and request a Conditional Use Permit to construct a 105-foot monopole tower. The tower will house six 6-foot panel antennas, three 3-foot panel antennas, along with six remote radio units, two surge suppressors and two 4-foot microwave dishes. The property is located at 1203 Lubken Canyon Road, Lone Pine, California and has a Zoning Designation of Open Space with a 40-acre minimum (OS-40) and is owned by Scott and Mary Kemp, with Tax Assessor Parcel Number (APN) 026-150-30. The project is a Mitigated Negative Declaration of Environmental Impact under the California Environmental Quality Act (CEQA).

8. **RESIDENTIAL INFILL PROJECT WORKSHOP #1. (INFORMATIONAL)** Planning staff along with the consultant, Precision Civil Engineering, Inc., will conduct a workshop to discuss issues related to identifying updates and modifications to the Zoning and General Plan requirements that could help infill housing in the communities of Big Pine, Independence, and Lone Pine. This workshop will focus on exiting residential design standards and their relationship with the California Building Code, review of ADU requirements and vacant and underutilized zoned parcels.

9. **GENERAL PLAN ANNUAL PROGRESS REPORT (GPAPR) - (INFORMATIONAL)** Staff will present the 2024 GPAPR to the Commission and take comments. This document is a reporting document and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306 Information Collection.

10. **COMMISSIONERS' REPORTS/COMMENTS**

11. **PLANNING DIRECTOR'S REPORT**

12. **ADJORN**