

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

INYO COUNTY PLANNING COMMISSION

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Associate Planner
Project Coordinator
Public Works Director
Interim 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).

July 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. **APPROVAL OF MINUTES** – Approval of minutes from the January 28, 2026, Planning Commission Meeting.
5. **APPROVAL OF MINUTES** – Approval of minutes from the April 22, 2026, Planning Commission Meeting.

Action Item / Public Hearing 6. **VARIANCE 2025-04/GREENLEAF-** The applicant is requesting approval of a Variance to allow her existing non-conforming front yard fence and front yard hedges, located at 2716 Carol Lane in Bishop, to exceed the maximum permitted height of 3.5 feet (42 inches), pursuant to Inyo County Code Section 18.78.180. Both the fence and hedges, which are currently in place, stand approximately 6 feet tall. The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1. In addition, denial of the variance is exempt pursuant to CEQA Guidelines Section 15270.

Action Item / Public Hearing 7. **TENTATIVE PARCEL MAP 434 and ZONE RECLASSIFICATION 2025-05/FORTNEY BIGGS** – The applicant is proposing the subdivision of an approximate 3-acre parcel (APN 022-080-03), to 3 1-acre parcels, located at 840 Oak Creek Rd. Independence, about 2/3-miles west of Highway 395. The parcel currently has 3 single family homes built on it. The project will also include a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, 1 unit per acre. This project is exempt from CEQA pursuant to 15061(b)(3) Commonsense Exemption.

Action Item / Public Hearing 8. **ZONE TEXT AMENDMENT 2026-01/INYO COUNTY – RESIDENTIAL INFILL**
Staff has prepared a proposed ordinance amending multiple sections of Title 18 (Zoning) of the Inyo County Code to address housing constraints identified through the County's REAP 2.0-funded infill housing work program and related 6th Cycle Housing Element implementation efforts. The amendments focus on aligning zoning provisions with applicable General Plan density ranges, reducing certain residential setback constraints, clarifying and expanding the treatment of accessory dwelling units (ADUs), revising accessory building standards, and providing limited parking flexibility where site-specific conditions support reduced demand. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) Commonsense Exemption.

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