

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

January 28, 2014

CALL TO ORDER:

Chairman Malloy called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Malloy.

COMMISSIONERS PRESENT:

Huntley, Lowthorp, Heckman, Garcia, Bhakta, Distel and Malloy

COMMISSIONERS ABSENT:

None

OTHERS PRESENT:

Gary Schley, Public Services Officer
Keith Caldwell, City Administrator / Planning Director
Peter Tracy, City Attorney
Michele Thomas, Secretary
Deston Dishion, Public Works Superintendent

PUBLIC COMMENT

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

No public comment.

(1) APPROVAL OF MINUTES

MOTION

Commissioner Garcia moved to approve the minutes of the September 24, 2013 meeting as written.

Ayes: Huntley, Lowthorp, Garcia, Heckman, Distel and Malloy
Abstain: Bhakta

MOTION CARRIED 6-0

PUBLIC HEARING

Take Citizen input on the Draft 2014 – 2019 Housing Element

The public hearing was open at 7:02

No public comment

The public hearing was closed at 7:03

NEW BUSINESS

(2) Presentation of the Draft 2014 – 2019 Housing Element for review and comment.

Staff recently completed the Draft 2014 – 2019 Housing Element and submitted it to the State of California Housing and Community Department (HCD) for their review and comment. After revisions from state comments, the city has received the tentative approval of the housing element as written. It will be approved after City Council adopts the document. Schley explained that this evening, staff is presenting the draft document to the commission for review and comment. Schley asked the commission to carefully review pages 55-58 which he pointed out as essential pages he would like the commission to read. These pages include the goals and action plan for the next five years. Schley asked the commission to submit any comments prior to the February commission meeting so they can be addressed and the revised document will then be presented at the February Planning Commission meeting.

Lowthorp asked if there were a lot of corrections made from the state's review. The 2009 Housing Element had many corrections. The 2014 Housing Element was written using a HCD format and tables and not many corrections were necessary this time.

Bhakta asked if the proposed IMACA housing unit on MacIver were to be built, if it would count for our needed housing numbers. Schley answered yes and said that the housing unit proposed on MacIver is for 70 units. Schley added that our state required housing needs went down approximately 40-45%.

Huntley asked about the wording regarding continuing to negotiate with City of Los Angeles. Schley explained that the state requires us to have that certain wording and to encourage the possibility of purchasing land from City of Los Angeles.

Distel asked if the state housing department gives any lead way due to the lack of land available in our area. Distel also commented that the last house built in the city limits was in 2005. Schley said that there are currently two new homes being built. Schley added that during the 11 years he has been working for the city, there had only been two other homes built. There has also been a 12 unit apartment building, Willow Plaza Apartments, constructed in past years. Caldwell addressed the question about lead way stating that unfortunately the state doesn't look at Bishop any different than other cities for the inability to buy land available or not. The Silver Peaks and Valley Apartments Projects are huge for the city and would probably meet most of the housing needs for this housing element. Distel then asked if the Salvation Army building will include a homeless shelter. Schley stated that there will be a chapel, store, and kitchen with no homeless shelter.

Staff closed the item with clarifying how the city is able to purchase and sell property.

(3) Parking on the Warren Street Improvements Project.

Dishion presented the Warren Street project and pointed out design options for Academy Avenue and Church Street parking lots. It is proposed to improve the parking configuration and sidewalks width and ADA compliance on Academy Avenue and Church Street as part of the project. It is proposed to achieve this by widening both streets on their south sides. The new parking configuration on the streets would provide a minimum 10.74 foot wide aisle, between 9 foot by 20 foot spaces, on either side of the streets. Dishion added that staff has spoken to the Parks and Recreation Commission and they support the proposed design for Academy Avenue and the area at Talmage Park.

Schley pointed out that the parking stalls on the plans are 9' x 20'. Typically, most jurisdictions use an 18' stall. The city's standard is 9'x 20'. Currently on Academy Avenue, there is a wide aisle that would only be obstructed if a large truck is parked.

Distel asked what the requirement for handicap spaces will be. Schley stated that a private lot with between 25-50 parking spaces requires 2 handicap spots.

Bhakta asked if there would be a designated bike lane along Warren Street. Dishion stated that there is a desire for a bike lane, but the desire for parking in the downtown core was greater. Parking would most likely be lost if there was a bike lane. Dishion added that the street will have more 4-way stop signs to help slow down the traffic and to make it more inviting to bicyclist. There will be bike racks along the street.

Huntley asked if the Focus Group has had discussion over sized parking spaces. Dishion said that in the parking lot behind City Hall, there are signs posted for over sized vehicles such as RVs, buses, and boats. Dishion added that at the Park there are signs for over sized vehicles as well and the city encourages drivers to use the Park parking lot for this reason. Heckman brought up the parking lot on Sierra Street behind Starbucks as well.

Bhakta asked if the parking will be time restricted or general use. Dishion said that it will most likely be as the parking is currently. Businesses could then bring any issues to council for consideration.

Dishion concluded by asking the commission if they could get back to the Public Works department with any suggestions or comments. Receiving these in the next few weeks would be appreciated.

STAFF AND COMMISSION REPORTS:

Schley reiterated that staff will bring the Housing Element back to next month's meeting for the commission's recommendation of approval.

Schley said that he recently received a Conditional Use Permit application for a hostel project at 130 Short Street. The proponent will be asking to set aside parking requirements. It may be presented at the March commission meeting. Schley continued to say that the city has numerous projects going on. Mountain Rambler Brewery is under

construction; Imperial Gourmet is moving along with their project adding a banquet room, enlarging the bathrooms and kitchen. There has been no new news regarding Cottonwood Plaza. Heckman asked about the old Sizzler building. Schley said that there are tenant improvements going on. The lessee of the building, Aaron Schat, is in the process of moving his current business, Raymond's Deli, to this location and change the name as well.

Caldwell added to the Warren Street project talk and said that the state is interested in locating the new court house onto city property. The proposed property is the parking lot located adjacent to Warren Street. The state will be in town February 24 and 25 to hold two public hearings. The property in question is approximately one acre in size. The project could encompass about 80 current parking spaces. Staff and council are looking for feedback from the commission and the public. Caldwell went on to say that there are advantages and disadvantages pertaining to the project. One disadvantage is the loss of public parking spaces. Advantages include the economic opportunities of having all the court employees and court attendees in the downtown core where they could patronize local businesses in the area. If council chooses to look at it this way, there could also be amenities opposed to actual direct dollars to the city. For example, a two-story parking lot, outdoor restrooms, or something that could enhance the area. Caldwell said that he will keep the commission abreast with updates. Caldwell then said that if this area does not work out, the state is also looking at property on MacIver Street. Lowthorp commented that his wife, who is a local realtor, has been working with the state for the past few years in building a new court house. He said that the state does not provide parking. Caldwell said that staff noticed the lack of parking in the state's parking study. Caldwell ended that the city wants the sell of the property to benefit the citizens and not make it only a money proposition. Staff encourages the commission to provide feedback on this topic.

Caldwell gave a quick update on the CDBG Grant. Caldwell said that he and Schley have a phone conversation scheduled with a potential developer for Valley Apartments. The developer is also trying to team up and construct Silver Peaks Apartments at the same time. The developer has interesting ideas. Primarily they would both be low-income based apartment buildings, but to also mix in middle class families to open up more opportunities. Either way would help our housing element and could also help our community. The biggest issue with the grant is the timeline. The Valley Apartments must be completed within 3 years from September 30, 2013. Schley added that with the construction of Valley Apartments, the current residents will need to be relocated during the construction time. The developers are looking at constructing Silver Peaks Apartments first to relocate the tenants while Valley Apartments is built.

Caldwell thanked Schley for all his time and hard work with the Housing Element.

Caldwell welcomed newly elected Commissioner Distel to the group and welcomed back re-elected Commissioner Malloy.

Caldwell confirmed the rumor pertaining to his retirement at the end of September to move back to Georgia and take care of his parents. Caldwell added that he will be very supportive of Schley moving into the position of Planning Director and will be discussing this idea with the council.

ADJOURNMENT:

Chairman Malloy adjourned the meeting at 8:08 P.M. The next scheduled meeting will be February 25, 2014 at 7:00 P.M. in the City Council Chambers.

Chairman Malloy

Michele Thomas, Secretary