

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

**April 23, 2009**

CALL TO ORDER:

Chairman Hardy called the meeting to order at 7:03 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Hardy

COMMISSIONERS PRESENT:

Hardy, Foote, Lowthorp and Bloom

COMMISSIONERS ABSENT (Excused):

Hess, Huntley (one current vacancy until filled)

OTHERS PRESENT:

Richard F. Pucci, City Administrator  
Gary Schley, Public Services Officer  
Michele Thomas, Secretary  
Sandra Bauer, Bauer and Associates  
Frank Crom  
Jon Klusmire

PUBLIC COMMENT:

Chairman Hardy asked if anyone wished to speak on a subject not calendared on the Agenda. There was no public comment.

CORRESPONDENCE

PUBLIC HEARING

- (1) Bishop Housing Element Update Public Workshop Overview

Chairman Hardy opened the public meeting at 7:05 P.M. and introduced Sandra Bauer of Bauer and Associates.

The Preliminary 2009 Housing Element update is now complete and has been submitted to the California Department of Housing and Community Development (HCD) for an informal first review. We are also nearing completion on the draft initial study to evaluate impacts of the proposed Housing Element Update, and we anticipate that the Initial Study will be distributed for a 30-day public and agency review during May of 2009. The goal of this public hearing and workshop on the Housing Element update is to the preliminary findings so that you have an opportunity to share information, offer comments and ask questions while the document is still in a formative stage. A copy of the power point presentation is available at City Hall for public viewing.

Bauer went on to state that for the 2004 Housing Element, Bishop has met its goals in all categories except very low and above moderate income housing. Bishop exceeded goals for other lower income and moderate income units, housing replacement and refurbishment. For the current update to 2014, HCD projected a total Inyo County housing need of 567 units. The allocation given to the City of Bishop is 19%. The City would need 111 new housing constructions. Part of the plan for the 2009 Housing Element includes continued diplomatic relations with the City of Los Angeles to acquire parcels and leaseholds as they become available. Most of the goals IMACA has for significant housing development in the affordable range require new land. Crom stated that the City of Los Angeles does not want to sell any of their land. Pucci commented that the City will be meeting with the person in charge in Sacramento to discuss some of these numbers that may be unreachable because of not having access to undeveloped land. Chairman Hardy asked if anything happens if we're not able to meet our goals. Bauer stated that we are not punished but there is a consequence that IMACA and the City would have difficulty competing for funding that comes through grants and other state programs. Pucci added that CDBG Block Grants are tied to whether or not we have an accepted housing element and our goal is to obtain one.

Klasmire brought up that about a year ago, DWP put land up for auction and no one bid on it and maybe this is why DWP does not sell their land. Pucci added that some of the small residential parcels did sell, but the larger commercial parcels were given minimum bids and may have not seemed acceptable to the bidders. Crom stated that he feels the City and IMACA should not be penalized if they do not have the land to build as many units required by HCD due to DWP not releasing their land. Bauer brought up that we are going to talk to HCD again and ask that they come to Bishop for a field trip to see what the boundaries are of the Cities property, what is in the Reservation and what is owned by DWP.

Commissioner Lowthorp stated that he felt the only way we could meet goals by the state would be for land owners to tear down properties and rebuild something multiple. Pucci stated that he has heard of owners who have private property outside the Bishop area may attempt to trade off interesting property to DWP for property around the City of Bishop. The advantage to this is our City's water system. Anyone that obtains land that they do not already own from DWP cannot get the water rights. DWP will always retain the water rights.

Klusmire questioned the possibility of an industrial park to help remove some of the commercial businesses from within City Limits allowing for more property to use as residential. Pucci stated that DWP will not allow the County to build an industrial / commercial use facility, but will give them a lease at the airport for airport related uses only.

Foote addressed A.8 in the Housing Element update. She asks to add to the energy conservation the promoting of drought resistant landscaping. And also to promote encouraging shade trees by adding more types to the City of Bishop collaborative list.

The Housing Element update is a 'project' under CEQA so the City is now preparing an Initial Study to evaluate environmental effects of project implementation. Results of the preliminary initial study indicate that Housing Element implementation would not have a significant adverse impact on the environment. Based on these findings, it is expected that a negative declaration will be adopted for this update. However, individual projects, such as the future construction of new affordable housing units or zone changes to accommodate emergency shelters, would also be subject to CEQA. Many of these actions would require further CEQA assessment.

Because the 2010 Census has not yet been undertaken, this 2009 Housing Element update relies on demographic materials drawn from the 2000 Census. Work on the 2014 Housing Element will begin during 2013, when data from the 2010 is just coming available for public use. Because data from the next census will be available, the 2014 Housing Element update will provide a fresh and comprehensive look at changes in Bishop over the past decade.

#### NEW BUSINESS

#### STAFF AND COMMISSION REPORTS:

Pucci explained to the Planning Commission that Mr. Cecilio Haro-Cortez has resigned from filling a Conditional Use Permit to set aside a change of use from commercial to an exclusive residential use facility at 151 East South Street.

Due to lack of a quorum, the meeting of April 28, 2009 will be cancelled.

#### ADJOURNMENT:

Chairman Hardy adjourned the meeting at 8:26 P.M. The next scheduled meeting will be May 27, 2009 at 7:30 P.M. in the City Council Chambers.

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Chairman Hardy

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Michele Thomas, Secretary