Agenda Item: 6.A
Date of Meeting: June 30, 2025
Department: Planning

STAFF REPORT

To: City Council

From: Ana Budnyk

Subject: **Appeal of Planning Commission Decision – Design Guidelines Compliance and Variance Findings for 168 East Line Street**

Prepared On: June 25, 2025

Attachments:
2025-06-02_Appeal Application_168 E Line
Public Comment
PC 2025-03 168 E. Line Variance_2025 05 28
Planning Commission Report
Planning Commission Minutes_05-28-2025
Staff report_05-28-2025
Vicinity Maps
168 E LINE_PROPOSAL
Notice of Public Hearing_Published
CHAPTER 17.46. - MUO-DT
Design Guidelines

Background/History:

On June 6, 2025, Robert Sharp submitted an appeal challenging the Planning Commission's decisions from a regular meeting on May 28, 2025, regarding the proposal for 168 East Line Street. The appeal disputes the project's consistency with the Downtown Design Guidelines and opposes the 20% parking reduction approved as part of the variance.

The Planning Commission action was to approve a variance from the Downtown Specific Plan development standards on building and parking location, and a reduction in parking due to site constraints. They also considered a challenge to the staff's determination that the project complies with the Downtown Design Guidelines. The Planning Commission approved the variance, found the project to be compliant with the Downtown Design Guidelines, and found the project to be categorically exempt from CEQA review based on the CEQA Guidelines 15032 exemption for in fill development projects. The decision was based on the staff report and project plans submitted for the project and the public testimony presented at the public hearing on the project.

The appeal was filed in writing within five days, as required by City of Bishop Municipal Code,

17.80.110. - Appeal procedure. The Planning Commission has submitted a report to the City Council, which is attached to this staff report.

The City Council is asked to consider the appeal and act on a resolution to overturn the Planning Commission by granting the appeal, or in the alternative, deny the appeal, which would leave the decision of the Planning Commission unchanged. It is anticipated that the public hearing will be opened, and the Mayor will call on the appellant to present their reasons for the Planning Commission decisions to be overturned. The Mayor may call on City staff to respond after hearing from the appellant. After public comment has been heard, the City Council is asked to consider the appeal and take action to either deny the appeal or to approve a resolution to grant the appeal and set aside the decision of the Planning Commission.

Notice:

Notice of the public hearing to consider the appeal of the Planning Commission's decision was published in the Inyo Register on June 19, 2025, and mailed to property owners within 300 feet of the project site at least 10 days prior to the hearing, in compliance with legal noticing requirements.

Recommended Action:

The City Council will hold a public hearing to consider the appeal submitted by Robert Sharp regarding the Planning Commission's May 28, 2025, decision on the proposed project at 168 East Line Street. Following the hearing, the Council may take action to either deny the appeal or approve the appeal by resolution setting aside the Planning Commission's decision.

Approved By: Russell A. Hildebrand 6/26/2025
Approved By: Robin Picken 6/26/2025
Approved By: Deston Dishion 6/26/2025
Approved By: