



Agenda Item: 7.A

Date of Meeting: April 9, 2024

Department: Planning

STAFF REPORT

To: Planning Commission
From: Ana Budnyk
Subject: **Rezone Parcels 001-020-15-00, and 001-240-04-00 to Mixed Use Downtown Overlay Zone**
Prepared On: March 28, 2024
Attachments: PC RESOLUTION_REZONE PARCELS TO MUO_DT
PUBLIC COMMENT

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 649/647 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 it to MUO-DT for zone continuity. 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 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 site.

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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 parcel as one of five available City of Bishop 2021-29 Regional Housing Needs Allocation (RHNA) Inventory sites.

Analysis/Discussion:

Table 1: Development Standards Analysis

Development Standard	Allowable Under R-2000	Allowable Under MUO-DT
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 Rear: 5 feet Side: 10 feet	All: 0 feet* <i>*Proposed to amend setback requirements</i>
Maximum Building Height	26 feet	46 feet
Residential parking spaces required	2 spaces/dwelling unit	One bedroom or studio unit = one space/dwelling unit (DU) Two-bedroom unit = 1.25 spaces/DU Three or more-bedroom unit = 1.5 spaces/DU
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* <i>*Proposed to amend setback requirements</i>
Maximum Building Height	26 feet	46 feet
Residential parking spaces required	n/a	One bedroom or studio unit = one space/dwelling unit Two-bedroom unit = 1.25 spaces/dwelling unit Three or more-bedroom unit = 1.5 spaces/dwelling unit
Commercial parking spaces required	For bowling alleys: six spaces for each alley 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. A building less than 15,000 square feet will require 1.5 spaces per 1,000 square feet.

General Plan Consistency:

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.

The Bishop General Plan aims to balance housing and commercial uses, with limited residential growth potential posing a constraint on business and commercial development due to labor force concerns. To address this, the plan suggests increasing density for residential development and diversifying existing land uses to expand the available housing stock for the City.

The Housing Element identifies a RHNA of 118 new housing units (across several income levels) to be developed during the 2021-2029 planning period. Due to limited available developable land, the City has historically fallen significantly short of the RHNA goals. This zone change provides an opportunity to make gains against the State-mandated RHNA and complies with the goals of the Housing Element.

According to the 2015 Economic Development Element, the City of Bishop has a 0% vacancy rental rate and has a significant need for additional housing units across all income levels. The Economic Development Element identifies Bishop's housing shortage as a primary constraint on economic growth. Given the benefit of additional housing units to address a community need and the consistency with the General Plan, staff recommends the Commission consider allowing for reduced parking to accommodate additional housing units.

Legal Review:

City attorney Russell A. Hildebrand has reviewed and approved this item.

Environmental Review:

The rezoning of 2 parcels to Mixed Use Downtown Overlay Zone will not result in any new or more severe significant adverse environmental impacts beyond those previously examined in the Environmental Impact Report prepared for the Mixed Use Overlay Project and all mitigation measures from that Environmental Impact Report will be implemented for the rezoned parcels.

Notifications:

A public hearing to consider the application for this rezoning was noticed in the Inyo Register on March 28, 2024, and sent to the property owners within 300 feet of the project, ten days before the Planning Commission Hearing.

Recommended Action:

The Planning Commission to approve the resolution and recommend the City Council approval of an ordinance for a change of zoning designation for two parcels in substantially the form shown in Attachment 1, attached hereto and incorporated by reference herein.

Alternatives: The Planning Commission to approve the rezoning of one parcel 001-020-15-00, 711 North Hammond Street.

Approved By: 3/28/24

Approved By:

Approved By:

Approved By: