

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

DATE:
March 25, 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 February 25, 2014 subject for approval.

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).

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).

(4) Reorganization.

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be April 29, 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

February 25, 2014

CALL TO ORDER:

Chairman Malloy called the meeting to order at 7:22 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
Keith Caldwell, City Administrator / Planning Director
Peter Tracy, City Attorney
Michele Thomas, Secretary
Sandra Bauer, Housing Element Consultant

PUBLIC COMMENT

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

None

(1) APPROVAL OF MINUTES

MOTION

Commissioner Huntley moved to approve the minutes of the January 28, 2014 meeting as written.

Ayes: Huntley, Lowthorp, Garcia, Heckman and Malloy

MOTION CARRIED 5-0

PUBLIC HEARING

Take Citizen input on the Draft 2014 – 2019 Housing Element

The public hearing was open at 7:24

Larry Emerson, from IMACA, wanted to emphasize the need for affordable housing. Pam Mitchell, a Bishop Resident, expressed concerns about community outreach regarding the Housing Element.

The public hearing was closed at 7:40

NEW BUSINESS

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

The commission, staff, and Bauer addressed comments and concerns brought up during the Public Hearing.

Bauer presented the Housing Element by going over the areas of most importance to the commission.

Schley pointed out the accomplishments made during the 2009 – 2014 Housing Element cycle.

Schley stated that staff is seeking the commission's recommendation to adopt the 2014 Housing Element Update to the City Council.

Commissioner Heckman made a motion to approve a recommendation to adopt the 2014 Housing Element Update to the City Council as written.

Ayes: 5-0

STAFF AND COMMISSION REPORTS:

Schley reported on an item scheduled for March's commission meeting as well as updates on active projects.

ADJOURNMENT:

Chairman Malloy adjourned the meeting at 8:07 P.M. The next scheduled meeting will be March 25, 2014 at 7:00 P.M. in the City Council Chambers.

Chairman Malloy

Michele Thomas, Secretary

To all parties involved in regards to waiving parking requirements for a hostel at 130 Short St.-----
The city of Bishop cannot set aside the commercial parking requirements in any way, regardless if Mr. Myers has a 24 bed hostel, or any lower amount of beds- the formula for parking requirements must not change.

This building is built on property lines on all 4 sides and has zero parking, not even for Mr. Myers who plans on residing at this location. Mr. Myers has told me that this is a perfect location for a hostel due to the great common living area which has a wonderful fireplace to gather around, my question is where will you store firewood with no bare property? Mr. Myers also met with a kerosene heater installer at this property, where will a tank go?

Mr. Myers states most of his clients will be on foot and those with cars can park in city lots on Line st. and Warren St.. These city lots have a 2 hour limit during normal business hours and he nor any one else has the right to claim use of this parking in a request to open a business in our city limits.

I own the two properties to the east of 130 Short St, and have operated a auto repair business here for over 20 years and can testify that parking is already a major issue on Short St.. This can be confirmed by Bishop PD and anyone who works or lives in this area.

We here in Bishop do not have Mt. Whitney to draw the sophisticated adventurer from Europe who would normally stay at a hostel, we have the buttermilk which draws rock climbers- most of whom sleep in their Subaru, not hotels or hostels, and contribute next to nothing to our local economy.



Thank you,

Mr.Randy Scott,
owner, Warrens Auto Repair
156 Short St..

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, Director of Planning

SUBJECT: PUBLIC HEARING – Conditional Use Permit - 130 Short Street

DATE: March 19, 2014

The City has received an application from Matt Myers for a Conditional Use Permit to set aside the commercial parking requirements for 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).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, Planning Director

SUBJECT: NEW BUSINESS – Conditional Use Permit – 130 Short Street

DATE: March 19, 2014

Matt Myers is proposing to put in hostel occupancy at 130 Short Street and asking to set aside the commercial parking requirements.

RECOMMENDATION:

Review the request for a Conditional Use Permit to set aside the commercial parking requirements at 130 Short Street and make a recommendation for approval.

MEMORANDUM

Date: March 20, 2014

To: Keith Caldwell, City Administrator

From: Gary Schley, Public Services Officer

Project Title: Conditional Use Permit/ Hostel 130 Short St.

Project Proponent: Matt Myers
33817 McKenny Place
Yucaipa, CA 92399

Project Location: 130 Short Street
Bishop, California.
(APN 01-183-030)

Subject: Request of a Conditional Use Permit by Matt Myers to set aside the minimum parking requirement for a hostel occupancy at 130 Short Street which is in a C-1 zone (General Commercial and Retail District). Webster's dictionary defines a hostel as "an inn, a facility for overnight stay in the course of travel, usually by foot, bicycle or motorcycle."

Background: The applicant is seeking approval for a Conditional Use Permit to set aside the commercial parking requirements for hostel type occupancy. The applicant is proposing a change of use of an approximate 1500 sq. ft. office and professional use to a twenty-four bed hostel or inn. Pursuant to Bishop Municipal Code, Section 17.48.070 (5) the proposed change of use would require twelve onsite parking spaces. If the facility reduced its beds to fifteen, the onsite parking requirement would be nine spaces. The site currently has no parking spaces nor can it provide any parking spaces. The proponent has projected that the parking impact will be minimal due the occupancy type and cliental life style and is proposing to use public parking to meet the facility parking requirements. The proposed project site is surrounded by the City's designated downtown core area which is exempt from parking requirements (see map).

Bishop Municipal Code, Section 17.48.070 (5). "For motels, boardinghouses, clubhouses, fraternity or sorority houses where the principal use is to provide

overnight facilities: one space for each guestroom, plus one space for each three beds in a dormitory in any of the above.”

The project site is zoned properly for the proposed use. The subject parcel and adjacent parcels are in a C-1 Zone (General Commercial and Retail District). The settings to the north is Short Street and the under construction Mt. Rambler Brewery, to the east is Warrens Automotive, to the south an automotive detail shop and IMCA offices and to the west is a small parking area and beyond that a mountain guide service store front / office and Main Street.

The Bishop City Council has scheduled a public hearing for an environmental Initial Study and draft Negative Declaration regarding the application for a conditional use permit at its March 24, 2014 meeting. I will report on the project environmental findings and determination at the scheduled Planning Commission meeting.

Recommendation: Review the request for a Conditional Use Permit to set aside the minimum parking requirements for a hostel type use at 130 Short Street.

Dear Planning Director,

Our vision is to transform 130 Short Street into one of the finest boutique hostels in California. The premium boutique style will cater directly to the sophisticated adventurer and outdoorsman who would otherwise be camping or staying outside of Bishop. Bringing in this new customer to Bishop means new business that will benefit the shops and restaurants in the surrounding downtown area. The Hostel at Short Street is a new type of lodging in Bishop and has numerous benefits that greatly outweigh the parking concern.

The hostel will offer affordable accommodations to travelers by providing dorm rooms which will lodge six to eight guests per room. The hostel can accommodate up to 24 guests and is projected to average around eight to twelve with roughly 3-6 cars. The typical guest will generally stay one to three nights, weekends being the most common. The guests typically spend their days outside of town enjoying the outdoors by fishing, hiking or rock climbing. Another guest will be the Pacific Crest Trail thru hiker who will come into town to resupply and enjoy the luxuries of civilization for a couple of days. Guests will rarely stay more than five days and we will implement strict policies on guest who try to overstay their welcome.

Due to the lack of no onsite parking the guests will utilize the ample street parking and public lots available within close circumference of the hostel. There are two public lots that will accommodate the hostel when street parking is not available; one is behind Main Street to the west and the second on W Line Street in visual sight of the Short street building. The busiest hours of parking is going to be from 5pm to 7am which is the opposite most nearby businesses and corresponds with the street parking hours. The hostel will produce far less number of cars than several of the previous occupants of the building and will generate about the same or less traffic than the current occupant. The parking issue is a minor detail when compared to the great benefits the hostel offers. The hostel could still be profitable will as low as 14-15 beds which could further reduce the traffic generated. The hostel will not adversely affect the surrounding neighborhood but become a beneficial addition to culture and community of Bishop. We ask you please grant us approval on this project and help me achieve a lifelong dream of a life in Bishop.

Thank you for the time and consideration.

Sincerely,

Matt Myers

A handwritten signature in black ink, appearing to read "Matt Myers", written in a cursive style.

City of Bishop

Use Permit and Zoning Variance Application Form
(To be completed by applicant)

Date Filed _____

This application is for a (circle one) Conditional Use Permit Zoning Variance

Name and address of applicant:

Matt Myers 33817 Mckenny pl. Yucaipa, CA 92399

Name and address of property owner:

Legal description of property:

130 Short Street, Bishop

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

130 Short Street. APN: 001-183-030

Present zoning:

C-1 General Commercial and Retail

General Plan designation:

C-1 General Commercial and Retail

Proposed use of property:

Deluxe Boutique Hostel, Requesting the parking requirement be set aside.

Consent of Owner: The following must be signed by at least one owner of record. I consent to the information accompanying this statement.

 _____ Signature	_____ Date
Matt Myers _____ Name	909-633-1731 _____ Phone or email

Applicant Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

 _____ Signature	_____ Date
Matt Myers _____ Name	909-633-1731 _____ Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks

Hostel Project Plans

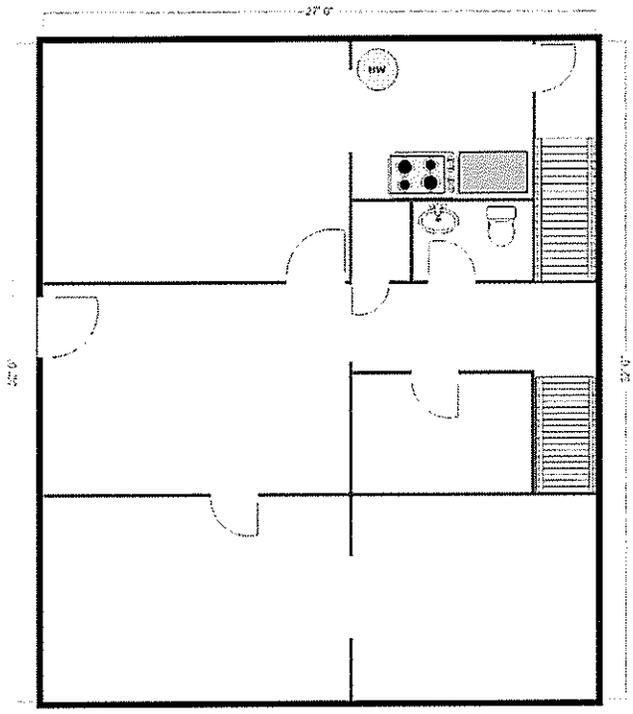
Our vision is to build the finest hostel in the Eastern Sierra and how it will positively influence the local community and commerce.

- Aimed towards the sophisticated adventurer and due to affordability the hostel brings in a new customer that would otherwise camp or stay outside of bishop.
- The new customer will highly benefit the local businesses and restaurants in the surrounding downtown area
- The hostel on Short Street will eliminate an office space competition to the future Cottonwood Plaza.
- By adding a mural, the new hostel will facilitate the downtown revitalization.

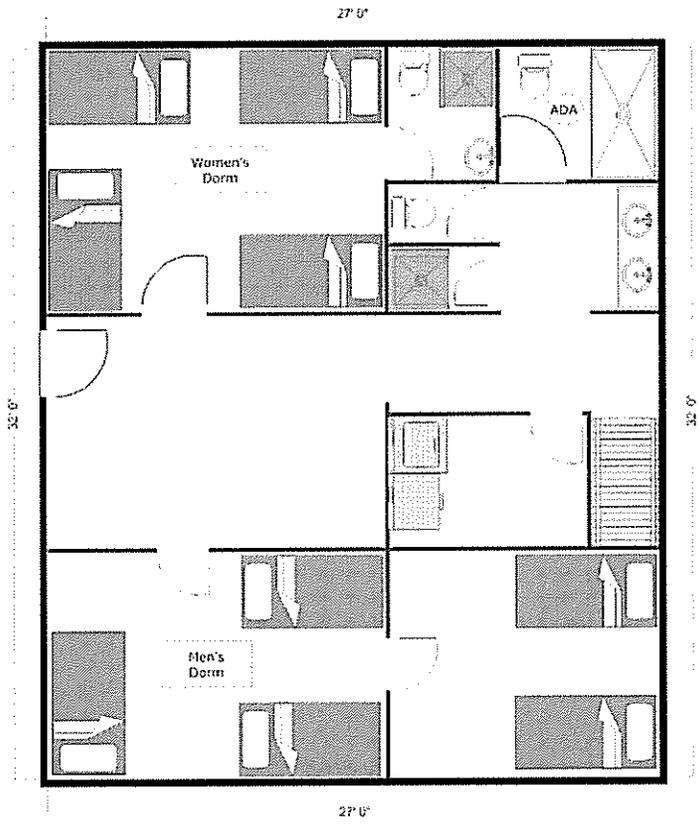


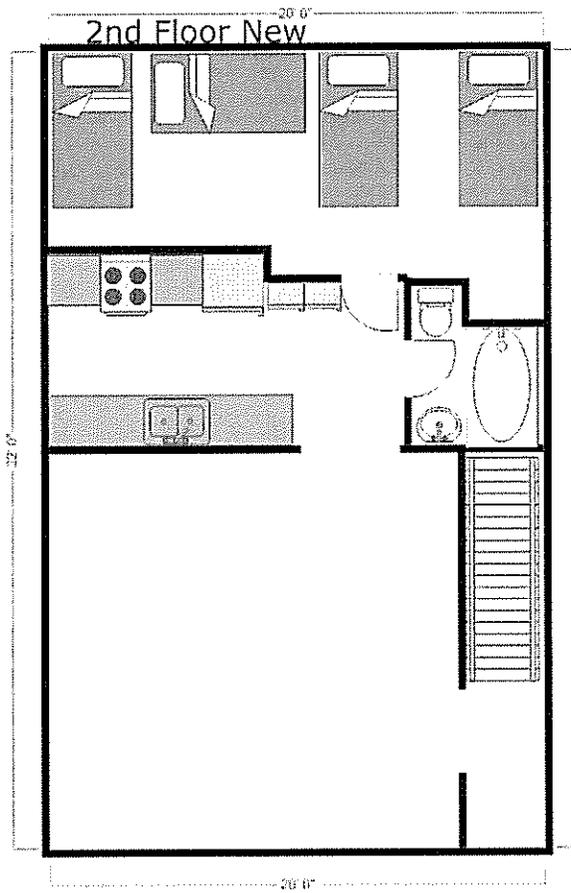
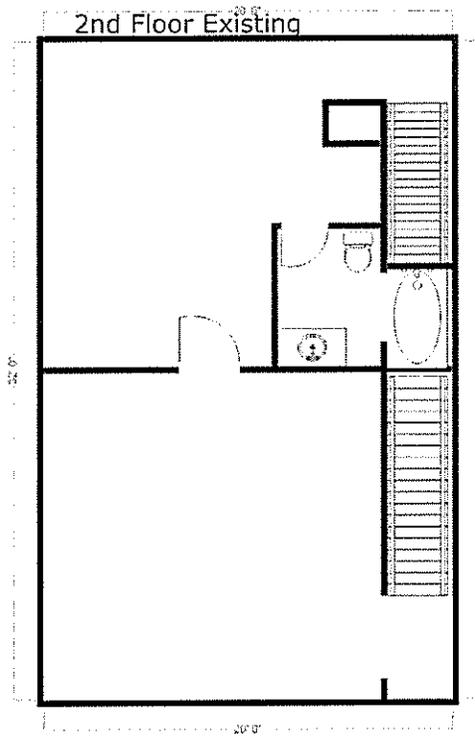
Mural Concept

1st Floor Existing



1st Floor Proposal





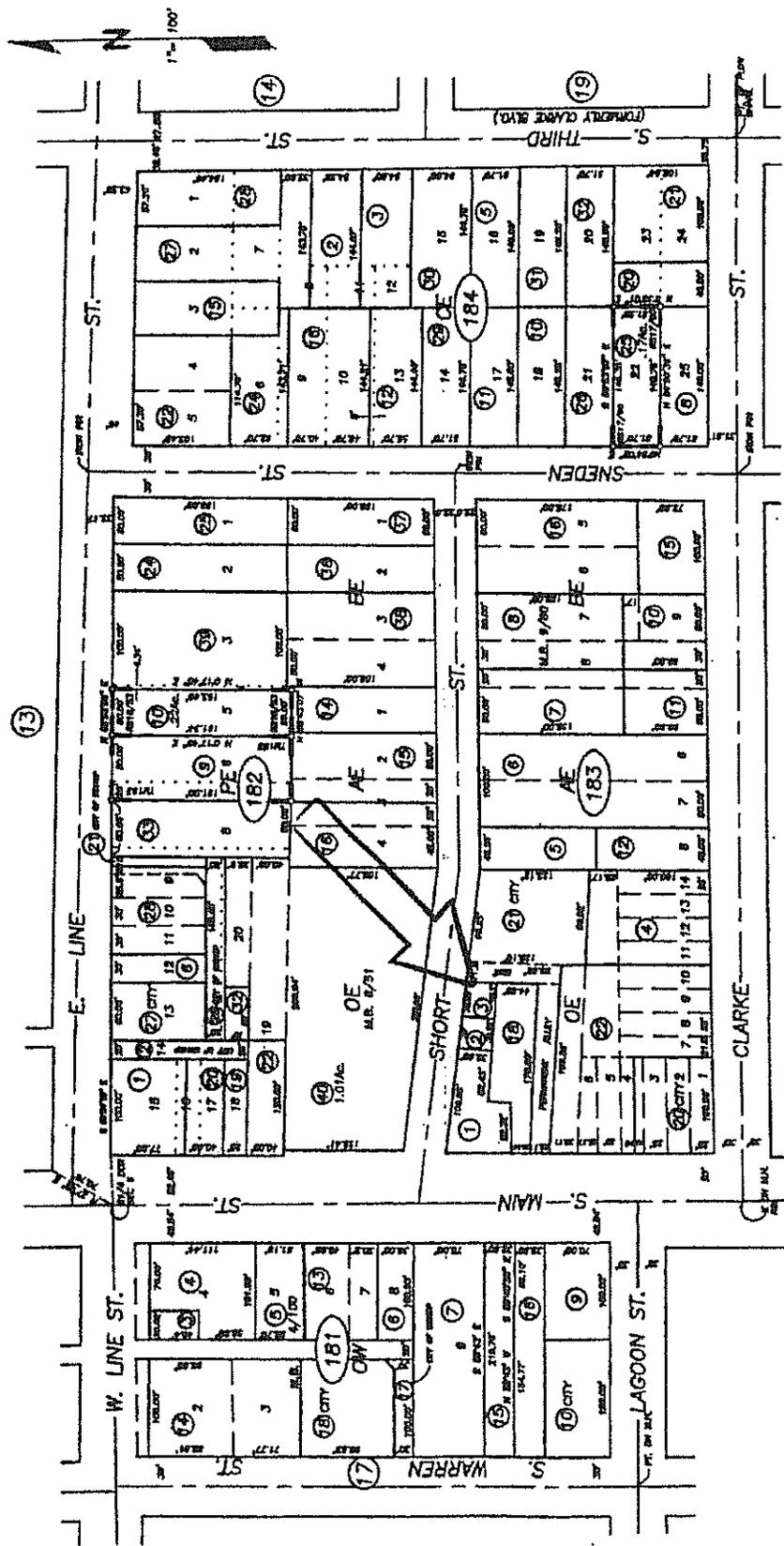


11-07-88
03-04-89
08-27-88

FOR N1/2 SEC. 7, T.7S., R.33E., M.D.B. & M.
JOHN B. CLARKE ADDITION

01-18

TAX RATE AREA
1-000



Assessor's Map Bk. 01 Pg. 18
County of Inyo, Calif.
1950

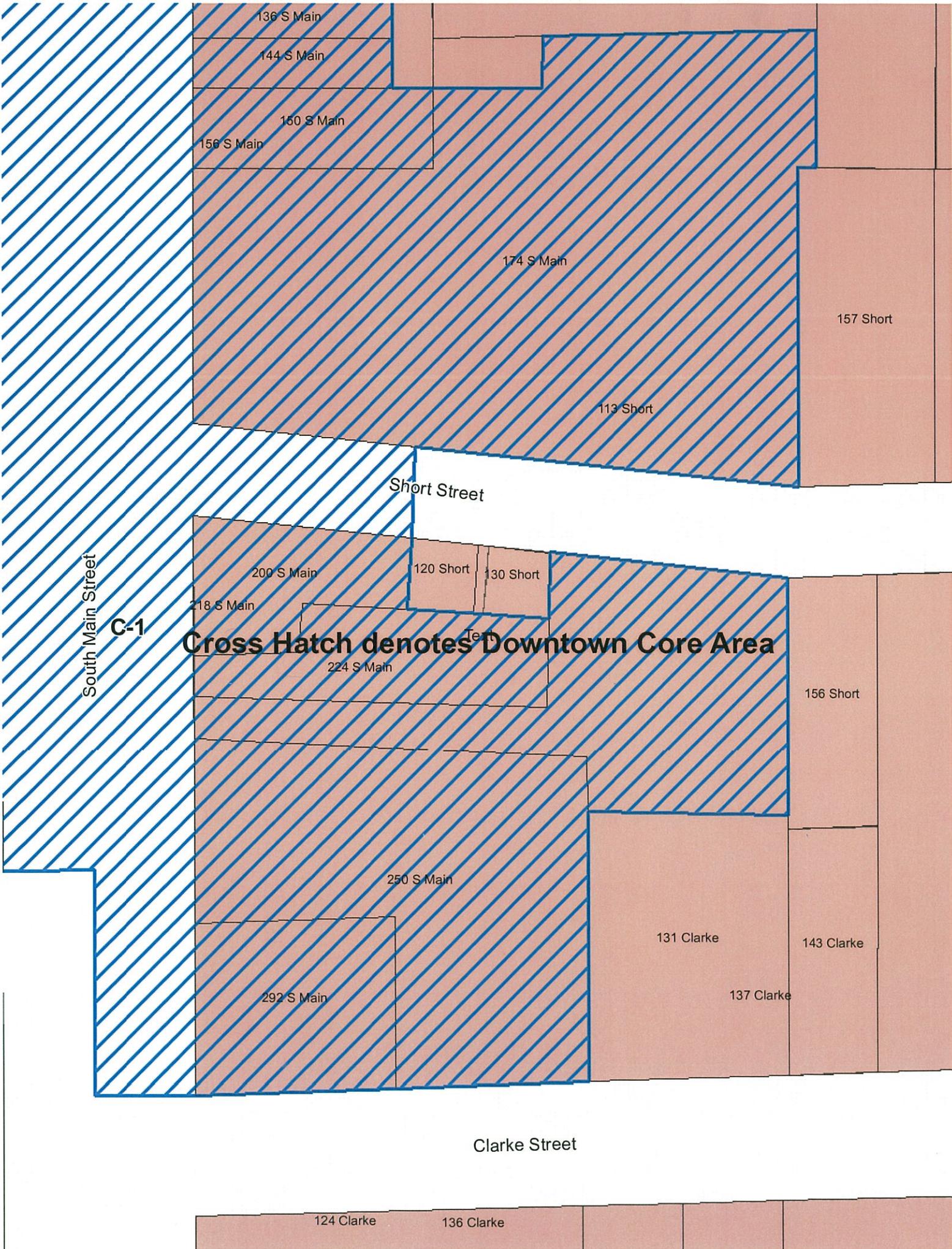
- NOTE: 1. THIS ADDITION WAS PREPARED FOR
2. AS SHOWN ON THE PLAT
3. ALL LOTS ARE TO BE CONVEYED TO THE COUNTY
4. WITH LOCAL USE ONLY OR RESERVE THE
RIGHTS.

21

RECEIVED JAN - 9 2009

P.S. 07-002 BL. 18 Pg. 83
P.S. 07-000 BL. 17 Pg. 80

JOHN B. CLARKE ADDITION M.D.B. BL. 1 Pg. 81
BLK. 02 LOT 1 - 11 AC. BL. 7 Pg. 80
BLK. 02 LOT 1 - 9 AC. BL. 8 Pg. 79
T.M. 183 BL. 4 Pg. 18, 20



Cross Hatch denotes Downtown Core Area

South Main Street

Short Street

Clarke Street

C-1

136 S Main

144 S Main

156 S Main

174 S Main

113 Short

157 Short

200 S Main

120 Short

130 Short

218 S Main

Cross Hatch denotes Downtown Core Area

224 S Main

156 Short

250 S Main

131 Clarke

143 Clarke

292 S Main

137 Clarke

124 Clarke

136 Clarke

Election of Officers – Chairman and Vice Chairman

Chairman Malloy will open nominations for election of officers and will turn it over to Gary Schley, Public Services Officer.

Gary will then call for nominations for the position of Chairman.

After all nominations have been made, Malloy will make a motion to close the nominations for Chairman. Take roll count to close nominations.

A roll call will be taken for the nominated person(s).

Newly elected Chairman will move to the middle seat and open nominations for Vice-Chairman.

After all nominations have been made, newly elected Chairman will make a motion to close the nominations for Vice-Chairman. Take roll count to close nominations.

A roll call will be taken for the nominated person(s).

Newly elected Vice-Chairman will move to the correct seat next to the Chairman.

Both newly elected will serve a one year term.