

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

INYO COUNTY PLANNING COMMISSION

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Caitlin (Kate) J. Morley
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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).

August 27, 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 May 28, 2025, Planning Commission Meeting.

**Inform-
ational
Item**

5. **Environmental Justice Workshop** - The Planning Commission is hosting a public workshop for the County’s new draft Environmental Justice Element. Although not mandatory for our County, the State’s Department of Housing and Community Development has required Inyo County to adopt an Environmental Justice Element in order to certify the 6th Cycle Housing Element previously adopted by the Board of Supervisors in 2023. The Environmental Justice Element must address at least eight topics which are: Air Quality, Food Access, Public Health, Safe & Sanitary Housing, Public Facilities, Recreation, Civic Engagement and Prioritizing Improvements & Programs. The workshop will discuss how these required topics are for the most part already independently addressed in the required General Plan elements but will be creating a standalone Environmental Justice Element for better reference.

**Action
Item /
Public
Hearing**

6. **Tentative Tract Map No. 253; Zone Reclassification No.2025-04 and Variance No. 2025-02-** This project is a proposal to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project will include a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, and a variance addressing lot width and setbacks. The Condominium, including the homeowner’s association and Conditions, Covenants and Restrictions (CC&R) will be dissolved in a separate but necessary action by the California Department of Real Estate. This project is exempt from CEQA pursuant to 15061(b)(3) Commonsense Exemption.

**Action
Item /
Public
Hearing**

7. **Zone Text Amendment (ZTA) No. 2025-02/Inyo County – Kennels**
Staff has drafted a proposed ordinance to update Section 18.06.305 Definitions – Kennel; and Sections 18.12.020, 18.12.040, 18.21.040, 18.22.040, and, Subsections 18.12.040 (J) and 18.49.020(L) of the Inyo County Code (ICC) to: Change the Definition of “Kennel” in Title 18 Zoning to match the Definition in Chapter 8.20 - Dogs of the ICC and retitle it “Commercial Kennel”; add a requirement for conditional use permits for commercial kennels in the Open Space zone; clean up and make all references to “kennel” in the zoning code “commercial kennel” where applicable. The project is Exempt from the California Environmental Quality Act by the Commonsense Exemption 15061(b)(3). Subsequent CUPs for kennels will require project specific CEQA evaluations.

**Action
Item /
Public
Hearing**

8. **Revocation of Hosted Short-term Rental (HSTR) Permit 2024-03/Foroudi**
On June 13, 2024, the applicants, David and Pasha Foroudi and Natalie Jauregui, were approved for a HSTR to operate a short-term rental located at 2660 Highland Drive in the community of West Bishop. All HSTR permits are subject to the Short-term Rental General Requirements Section 18.73.030 of the Inyo County Code. David and Pasha Foroudi and Natalie Jauregui have failed to meet these requirements by failing to have a host on site during rentals, advertising as a whole-house rental, and not updating owner or host contact information, and therefore, staff is recommending the revocation of HSTR permit 2024-03/Foroudi. This action is Exempt from the California Environmental Quality Act under 15321- Enforcement Actions by Regulatory Agencies.
9. **COMMISSIONERS' REPORTS/COMMENTS**
10. **PLANNING DIRECTOR'S REPORT**
11. **ADJORN**