

# 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**  
**Aaron Cassell**

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

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Planning Director  
Senior Planner  
Associate Planner  
Associate Planner  
Project Coordinator  
Public Works Director  
County Administrator  
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).

**May 28, 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. **CORRECTION TO PREVIOUS MEETING MINUTES (Informational Item)** – During the April 23, 2025, meeting, it was noted that the minutes from the February 26, 2025 meeting contained an error in recording the vote counts for agenda items 4, 5, 6, and 7. The correct vote count for these items should reflect the motion passing 4–0, with Chair Vogel absent for all four items. This correction is hereby noted for the official record.
5. **APPROVAL OF MINUTES** – Approval of minutes from the April 23, 2025, Planning Commission Meeting.

**Action  
Item /  
Public  
Hearing**

6. **CONDITIONAL USE PERMIT (CUP) 2025-02/STARRENBURG -**  
The applicant is requesting approval of a Conditional Use Permit (CUP) to allow an existing non-conforming front yard fence to exceed the maximum permitted height of 3.5 feet (42 inches), as stipulated by Inyo County zoning regulations. The fence, which is currently in place, stands 5.4 feet (65 inches) tall. The subject property is located at 632 Tuttle Creek Road in Lone Pine, within the Alabama Hills neighborhood. This project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303(e), New Construction or Conversion of Small Structures – Class 3

**Action  
Item /  
Public  
Hearing**

7. **TENTATIVE PARCEL MAP-431; GENERAL PLAN AMEDMENT- 2024-03; ZONE RECLASSIFICATION 2024-03; VARIANCE 2025-01/BIG PINE PETROLEUM –**  
The applicant (Mohamad Najm) is requesting to subdivide a parcel into three parcels based on each parcel’s established use. This action requires a Tentative Parcel Map. This tentative parcel map also requires a Zone Reclassification and General Plan Amendment to create the correct land use designation for one of the proposed new parcels. Additionally, the tentative parcel map requires a variance due to setback encroachments of established structures. The project is located in Big Pine, CA. This project is exempt from CEQA under General Rule 15061(b)(3).

**Action  
Item /  
Public  
Hearing**

8.     **RESIDENTIAL INFILL PROJECT WORKSHOP #2 (INFORMATIONAL)**  
Planning staff along with the consultant, Precision Civil Engineering, Inc., will conduct a second Planning Commission workshop to discuss the progress of the Residential Infill Project for the communities of Big Pine, Independence, and Lone Pine. The second workshop will discuss the public responses from the first set of workshops held in the communities in February along with the responses to Survey #1. The second workshop will also elaborate further on identifying potential updates and modifications to the zoning and General Plan requirements that may help infill housing in the communities of Big Pine, Independence, and Lone Pine along with a focus on exiting residential density and design standards and their relationship with the California Building Code, review of ADU requirements, and review of vacant and underutilized parcels.
  
9.     **ZONE TEXT AMENDMENT 2024-03/INYO COUNTY-ANIMAL MAINTENANCE -**  
Staff has drafted a proposed ordinance to update Section 18.78.310 – Animal Maintenance; and Subsections 18.12.020 (D) and 18.12.040 (J) Open Space, of the Inyo County Code to: identify prohibited nuisances, stream buffers, and include a requirement for all kennels to obtain a conditional use permit. The project is Exempt from the California Environmental Quality Act by the Common Sense Rule 15061(b)(3). Subsequent conditional use permits for kennels will require additional site specific CEQA evaluations.
  
10.    **COMMISSIONERS’ REPORTS/COMMENTS**
  
11.    **PLANNING DIRECTOR’S REPORT**
  
12.    **ADJORN**