

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 (Chair)
Third District
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
David Fraser	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).

April 22, 2026

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. **GENERAL PLAN AMENDMENT (GPA 2025-04/LEATHAM) AND ZONING RECLASSIFICATION (ZR 2025-04)** - Request to change the General Plan designation from Light Industrial (LI) to Retail Commercial (RC) and the zoning from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) to allow reuse of an existing industrial building for multiple commercial tenant spaces. This project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.
5. **2025 GENERAL PLAN ANNUAL REPORT (Informational)** - Staff will give the Planning Commission a presentation on the County’s 2025 General Plan Annual Progress Report and Housing Element Implementation Report. This report is required to be presented to local legislative bodies prior to being submitted to the State and is Exempt from CEQA per Guidelines Section 15306 – Information Collection.
6. **(Informational Item)** Written Decision following hearing on revocation/modification of Hosted Short-Term Rental Permit 2024-03/Foroudi. Attached please see the written decision memorializing the Commission’s decision to revoke HSTR Permit 2024-03/Foroudi. The decision was signed by the Chair on February 24, 2026, and distributed to the parties on February 25, 2026.
7. **COMMISSIONERS’ REPORTS/COMMENTS**
8. **PLANNING DIRECTOR’S REPORT**
9. **ADJORN**

**Action
Item /
Public
Hearing**