



Agenda Item: 11.A  
Date of Meeting: April 22, 2024  
Department: Planning

## STAFF REPORT

To: City Council  
From: Ana Budnyk  
Subject: **PUBLIC HEARING - First Reading and Introduction of an Ordinance of The City Council Of The City Of Bishop, State Of California, to Rezone Certain Parcels to Mixed Use Downtown Overlay Zone (MUO-DT) and Tiering for Purposes Of CEQA Review from the Downtown Specific Plan and Mixed Use Overlay Zone Environmental Impact Report.**  
Prepared On: April 18, 2024  
Attachments: Ordinance to Rezone Certain Parcels to Mixed Use Downtown Overlay Zone.pdf  
PC 2024-01  
2024-04-11\_Public Hearing Notice

---

### Background/History:

The Planning Department has received an application from Mr. Jack Reynolds, to include Parcel 001-020-15-00, 711 North Hammond Street, in the Mixed-Use Downtown Overlay Zone (MUO-DT).

The property has a General Plan Land Use designation of Medium High Density Residential, with a corresponding zoning designation of Medium High Density Residential (R-2000). This parcel falls within the Specific Plan (SP) area.

The applicant also owns the property at 647/649 North Main Street, which currently accommodates a bowling alley and distributorship warehouse. While there are no immediate development plans for this property, staff recommends adding 649/647 North Main Street parcel to MUO-DT for zone continuity from Main Street. This parcel falls within the Specific Plan (SP) area and is designated as General Commercial in the General Plan, with a zoning designation of General Commercial and Retail (C1). Additionally, the property features a 38-foot easement providing access to the 711 Hammond Street site. The owner will ensure that there is no conflict between the existing delivery equipment located on the easement and access for vehicles and fire trucks to the 711 Hammond Street site.

The City Council adopted Resolution No.2022-38 adopting the Downtown Specific Plan and Mixed Use Overlay Zone (MUO) and General Plan Amendment No. 2022-01 to incorporate Specific Plan (SP) boundary within the Land Use Plan. Both above-mentioned parcels are

within the SP boundary, but not MUO.

The City Council approved Resolution No. 2022-37 certifying the Environmental Impact Report (EIR) for the Downtown SP and MUO and adopting the mitigation monitoring and reporting program. Section 3.4.3 Development Scenarios of EIR, subsection 3.4.3.1 High Development Scenario, assumed that 25 percent of all parcels within the SP, not including the area that falls within the MUO, would be developed to include two additional units on each of those parcels. Under this scenario, a total of 213 new dwellings were studied to be added to the SP area.

The EIR also mentions the 711 North Hammond Street parcel in section 3.4.3 Development Scenarios as vacant and not presently owned by the Los Angeles Department of Water and Power (LADWP) and, therefore, considered developable.

The Housing Element identifies the 711 North Hammond Street parcel as one of five available City of Bishop 2021-29 Regional Housing Needs Allocation (RHNA) Inventory sites.

A duly-noticed public hearing has been conducted by the Planning Commission to consider the rezoning of 2 parcels to Mixed Use Downtown Overlay Zone as set forth herein.

A public hearing to consider the application for this rezoning was noticed in the Inyo Register on April 11, 2024.

Analysis/Discussion:

| <b>Development Standard</b>         | <b>Allowable Under R-2000</b>                   | <b>Allowable Under MUO-DT</b>                                                                                                                                         |
|-------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Address                        | 711 North Hammond Street, APN 008-360-09        |                                                                                                                                                                       |
| Total Project Site Size:            | 0.71 acres                                      |                                                                                                                                                                       |
| Maximum Residential Units Allowed   | 15 units + 2 ADUs                               | 35 units                                                                                                                                                              |
| Setbacks                            | Front: 10 feet<br>Rear: 5 feet<br>Side: 10 feet | Front: 0 feet<br>Rear: 0 feet<br>Side: 0 feet                                                                                                                         |
| Maximum Building Height             | 26 feet                                         | 46 feet                                                                                                                                                               |
| Residential parking spaces required | 2 spaces/dwelling unit                          | One bedroom or studio unit = one space/dwelling unit<br><br>Two-bedroom unit = 1.25 spaces/dwelling unit<br><br>Three or more-bedroom unit = 1.5 spaces/dwelling unit |

| <b>Development Standard</b> | <b>Allowable Under C1</b>                    | <b>Allowable Under MUO-DT</b> |
|-----------------------------|----------------------------------------------|-------------------------------|
| Site Address                | 647/649 North Main Street, APN 001-240-04-00 |                               |
| Total Project Site Size:    | 1.78 acre                                    |                               |

|                                     |                                                                                                           |                                                                                                                                                                                         |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum Residential Units* Allowed  | none                                                                                                      | 89 units                                                                                                                                                                                |
| Setbacks                            | All: 0 feet with 38.9-foot-wide access/utility easement on the western side of the property.              | All: 0 feet                                                                                                                                                                             |
| Maximum Building Height             | 26 feet                                                                                                   | 46 feet                                                                                                                                                                                 |
| Residential parking spaces required | n/a                                                                                                       | One bedroom or studio unit = one space/dwelling unit<br><br>Two-bedroom unit = 1.25 spaces/dwelling unit<br><br>Three or more-bedroom unit = 1.5 spaces/dwelling unit                   |
| Commercial parking spaces required  | For bowling alleys: six spaces for each alley<br><br>For warehouses 1,000 square feet of gross floor area | A building greater than 15,000 square feet will require two spaces per 1,000 square feet.<br><br>A building less than 15,000 square feet will require 1.5 spaces per 1,000 square feet. |

The proposed zone changes align with the General Plan, Specific Plan, and Housing Element, facilitating greater residential density to help the City achieve its housing goals for moderate and above moderate-income units, and will promote the welfare of the community.

Economic Impacts:

The project would bring up to 35 new housing units.

Budget Impacts:

None

Legal Review:

Deputy City Attorney Russell Hildebrand reviewed and approved this item and finds that the recommended action complies with the law.

Recommended Action:

Council will hold a public hearing and consider approving the first reading and introduction of the proposed ordinance (by title only).

Approved By: Robin Picken 4/18/2024

Approved By: Deston Dishion 4/18/2024

Approved By: Dean Pucci 4/19/2024

Approved By: