

City of Bishop
PLANNING COMMISSION MINUTES
City Council Chambers – 301 West Line Street
Bishop, California 93514

September 24, 2013

CALL TO ORDER:

Chairman Malloy called the meeting to order at 7:05 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Malloy.

COMMISSIONERS PRESENT:

Huntley, Lowthorp, Heckman, Garcia, and Malloy

COMMISSIONERS ABSENT:

Bhakta

OTHERS PRESENT:

Gary Schley, Public Services Officer
Keith Caldwell, City Administrator / Planning Director
Peter Tracy, City Attorney
Michele Thomas, Secretary
Tom Hardy, Inyo County District Attorney

PUBLIC COMMENT

Chairman Malloy asked if anyone wished to speak on a subject not calendared on the agenda.

Commissioner Hardy thanked the commission and staff for the experience of serving on the Planning Commission. He was recently hired as Inyo County District Attorney. Due to possible conflict of interest, Hardy has resigned from the Planning Commission effective immediately.

Caldwell thanked Hardy for his years of service.

CORRESPONDENCE

None

(1) APPROVAL OF MINUTES

MOTION

Commissioner Huntley moved to approve the minutes of the August 27, 2013 meeting as written.

Ayes: Huntley, Lowthorp, Garcia, Heckman, and Malloy

MOTION CARRIED 5-0

NEW BUSINESS

- (2) Bishop 2014 – 2019 Housing Element Update Presentation by Sandra Bauer of Bauer Environmental Services.

Sandra Bauer explained that the goal of tonight's presentation is to review with the commission the progress on the draft 2014-2019 Housing Element preparation. Also to discuss and review accomplishments in meeting goals from the current 2009-2014 Housing Element. Bauer would like to receive input from the commission and any public tonight to make any revisions before the document is sent to HCD.

Work began on the 2014 Housing Element during April 2013. State legislation requires that the update be completed by August 2014 and we are currently on schedule. Any feedback from the commission and the public this evening will be followed by refinements as needed before submittal. It is planned to send the draft Housing Element to HCD for initial review this fall.

In terms of meeting the goals of the 2009-2014 Housing Element, there has been 1 new unit constructed and 56 units rehabilitated so far. The State allows a 1:4 credit ratio for rehab units which gave us a credit for 14 housing units through rehabilitation. RHNA allocated a total of 110 newly constructed housing units in the different categories for Bishop. To date, trends for the current year indicate that the City will receive at least as many credits as in previous years, if not more for 2013 and 2014. This should enable Bishop to fully or near-fully meet the RHNA for the Low and Moderate income categories, and get closer to meeting the need in the Very Low and Above Moderate categories.

For the coming 5 year period, HCD has recognized that cities and counties have faced some unusual obstacles. The 2014-2019 RHNA incorporated a 1-time adjustment to account for the long recession, widespread foreclosures, and high unemployment. Instead of having a need for 110 units, Bishop's needs will be 65 new units, a 40% drop overall.

Each housing plan has an action plan. The Draft Action Plan outlines a total of 14 objectives. Most are goals and programs of prior years, but the current draft also contains several new: expanded mixed use residential area, expanded mixed use concept for Warren Street Improvements Project, consider Whitney Alley for mixed use, City of Los Angeles lands, and economic element update. Bauer would appreciate any feedback from the commission. These new action items relate to a new opportunity the city has in examining the Housing Element through a grant of \$100,000 that the city recently received for an Economic Development Update.

Lowthorp asked if there would be any negative ramifications for not meeting the required numbers. Bauer said that we have never met the required numbers. She added that HCD understands that there are some unique conditions in certain areas and are mostly asking for a good faith effort. Bauer shared that in addition to the grant awarded to the City of Bishop for the Economic Development Update, IMACA was awarded a million dollar grant to begin the refurbishing of the Valley Apartments. And the city is also getting an appraisal on the Silver Peaks project. With these projects, there could be real progress for the 2014-2019 update. Lowthorp then asked if there has been any movement from LADWP on land where Silver Peaks

is proposed to be built. Caldwell said that the Silver Peaks project, which is proposed to include 72-91 residential building units, is for low income residents. It will be built on the vacant land adjacent to Sunrise Mobile Home Park. DWP has surveyed the land, gave the city the approval to appraise the property, and the city is currently in the process. Caldwell explained that one of the downfalls of not meeting HCD's standards is the inability to receive grants from the state. With our housing element and good faith efforts in place, the city was able to receive the last grant. If the Valley Apartments project goes through with 19 re-build units, we would meet our goal of 15 units in the Low Income Group.

Schley pointed out that in our existing Housing Element the city has put forth effort in complying with a lot of our goals in the past four years. A few of the efforts completed from the 2009 Housing Element were the Emergency Shelter Overlay Zone and Transitional and Supportive Housing as well as Reasonable Accommodations.

Chairman Malloy asked for comments from the commission regarding the expanded mixed use zone action plan. Lowthorp commented that he feels Bishop doesn't have any formal zoning but with mixed areas throughout the city limits. Schley commented that Bishop doesn't have much buildable space. Mixed use areas would help provide housing in an obscure way. Lowthorp commented about the expanded mixed use concept for Warren Street. Lowthorp only sees the possibility of building up because of no empty space. Bauer explained that the action plan is for the commission's consideration and does not have to be completed. If having a mixed housing area in the downtown range points to value, we may want to consider the opportunity.

Garcia asked if the city has any incentives for homeowners to do upgrades and improvements to their property. Schley said that the city does not offer incentives for building improvements only water saving incentives are offered. Caldwell added that this past year, the Clean Air group had a grant for wood stove replacements. Many of our unit rehabilitations were due to owners taking advantage of the program.

Heckman brought up the idea of mixed uses on East and West Line Streets since there are already various commercial businesses and residential properties existing. Bauer agreed that it would be very logical to look at those areas and consider.

Huntley asked what happens if a residential property converts into a professional property. Schley stated that it would need to be reported and it would count as a negative for our numbers of new construction. Schley added that he only knows of this happening one time in the past 10 years. Huntley also questioned the vacant property off of Hanby and if the city could purchase the land. Tracy explained that it is a huge difficult process with the county dealing with annexing and taxes.

Huntley stated that he is opposed to the mixed use zones and wants each zone to be in their own area. Lowthorp and Malloy are opposed as well. Bauer said that the mixed use ideas can be taken out of the action plan. Schley asked if a mixed use could be put into undeveloped areas so they could be developed and improved properly. Bauer said that is a possibility although we can remove this from the action items without any issues. Bauer suggested the commission wait to hear feedback from HCD for comments regarding the proposed 2014-2019 Draft Housing Element with the mixed use concept ideas for Warren Street and Whitney Alley removed. And if necessary, we can come back and reconsider. Malloy stated that his inclination is to be guided by Bauer and staff as to what should be included in the draft and once comments come back from HCD there will be plenty of opportunity for more revision. Bauer asked the commission if the mixed use areas did not specify Warren Street and Whitney Alley and was more of a general area would they be more comfortable. Huntley said he would prefer that idea. Malloy believes it would be a good middle as long as it would still meet pursuing goals. Hardy suggested that Warren Street could be a good opportunity but is skeptical about Whitney Alley. Lowthorp added that Whitney Alley is a very small condensed area that can be dangerous if residential were

added. But adding mixed uses to the north end of Warren Street may be workable. Lowthorp said that he would be comfortable leaving Warren Street but removing Whitney Alley and the other commissioners agreed. Garcia suggested making the language more generalized.

Heckman asked what the timing is for HCD to review our update. Bauer didn't specify a time limit but said that HCD usually comes back with their comments the following summer. Bauer said in addition, that at anytime, updates that come available can be provided to the commission throughout the year until we hear back from HCD.

Bauer thanked the commission and staff for the opportunity to work together on this project.

STAFF AND COMMISSION REPORTS:

Caldwell again shared that Tom Hardy has resigned his post as a commissioner. Staff will be moving forward with advertising his position. Caldwell asked if any commissioners would be willing to volunteer to be part of the interview panel when we do interviews for the commission opening. Heckman volunteered and other all commissioners said they may be willing and to just let them know when the interviews are planned to take place. Thomas said she would put out an email when the dates have been decided.

ADJOURNMENT:

Chairman Malloy adjourned the meeting at 8:07 P.M. The next scheduled meeting will be October 29, 2013 at 7:00 P.M. in the City Council Chambers.

Chairman Malloy

Michele Thomas, Secretary