

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
Denelle Carrington	Interim 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 28, 2025

10:00 A.M.

1. PLEDGE OF ALLEGIANCE.

Action Item / Public Hearing	<p>2. ROLL CALL – Roll Call to be taken by staff.</p> <p>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.</p> <p>4. NOMINATION & ELECTION OF CHAIRPERSON (Action Item) – The Commission will accept nominations for Chairperson for 2026 and hold an election.</p> <p>5. NOMINATION & ELECTION OF VICE CHAIRPERSON (Action Item) – The Commission will accept nominations for Vice-Chairperson for 2026 and hold election.</p> <p>6. APPROVAL OF MINUTES – Approval of minutes from the December 03, 2025, Planning Commission Meeting.</p> <p>7. GENERAL PLAN AMENDMENT NO. 2025-06/ ENVIRONMENTAL JUSTICE ELEMENT – Staff has prepared an Environmental Justice Element for proposed adoption into the county General Plan. Although not mandatory for Inyo 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 addresses the eight required topics which are: Air Quality, Food Access, Public Health, Safe & Sanitary Housing, Public Facilities, Recreation, Civic Engagement and Prioritizing Improvements & Programs. For the most part, these topics are independently addressed in the various required General Plan elements but are incorporated by reference in this standalone Environmental Justice Element for better reference. This project is exempt from CEQA under General Rule 15061(b)(3).</p>
Action Item / Public Hearing	<p>8. VARIANCE # 2025-05/BRADFORD - The applicant requests approval of a Variance to allow the construction of a 6-foot-high hog-wire fence within the front yard and street-side yard of a corner lot located at 2581 N. Round Valley Road. The request is intended to address Mule Deer intrusion associated with the property's location adjacent to large open DWP land and seasonal deer migration areas. The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, Class 3.</p>
Action Item / Public Hearing	<p>9. 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.</p>

10. **COMMISSIONERS' REPORTS/COMMENTS**
11. **PLANNING DIRECTOR'S REPORT**
12. **ADJORN**