

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

DATE:
May 28, 2014
7:00 P.M.

NOTICE TO THE PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (760) 873-5863. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II).

Any writing that is a public record that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at City Hall, 377 West Line Street, Bishop, California.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT: NOTICE TO THE PUBLIC: This time is set aside to receive public comment on matters not calendared on the agenda.

CORRESPONDENCE

APPROVAL OF MINUTES

- (1) Minutes of the Planning Commission meeting held on March 25, 2014 subject for approval.

PUBLIC HEARING

- (2) Request for a lot line adjustment between assessor parcel numbers 01-057-07 and 01-057-04 at 662 and 686 Hammond Street, which is located in an R-3-P district.

NEW BUSINESS

- (3) Request for a lot line adjustment between assessor parcel numbers 01-057-07 and 01-057-04 at 662 and 686 Hammond Street, which is located in an R-3-P district.

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be June 24, 2014 at 7:00 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

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

March 25, 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, and Malloy

COMMISSIONERS ABSENT:

Bhakta and Distel

OTHERS PRESENT:

Gary Schley, Public Services Officer
Peter Tracy, City Attorney
Michele Thomas, Secretary

PUBLIC COMMENT

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

None

CORRESPONDENCE

A letter was received on March 19, 2014 by Randy Scott, owner of Warrens Auto Repair, regarding waiving the parking requirements for the hostel at 130 Short Street.

(1) APPROVAL OF MINUTES

MOTION

Commissioner Lowthorp moved to approve the minutes of the February 25, 2014 meeting as written.

Ayes: Huntley, Lowthorp, Garcia, Heckman and Malloy

MOTION CARRIED 5-0

PUBLIC HEARING

- (2) Request for a Conditional Use Permit to set aside the commercial parking requirements for a hostel occupancy, pursuant to Bishop Municipal Code, Section 17.48.070 at 130 Short Street which is located in a C-1 Zoning District (General Commercial and Retail).

The public hearing was opened at 7:03

Matt Myers, project proponent, introduced himself and shared his vision for a hostel in Bishop at 130 Short Street.

Greg Scott, property owner at 193 Short Street, voiced his concerns about the shortage of parking in the area.

Greg Myers, Matt Myers' father, spoke in favor of the hostel project.

Randy Gillespie, owner of Golden State Cycle, offered to rent parking spaces to Myers in a parking lot he owns north of the property.

Randy Scott, owner of Warren's Auto located at 156 Short Street, complained about parking problems on the street.

Pam Mitchell, Bishop Local, spoke in favor of the hostel project.

Schley explained that the property is in escrow with the proponent and escrow will not close until the conditional use permit is approved.

Hank Truxilo, Bishop Resident, questioned the current use of the property in regards to existing parking issues.

The public hearing was closed at 7:50

NEW BUSINESS

- (3) Request for a Conditional Use Permit to set aside the commercial parking requirements for a hostel occupancy, pursuant to Bishop Municipal Code, Section 17.48.070 at 130 Short Street which is located in a C-1 Zoning District (General Commercial and Retail).

Schley went over a few things not discussed during the public hearing; the property is surrounded by the core area in downtown Bishop, the downtown core was established in the 1970's to address the lack of parking, and that the proponent is proposing a 24 bed facility (12 bunk beds) that would require 12 parking spaces set aside. If Myers reduced his request to 15, that would be 9 parking spaces to set aside. Schley added that at last night's City Council meeting, the council made a Negative Declaration Determination for the project.

The commissioners discussed the project with staff and among themselves expressing their thoughts about the lack of parking for the property. The

commissioners voiced their concerns regarding parking for the project and parking within the city.

Huntley made a motion to deny the request for a Conditional Use Permit to set aside the commercial parking requirements for a hostel occupancy at 130 Short Street as presented with no prejudice for reapplying in the future.

Ayes: Huntley, Heckman, Lowthorp, and Garcia

Abstain: Malloy

MOTION DENIED 5-0

(4) Reorganization

Chairman Malloy turned the nominations over to the Gary Schley, Public Services Officer. A call for nominations for the position of chairman was made. Commissioner Huntley nominated Darren Malloy for a second term. No further nominations were received. Roll call was taken to close the nominations for chairman and passed unanimously.

A roll call vote was taken for the election of Darren Malloy for Chairman. Ayes: Lowthorp, Huntley, Garcia, Heckman, and Malloy. Darren Malloy will serve a second one-year term as Chairman.

Re-elected Chairman Malloy opened nominations for the position of Vice-Chairman and Commissioner Garcia nominated Shane Huntley. No further nominations were received. Roll call was taken to close the nominations for vice chairman and passed unanimously.

A roll call vote was taken for the election of Shane Huntley for Vice-Chairman. Ayes: Lowthorp, Huntley, Garcia, Heckman, and Malloy. Shane Huntley will serve a one-year term as Vice-Chairman.

STAFF AND COMMISSION REPORTS:

Schley reported that staff is still in the process of determining the consultant for updating the Economic Development Element. City Council approved the Housing Element at their meeting the night prior. Schley stated that there is no other planning related business to report.

ADJOURNMENT:

Chairman Malloy adjourned the meeting at 8:30 P.M. The next scheduled meeting will be April 29, 2014 at 7:00 P.M. in the City Council Chambers.

Chairman Malloy

Michele Thomas, Secretary

MEMORANDUM

TO: Planning Commission

FROM: Gary Schley, Director of Planning

SUBJECT: PUBLIC HEARING – Certificate of Compliance No. 266

DATE: May 19, 2014

The City has received a Certificate of Compliance application from David T. and Bonnie J. Buck Trust requesting a lot line adjustment between two adjoining parcels at 662 (APN 01-057-07) and 686 (APN 01-057-04) Hammond Street. The two parcels are under the same ownership.

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

Date: May 21, 2014

To: City of Bishop Planning Commission

From: Gary Schley, Planning Director

Subject: Certificate of Compliance No. 266

Background:

The City has received a Certificate of Compliance application from David T. and Bonnie J. Buck Trust requesting a lot line adjustment between two adjoining parcels at 662 (APN 01-057-07) and 686 (APN 01-057-04) Hammond Street. The two parcels are under the same ownership.

The applicant's intent is to adjust a lot line common to the above mentioned parcels which will create two equal sized parcels. Certificate of Compliance No. 266 will allow the transfer of title of the northerly twenty-two feet of LLA Lot 1, Certificate of Compliance No. 242 (662 Hammond St.) to Lot 2 of Block 2 "Map of Keough Addition to the Town of Bishop (686 Hammond St.).

Lot line adjustments are permitted by the Bishop Municipal Code and Section 66412(d) of the Subdivision Map Act. The lot line adjustment map and legal descriptions attached to the application show the properties as they exist; and as they would look if the Certificate of Compliance is approved and the deeds recorded.

The Subdivision Map Act limits the City's review and approval to the determination of whether or not the parcels resulting from the lot line adjustment will conform to the City of Bishop General Plan, zoning and building ordinances and the relocation of utilities.

- The proposed lot line adjustment is compliant with current zoning standard; which is an R-3-P zone (Multiple Residential District and / or Professional and Administrative Offices).
- The project is also consistent with the goals and policies of the General Plans Land Use Element
- There are no known utilities that need to be relocated because of the proposed lot line adjustment.
- There are no apparent encumbrances that would effect the proposed lot line adjustment.

Recommendation:

If the Planning Commission determines that the parcels resulting in the lot line adjustment will conform to the City General Plan, zoning and building ordinances, then it may approve Certificate of Compliance No. 266.

City of Bishop

Certificate of Compliance Application Form
(To be completed by applicant)

Date Filed _____

Attach additional pages as needed.

Purpose of Application: CERTIFICATE OF COMPLIANCE NO. 266

Lot Line Adjustment application between two subject parcels to provide two lots
of equal size, 77' x 100', for possible future development

Legal Description:

Lot 2, Block 2, Keough's Addition, MB 1/4
Lot Line Adjustment Parcel 1 per Certificate of Compliance No. 242

Location (address, section, township, range, parcel number):

686 Hammond Street and adjacent property to south

Size of parcel in acres or square feet:

15,400 Square Feet total

Number of existing lots involved:

Two (2)

Is grading proposed? Yes No If yes, show grading on Tentative Map.

Are public improvements proposed? Yes No Examples of public improvements include street pavement, curb, gutter, sidewalk, utilities, street lights, and street signs.

Proposed Lots:

Type	Number	Minimum Size
Single Family		
Multiple Family	Two lots, potentially developed	7,700 SF
Commercial		
Other		

Present zoning of each lot:

R-3-P

Name and address of property owner:

David T and Bonnie J. Buck Trust dated September 20, 1990, 2637 Irene Way Bishop CA

Name and address of subdivider:

Dave Buck, same

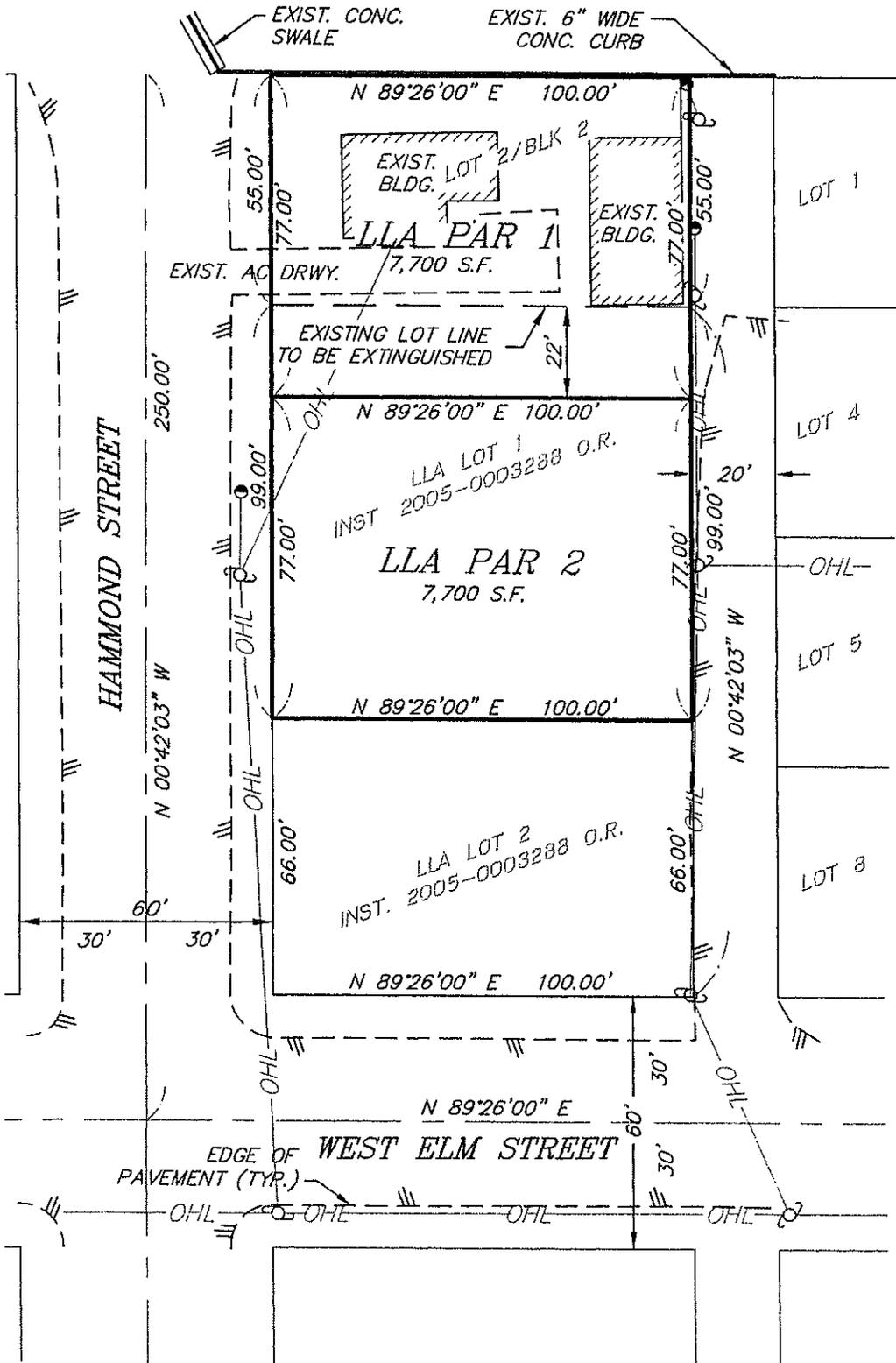
Name and address of subdivider's agent or surveyor:

Triad/Holmes Associates Inc., 873 N. Main Street, Bishop CA, 760 873-4273,

EXHIBIT "A"
LOT LINE ADJUSTMENT EXHIBIT
CERTIFICATE OF COMPLIANCE NO. 266
CITY OF BISHOP, INYO COUNTY, CALIFORNIA

RECORDING INFORMATION:

SEE EXHIBIT "B" FOR LEGAL DESCRIPTIONS OF LOT LINE ADJUSTMENT PARCELS



SCALE: 1" = 40'

NOTE:

THE BEARINGS & DISTANCES SHOWN HEREON WERE ESTABLISHED PER BOOK 1, PAGE 4, AND INYO COUNTY SURVEYOR MAP NO. 14

PREPARED FOR:

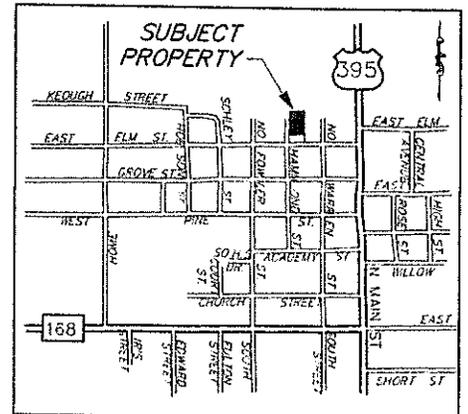
DAVID AND BONNIE BUCK
 2637 IRENE WAY
 BISHOP, CALIFORNIA 93514
 (760) 873-5043

PREPARED BY:

TRIAD/HOLMES ASSOCIATES
 873 N. MAIN ST., SUITE #150
 BISHOP, CALIFORNIA 93514
 (760) 873-4273

EASEMENT NOTE:

THERE ARE NO EXISTING EASEMENTS ON THE SUBJECT PROPERTIES



VICINITY MAP
 NOT TO SCALE

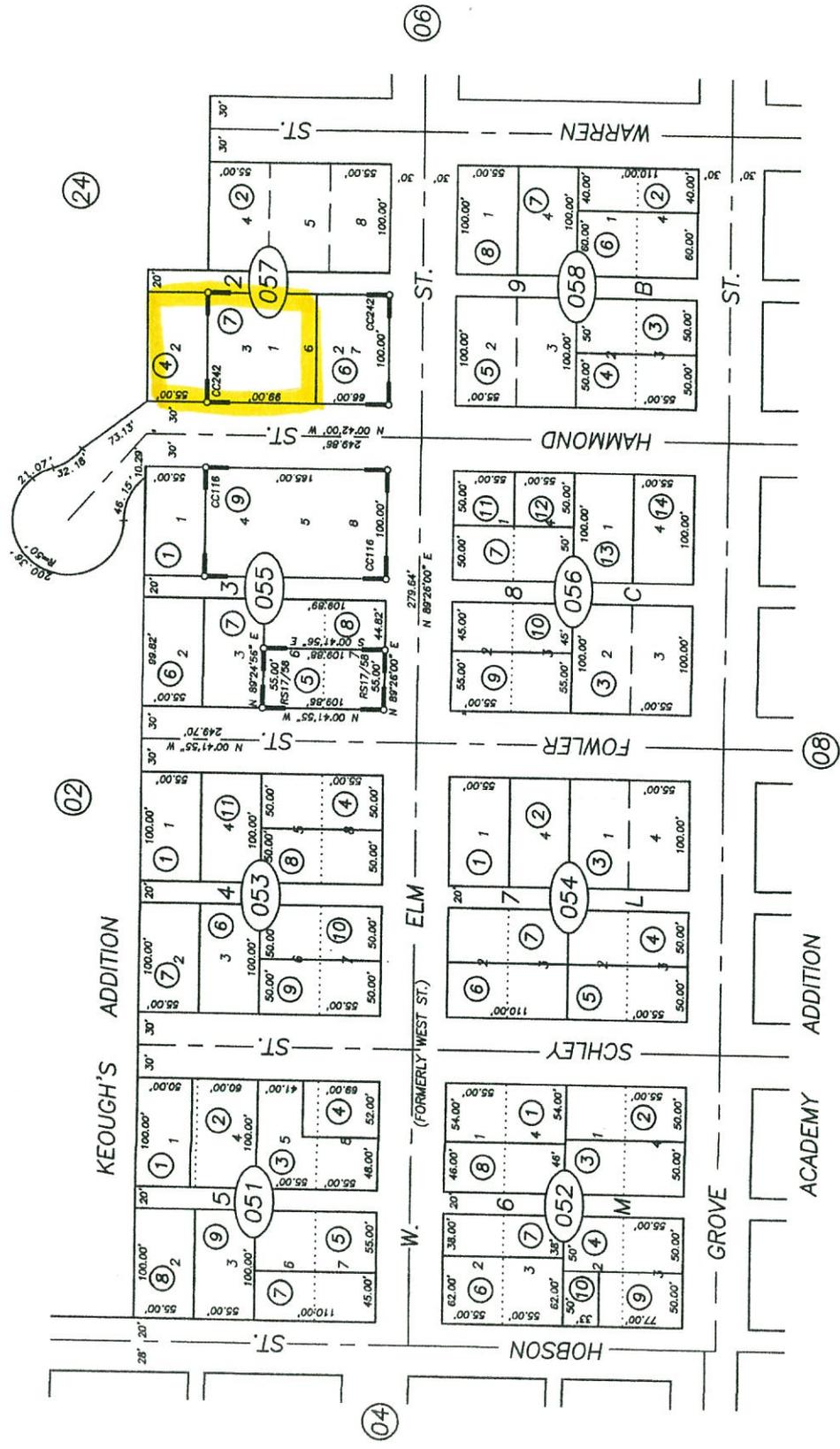
triad/holmes associates

08-05-88
05-21-05
07-23-08

POR. E1/2 SW1/4 SEC. 6, T.7S., R.33E., M.D.B. & M.

01-05

TAX RATE AREA
1-000



KEOUGH'S ADDITION M.O.R. Bk. 1 Pg. 4
ACADEMY ADDITION M.O.R. Bk. 4 Pg. 22
C.C. 116 - 86/05091
C.C. 242 - 05/03288
R.S. 06-014 Bk. 17 Pg. 58

NOTE: 1. THIS DOCUMENT WAS PREPARED FOR
2. NO LIABILITY IS ASSUMED FOR THE
3. ACCURACY OF THE DATA SHOWN.
4. THESE LOTS ARE SUBJECT TO ALL
5. CITY ORDINANCES.

Assessor's Map Bk. 01 Pg. 05
County of Inyo, Calif.
1949
07-23-08
08-01-08

EXHIBIT "B"

**LEGAL DESCRIPTIONS FOR:
EXISTING PARCELS
LOT LINE ADJUSTMENT, CERTIFICATE OF COMPLIANCE NO. 266**

LOT 2, BLOCK 2

That certain parcel of land in the City of Bishop, County of Inyo, State of California, being more particularly described as Lot 2 of Block 2 as shown on the map entitled "Map of Keough's Addition to the Town of Bishop" and recorded in Book 1 of Maps at Page 4 in the Office of the County Recorder of said County.

LOT LINE ADJUSTMENT PARCEL 1

That certain parcel of land in the City of Bishop, County of Inyo, State of California, being more particularly described as Lot Line Adjustment Parcel 1 of Lot Line Adjustment Certificate of Compliance No. 242 recorded as Instrument No. 2005-0003288 of Official Records in the Office of said County Recorder.



Legal Description Prepared
Under the Supervision of:

Andrew K. Holmes
Andrew K. Holmes, L.S. 4428
License Expires 09/30/15

EXHIBIT "B"

**LEGAL DESCRIPTIONS FOR:
LOT LINE ADJUSTMENT, CERTIFICATE OF COMPLIANCE NO. 266**

LOT LINE ADJUSTMENT PARCEL 1

That certain parcel of land in the City of Bishop, County of Inyo, State of California, being more particularly described as Lot 2 of Block 2 as shown on the map entitled "Map of Keough's Addition to the Town of Bishop" and recorded in Book 1 of Maps at Page 4 in the Office of the County Recorder of said County.

TOGETHER WITH the northerly twenty- two (22.00) feet of Lot Line Adjustment Parcel 1 of Lot Line Adjustment, Certificate of Compliance No. 242 recorded as Instrument No. 2005-0003288 of Official Records in the Office of said County Recorder.

LOT LINE ADJUSTMENT PARCEL 2

That certain parcel of land in the City of Bishop, County of Inyo, State of California, being more particularly described as Lot Line Adjustment Parcel 1 of Lot Line Adjustment, Certificate of Compliance No. 242 recorded as Instrument No. 2005-0003288 of Official Records in the Office of said County Recorder.

EXCEPTING THEREFROM the northerly twenty- two (22.00) feet of Lot Line Adjustment Parcel 1 of Lot Line Adjustment, Certificate of Compliance No. 242 recorded as Instrument No. 2005-0003288 of Official Records in the Office of said County Recorder.



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