



# CITY OF BISHOP

## PLANNING COMMISSION MEETING

City Council Chambers - 301 West Line Street - Bishop, California  
TUESDAY, JULY 30, 2024 - 6:00 PM

**NOTICE TO THE PUBLIC:** Please be advised this meeting is accessible to the public in person or on the City of Bishop website. In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in this meeting, please contact the City Clerk at 760-873-5863 Extension 124. Notification at least 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].

The public is encouraged to participate or observe this meeting by:

1. Attending this meeting in person at the City of Bishop City Council Chambers located at 301 West Line Street in Bishop, California.
2. Observing this meeting live from the City of Bishop website at: [https://www.cityofbishop.com/government/planning\\_commission/index.php](https://www.cityofbishop.com/government/planning_commission/index.php)

Public comments may be made:

1. In person: Live at the meeting. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration. Comments for all agenda items are limited to a speaking time of three minutes.
2. In writing: Please email [publicworks@cityofbishop.com](mailto:publicworks@cityofbishop.com) and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 2:00 p.m. will be emailed to the Planning Commissioners and included as an attachment under the Agenda's Item Number as "Public Comment" prior to the meeting. You may also hand deliver public comments to the City drop/payment box located at the Church Street entrance to City Hall on or before the deadline noted above.

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 during normal business hours. Government Code § 54957.5(b)(1). Copies will also be provided at the appropriate meeting.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in this meeting, please contact the City Clerk at 760-873-5863 Extension 24. Notification at least 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].

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PUBLIC COMMENT: NOTICE TO THE PUBLIC:** This time is set aside to receive public comment on matters not calendared on the agenda. When recognized by the Chairman, it is requested that you please state your name and address for the record and please limit your comments to three minutes. Under California law the Planning Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Planning Commission may briefly respond to comments or questions from members of the public. Therefore, the Planning Commission will listen to all public comment but will not generally discuss the matter or take action on it.
- 5. CONSENT CALENDAR NOTICE TO THE PUBLIC:** All matters under the Consent Calendar are considered routine by the Authority and will be acted on by one motion.
  - A. Planning Commission Meeting Minutes**  
[April 9, 2024 - Special Meeting Minutes](#)
- 6. NEW BUSINESS**
  - A. Discussion and Public Comment on City of Bishop Prohousing Application**  
**Recommended Action:** None  
[Prohousing Designation Program Application - City of Bishop](#)  
[Public Comment](#)
  - B. East Line Street Bridge Replacement Project – Crosswalks and Railings**  
**Recommended Action:** Planning Commission consideration to approve the recommended design layout of crosswalks, traffic calming measures, and railing style for the East Line Street Bridge Replacement Project.  
[East Line Street PC Presentation](#)  
[Transcribed Comment Cards \(Anonymous\)](#)
- 7. PUBLIC HEARING**
  - A. Variance Request for Monument Signage at 777 North Main Street, APN 001-02-00-100**  
**Recommended Action:** The Planning Commission to hold a public hearing and approve the request for a variance to waive the five-foot height restriction for monument sign proposed at 777 North Main Street. This approval will permit the construction of a monument sign with a maximum height of 8 feet 6 inches, as illustrated in Exhibit A.

Alternatives:

- The Planning Commission may approve the Variance Application with additional conditions.
- Continue the public hearing to a future date, and provide specific direction to

staff regarding what additional information and analysis is needed.

- Deny the Variance Application.

[Variance Application](#)

[Attachment A - Sign Rendering](#)

[Resolution Signage Variance Draft](#)

## **8. STAFF AND COMMISSION REPORTS**

**9. ADJOURNMENT:** The next regularly scheduled meeting of the Planning Commission will be August 27, 2024 at 6:00 p.m. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

**CITY OF BISHOP**  
**SPECIAL PLANNING COMMISSION MINUTES**  
*April 9, 2024*

**1. CALL TO ORDER**

Chair Lew called the meeting of the Bishop Planning Commission to order at 6:01 p.m. in the City Council Chambers, 301 West Line Street, Bishop, California.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Bhakta.

**3. ROLL CALL**

**PRESENT:**

Chair Lind  
Commissioner Bhakta  
Commissioner Lowthorp  
Commissioner Lew  
Commissioner Leitch  
Ana Budnyk, Assistant Planner  
Michele Rhew, Planning Commission Secretary  
Russell Hildebrand, Deputy City Attorney  
Deston Dishion, City Administrator

**EXCUSED:**

Vice Chair Gaidus

**ABSENT:**

Commissioner Truxillo

**4. PUBLIC COMMENT: NOTICE TO THE PUBLIC:** This time is set aside to receive public comment on matters not calendared on the agenda. When recognized by the Chair, it is requested that you please state your name and address for the record and please limit your comments to three minutes. Under California law the Planning Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Planning Commission may briefly respond to comments or questions from members of the public. Therefore, the Planning Commission will listen to all public comment but will not generally discuss the matter or take action on it.

No public comments were made.

5. CONSENT CALENDAR NOTICE TO THE PUBLIC: All matters under the Consent Calendar are considered routine by the Authority and will be acted on by one motion.

- A. Planning Commission Minutes
  1. September 27, 2022 – Minutes
  2. October 18, 2022 – Special Meeting Minutes
  3. December 14, 2023 – Special Meeting Minutes

Chair Lew opened the item and asked for comments from the Commission.

No comments regarding the consent calendar were made.

Vice Chair Bhakta made a motion to approve the Consent Calendar and Chair Lew seconded the motion. Motion approved 5-0.

Ayes: Commissioners Lowthorp, Leitch, Lind, Vice Chair Bhakta, and Chair Lew  
Noes: None

## 6. NEW BUSINESS

### A. Reorganization - Election of Officers

Chair Lew opened nominations and turned it over to Assistant Planner Budnyk. Budnyk asked Planning Commission Secretary Rhew to assist with the Election of Officers. Rhew called for nominations for Chair. Lew nominated Commissioner Lind for Chair. No other nominations were made. A roll call was taken on the nomination of Lind for Chair. Motion approved 5-0. Lind will serve as Chair for one year.

Rhew called for nominations for the position of Vice Chair. Commissioner Leitch nominated Commissioner Gaidus for Vice Chair. No other nominations were made. A roll call was taken on the nomination of Gaidus for Vice Chair. Motion approved 5-0. Gaidus will serve as Vice Chair for one year.

## 7. PUBLIC HEARING

### A. Rezone Parcels 001-020-15-00, and 001-240-01-00 to Mixed Use Downtown Overlay Zone

Chair Lind opened the item and turned it over to Assistant Planner Budnyk. Budnyk reviewed the item for the Commission.

Lind opened Public Comment at 6:16 pm.

Andrew Clark, Clarke Street resident, asked if Chapter 17.46.080 Mixed Use Overlay prohibits warehouses, how can 647 North Main Street be included if it is a warehouse. Budnyk explained that 647 North Main Street has a Conditional Use Permit (CUP) in place for warehouse type use and the CUP will remain in effect with the new zoning.

Deputy City Attorney Hildebrand confirmed the existing warehouse would be a Legal Nonconforming Use.

City Administrator Dishion commented that when the city first adopted the plan for 649/647 North Main Street, there were clerical errors, and the property was supposed to have been included in the initial Specific Plan document. Part of this item is to clean up the previous error.

No additional Public Comments were made. Lind closed the Public Hearing at 6:21 pm.

Commissioner Leitch brought up that when the property was before the commission back in 2020, the property address was 711 North Fowler Street. Jack Reynolds, Property Owner, explained that originally the property was part of the Lutheran Church located on North Fowler Street and he worked with the church to split the lot.

Additional discussion took place between the commission, staff, and the property owner including number of apartment unit configuration, parking, fire access, and delivery vehicle access.

Commissioner Leitch made a motion to approve the resolution and recommend to 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 and Commissioner Lew seconded the motion. Motion approved 5-0.

B. Amend Chapter 17.46 MUO\_DT Mixed Use Downtown Overlay Zone Section 17.46.120 Building Placement

Chair Lind opened the item and turned it over to Assistant Planner Budnyk. Budnyk gave an overview of the item.

Lind opened the Public Hearing at 6:42 pm. No public comments were received. Lind closed the Public Hearing at 6:42 pm.

Lind asked for comments from the commission. Commissioner Lew asked for clarification of the area on the map and Budnyk confirmed the area within the purple dots are the parcels proposed for rezoning.

Commissioner Leitch asked if the change would affect any projects currently underway and Budnyk stated that it would only affect the project discussed prior to this item, 711 North Hammond Street.

Commissioner Leitch made a motion to approve the resolution and recommend City Council to approve an ordinance of a change to Chapter 17.46 MUO-DT Mixed Use Downtown Overlay Zone, Section 17.46.120 Building Placement in substantially the form shown on Attachment 1, attached hereto and incorporated by reference herein and Chair Lind seconded the motion. Motion approved 5-0.

## 8. STAFF AND COMMISSION REPORTS

Assistant Planner Budnyk shared that there will be a Public Workshop for Active Transportation Projects (ATP) this Thursday, April 11<sup>th</sup> from 5:00 pm to 7:00 pm in the City Council Chambers. The city is looking to apply for an ATP in June for a loop around the city. Budnyk also shared that the city will have a booth at Earth Day in the City Park on Saturday, April 20<sup>th</sup> from 10:00 am – 3:00 pm. Everyone is invited to attend the workshop and Earth Day to give their input.

Commissioner Bhakta reminded the Commissioners about the upcoming training the city is holding this week.

No additional reports were made.

9. ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be April 23, 2024, at 6:00 p.m. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

Chair Lind adjourned the meeting at 6:48 p.m. to the next regularly scheduled meeting on April 23, 2024.

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Chair Lind

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Michele Rhew, Secretary



Agenda Item: 6.A  
Date of Meeting: July 30, 2024  
Department: Planning

## STAFF REPORT

To: Planning Commission  
From: Ana Budnyk  
Subject: **Discussion and Public Comment on City of Bishop Prohousing Application**  
Prepared On: July 25, 2024  
Attachments: Prohousing Designation Program Application - City of Bishop  
Public Comment

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### Background/History:

The 2019-2020 Budget Act in California provided a range of support, incentives, and accountability measures to meet the state's housing goals. Among these measures was the establishment of the Prohousing Designation Program. This program recognizes jurisdictions committed to implementing local policies that remove barriers to new housing, acknowledging their efforts to address California's severe housing shortage and affordability crisis.

On February 23, 2024, the City Council held a public hearing and authorized the Planning Department to submit an application and participate in the Prohousing Designation Program (Resolution No. 2024-06). Documents and the draft application were available for public review from February 21 to March 21.

The City of Bishop submitted its application to the California Department of Housing and Community Development (HCD) on March 21, 2024. HCD reviewed the application and requested additional public outreach. Consequently, the final version of the application was posted on the City's website for 30 days for public comments and distributed via the City newsletter, including the Housing Element and Distribution List.

Please note that after the initial review, HCD determined that the City does not qualify for Policy 1C listed in the application. To meet the criteria for this policy, all income categories must accommodate between 125% and 149% of the RHNA.

### Analysis/Discussion:

The staff requests to hold a discussion on the proposed application and to accept comments

from both commissioners and the public.

Environmental Review:

n/a

Notifications:

A public notice to consider this discussion was noticed in the Inyo Register on July 18th, 2024.

Recommended Action:

None

Approved By: Deston Dishion 7/26/2024

Approved By:

Approved By:

Approved By:

# Prohousing Designation Program Application



**State of California  
Governor Gavin Newsom**

**Melinda Grant, Undersecretary  
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director  
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director  
Division of Housing Policy Development**

2020 West El Camino, Suite 500  
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/community-development/prohousing>  
Email: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov)

January 2024

# Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike~~through and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

**Appendix 2**, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

**Appendix 3**, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

**Appendix 4** lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

**Appendix 5** is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

## Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See <b>Appendix 2</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See <b>Appendix 3</b> for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as <b>Appendix 5</b> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Application Information

Applicant (Jurisdiction):	City of Bishop
Applicant Mailing Address:	377 W Line Street
City:	Bishop
ZIP Code:	93514
Website:	<a href="https://www.cityofbishop.com/">https://www.cityofbishop.com/</a>
Authorized Representative Name	Anastasiia Budnyk
Authorized Representative Title:	Assistant Planner
Phone:	760-873-5863 x136
Email:	abudnyk@cityofbishop.com
Contact Person Name:	Anastasiia Budnyk
Contact Person Title:	Assistant Planner
Phone:	760-873-5863 x136
Email:	abudnyk@cityofbishop.com
<b>Proposed Total Score (Based on Appendix 3):</b>	36

## CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 2024-06), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: 

Name and Title: Deston Dishion, City Administrator

Date: 21/03/24

### Legislative Information

District	Number	Legislators Name(s)
State Assembly District	8	Assemblymember Jim Patterson-REP
State Senate District	4	Senator Marie Alvarado-Gil-DEM

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

## Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Proposal**  
**Category 1: Favorable Zoning and Land Use**

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

**Project Proposal**  
**Category 2: Acceleration of Housing Production Timeframes**

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

## Project Proposal

### Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

**Project Proposal**  
**Category 4: Providing Financial Subsidies**

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

## Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

## Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

### Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

## **RESOLUTION NO. 2024-06**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

**WHEREAS**, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

**WHEREAS**, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

**WHEREAS**, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

**WHEREAS**, the The City of Bishop (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

### **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BISHOP DOES RESOLVE AND ORDAIN AS FOLLOWS:**

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code section 21155- 21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply with and will continue to comply with the

Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
6. Anastasiia Budnyk, Assistant Planner, is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED, APPROVED AND ADOPTED this 26<sup>th</sup> day of February 2024 by the following vote:

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0

The undersigned, Robin Picken, City Clerk of the City of Bishop, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the City of Bishop City Council adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

  
\_\_\_\_\_  
Jose Garcia, Mayor

ATTEST:   
\_\_\_\_\_  
Robin Picken, City Clerk



STATE OF CALIFORNIA  
COUNTY OF INYO  
CITY OF BISHOP }

I, Robin Picken, City Clerk for the City of Bishop, do hereby certify that the whole number of members of the City Council of said City of Bishop is five (5); that the foregoing Resolution No. 2024-06 was duly passed and adopted by said City Council; approved and signed by the Mayor of said City; and attested by the City Clerk of said City, all at a regular meeting of said City Council, held on February 26, 2024, and that the same was so passed and adopted by the following roll call vote.

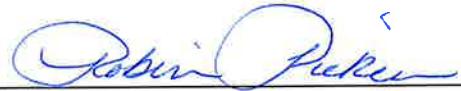
AYES:           Ellis, Schwartz, Muchovej, Kong, Garcia

ABSENT:       None

NOES:           None

DISQUALIFIED:   None

WITNESS, my hand and the seal of the City of Bishop this 27<sup>th</sup> day of February 2024.



Robin Picken, City Clerk  
CITY OF BISHOP



## Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
2K	The City and the County signed the contract with OpenGov, an online permitting platform. Part of the operations of the platform includes establishment of a standardized application form for all entitlement applications.	Feb 20, 2024 – Project Kickoff	Dec 31, 2024	Both the City of Bishop and Inyo County have recently approved the purchase of permit software. This software will enable us to provide updates on project approvals.
2L	OpenGov permitting platform functionality will have the ability to publicly post status updates on project permit approvals on the internet.	Feb 20, 2024 – Project Kickoff	Dec 31, 2024	Both the City of Bishop and Inyo County have recently approved the purchase of permit software. This software will enable us to provide updates on project approvals.
3B	The County is developing pre-approved ADUs and low-income single-family residence designs for all areas of the County, including the City of Bishop. Both City and County share a Building Department and staff. The City plans to sign an MOU to use ADU plans.	May 2024 Completion of plans. August 2024 Marketing pf Plans	Summer-Fall 2024	
3E	Whitney Alley project seeks to make significant improvements to the city's downtown core through green infrastructure solutions, and pedestrian and bicycle facilities to improve traffic, pedestrian circulation, and public spaces, making the downtown area safer and more accessible for individuals with special needs.	December 2022 – December 2024 - Planning and design July 2025 – July 2027 Construction	March 2028	This is the first project that manifests the vision of the Specific Plan and is pivotal to Downtown revitalization.

### Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1C	The Housing Elements identified sites for 157 units, the City is in the process of rezoning one of the parcels to add an additional 18 units. This would total 175 units which is 218% of total remaining RHENA (80 units), and 148% of total RHENA (118 units). Sites are located in in downtown commercial corridors or infill locations.	E	Housing Element	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf</a>	2	1	1	3
1F	The City adopted reductions or eliminations of parking requirements for ADUs as authorized by Government Code sections 65852.2.: Mixed-Use overlay zone adopted less than ratios same as in section 65915, subdivision (p) in Location Efficient Communities. The City adopted Exempted area parking in-lieu fee.	E	Zoning code	<a href="https://library.municode.com/ca/bishop/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.75ACDWUNJUACDWUN">https://library.municode.com/ca/bishop/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.75ACDWUNJUACDWUN</a>  <a href="https://library.municode.com/ca/bishop/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.46MMIUSDOOVZO">https://library.municode.com/ca/bishop/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.46MMIUSDOOVZO</a>	2	1	1	3
1H	The City modified zoning and adopted Downtown Specific Plan and Mixed-Use Overlay allow for by-right residential in C-1, C-2 zones.	E	Specific Plan	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/Bishop_Plan_MixedUse_Web.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/Bishop_Plan_MixedUse_Web.pdf</a>	1			1

11	Specific Plan and Mixed-Use Overlay adopted modifications of development standards to increase height, FAR, and allowable DU/ac to promote greater development intensity in downtown commercial corridors or other infill locations.	E	Specific Plan	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/Bishop_Plan_MixedUse_Web.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/Bishop_Plan_MixedUse_Web.pdf</a>	1	1	1	2
2A	Specific Plan and Mixed-Use Overlay established ministerial approval for single-family and multi-family housing. Zones R-1, R-2, R-2000, R-2000P, R-3, MUO-DT/NT allow residential developments by-right in High Resource and Highest Resource areas	E	Specific Plan	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/Bishop_Plan_MixedUse_Web.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/Bishop_Plan_MixedUse_Web.pdf</a>	3	2	1	4
2B	Establishment of Specific Plans with accompanying Environmental Impact Reports (EIR) to allow for construction of new housing and rezoning parcels without additional environmental analysis in Location Efficient Communities.	E	Specific plan EIR	<a href="https://www.cityofbishop.com/departments/planning/environmental_documents.php">https://www.cityofbishop.com/departments/planning/environmental_documents.php</a>	2	2	1	3
2C	The City is in the process of approval of 4 units with 1 live/work development within the Downtown Mixed-Use overlay zone. The project streamlined CEQA since CEQA was done for all of the Specific Plan and Mixed Use Overlay Zone. The City has been waiting for an applicant to pay the permit and school fees to issue the permits.	E	Zoning code	<a href="https://library.municode.com/ca/bishop/codes/code_of_dinances?nodeId=COOR_T1T17ZO_CH17.46MMIUSDOOVZO">https://library.municode.com/ca/bishop/codes/code_of_dinances?nodeId=COOR_T1T17ZO_CH17.46MMIUSDOOVZO</a>	2	2	1	3

2D	Table 36 in the Housing element indicates average processing times for the various types of approvals, Building Permit / Plan Check/ Fire together taking 15 days. No design commission or other reviews are required for any applications, only Planning, Building, and Fire Departments.	E	Housing Element	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf</a>	2	2		2
2E	Residential projects used to require conditional use approvals and Planning Commission Action in commercial zones. E of the Specific Plan and Mixed-Use Overlay Zone, which covers half of the commercial areas of the City, eliminated public hearings for projects consistent with zoning standards and allowed for lesser parking requirements and higher density.	E	Zoning code	<a href="https://library.municode.com/ca/bishop/codes/code_of_ordinances?nodeId=COOR_TI_T17ZO_CH17.46MMIUSDO_OVZO">https://library.municode.com/ca/bishop/codes/code_of_ordinances?nodeId=COOR_TI_T17ZO_CH17.46MMIUSDO_OVZO</a>	2			2
2F	Most affordable units permitted are ADUs, processed within 1-2 weeks. The City already processes housing applications quickly, with priority given to ADUs in High Resource and Highest Resource areas due to their shorter review times.	E	Housing Element	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf</a>	1	2	1	2

2G	Under SB 35, multi-family housing development applications meeting specific standards undergo a streamlined ministerial approval process, excluding Conditional Use Permit requirements. Zoning-consistent uses are approved by Planning, Building, and Fire staff at a unified location. Bishop's land use regulations lack stringent provisions inhibiting housing production, with no open space or design review requirements.	E	Zoning code	<a href="https://library.municode.com/ca/bishop/codes/code_of_or_dinances?nodeId=COOR_TI_T17ZO_CH17.46MMIUSDO_OVZO">https://library.municode.com/ca/bishop/codes/code_of_or_dinances?nodeId=COOR_TI_T17ZO_CH17.46MMIUSDO_OVZO</a>	1			1
2H	The Specific Plan implements design standards that streamline zoning clearance processes citywide. There are no special building code constraints that would inhibit housing construction.	E	Zoning code	<a href="https://library.municode.com/ca/bishop/codes/code_of_or_dinances?nodeId=COOR_TI_T17ZO_CH17.46MMIUSDO_OVZO">https://library.municode.com/ca/bishop/codes/code_of_or_dinances?nodeId=COOR_TI_T17ZO_CH17.46MMIUSDO_OVZO</a>	1			1
2I	Entitlements are managed by the planning department, which comprises one planner. Applicants benefit from a streamlined process as all relevant departments - planning, building, fire, and public works - operate from a single location, sharing staff and front counter services.	E	Housing Element	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf</a>	1			1

2J	Once the ADU application is complete and fees are paid, the Building/Planning Permit would be issued in about 1-2 weeks. Planning Permit for ADU or Multifamily generally takes 1-2 days. With the establishment of preapproved ADU plans the permits will be issued same day or week.	E	Housing Element	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf</a>	1			1
2K	The City and the County signed the contract with OpenGov, an online permitting platform. Part of the operations of the platform includes establishment of a standardized application form for all entitlement applications.	P	Memorandum of Understanding	<a href="https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2296352/Amendment_3_Inyo_Co_MOU_Building_Permitting_and_Inspection.pdf">https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2296352/Amendment_3_Inyo_Co_MOU_Building_Permitting_and_Inspection.pdf</a>	1			1
2L	OpenGov permitting platform functionality will have the ability to publicly post status updates on project permit approvals on the internet	P	Memorandum of Understanding	<a href="https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2296352/Amendment_3_Inyo_Co_MOU_Building_Permitting_and_Inspection.pdf">https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2296352/Amendment_3_Inyo_Co_MOU_Building_Permitting_and_Inspection.pdf</a>	1			1

3A	The City has refrained from implementing development impact fees to encourage residential development. Additionally, there are no special requirements or fees for offsite improvements, such as landscaping, fencing, or traffic signals. The City worked with Silver Peaks Affordable Housing Project, located in High Resource Area, and committed to 50% reduction of building permit fees, 50% reduction fee reduction for water and sewer connections.	E	Housing Element Attachment Reduction of building permit fees	<a href="https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf">https://cms9files1.revize.com/bishopca/Document%20Center/Department/Planning/General%20Plan/FINAL%202021-2029%20HOUSING%20ELEMENT.pdf</a>  Silver Peaks Affordable Housing Development Fee Waiver Commitment (attached)	3	3	1	4
3B	The County is developing pre-approved ADUs and low-income single-family residence designs for all areas of the County, including the City of Bishop. Both City and County share a Building Department and staff. The City plans to sign an MOU to use ADU plans.	P	First Draft of Permit-Ready Accessory Dwelling Unit Prototypes – Inyo County	<a href="https://www.inyocounty.us/sites/default/files/2023-09/20231003AgendaPacket.pdf">https://www.inyocounty.us/sites/default/files/2023-09/20231003AgendaPacket.pdf</a>	2			2
3E	The Whitney Alley project enhances downtown with new pedestrian and bicycle facilities, improving traffic flow, pedestrian circulation, and public spaces to attract residential developments and increase accessibility for individuals with special needs.	E	Project	<a href="https://www.cityofbishop.com/departments/public_works/whitney_alley.php">https://www.cityofbishop.com/departments/public_works/whitney_alley.php</a>	1			1

4D	The City received funds under PLHA program to provide low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households. The City will be marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas.	E	Resolution	<a href="https://library.municode.com/ca/bishop/munidocs/munidocs?nodeId=53c5944395d9a">https://library.municode.com/ca/bishop/munidocs/munidocs?nodeId=53c5944395d9a</a>	2	4	1	3
4G	The City dedicated funds from the General Fund to Housing Development Fund, to conduct Land Use study to identify priority sites among potential 5 sites to be released under the Surplus Land Act for affordable housing development in High Resource and Highest Resource areas.	E	Resolution	<a href="https://cms9files1.revize.com/bishopca/FINAL%20WITH%20STAFF%20REPO%20(002).pdf">https://cms9files1.revize.com/bishopca/FINAL%20WITH%20STAFF%20REPO%20(002).pdf</a>	2	4	1	3
	Total				34		10	44

## Sample Project Proposal Scoring Sheet

**Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”**

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that is designed to increase affordable housing for a range of types and for	E	Zoning code	Electronic copy attached	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	extremely low-income households.							
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3
2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing.	E	Zoning code		2			2
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
					33		12	45

## **Appendix 4: Examples of Prohousing Policies with Enhancement Factors**

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

### **Category 1: Favorable Zoning and Land Use**

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

### **Category 2: Acceleration of Housing Production Timeframes**

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

### **Category 3: Reduction of Construction and Development Costs**

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

#### **Category 4: Providing Financial Subsidies**

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

## **Appendix 5: Additional Information and Supporting Documentation**

1. Reductions in building permit fees for affordable housing projects.(For section 3A).]



**CITY OF BISHOP**  
377 West Line Street - Bishop, California 93514  
P. O. Box 1236 - Bishop, California 93515  
City Hall 760-873-5863 Public Works 760-873-8458  
Fax 760-873-4873

June 27, 2023

Nancy Mendoza  
Real Estate Development Manager  
Visionary Home Builders of CA, Inc.  
315 N. San Joaquin Street  
Stockton, CA 95202

RE: Silver Peaks Affordable Housing Development Fee Waiver Commitment

Dear Ms. Mendoza,

In support of the Silver Peaks Affordable Housing Project, located at 936 Spruce Street in Bishop, CA, the City of Bishop is committed to the following financial incentives:

Fee Waiver Type	Amount	Duration
Building Inspection Fees	<b>\$141,000</b> or up to 50% of Building Inspection fees based on the estimated valuation of the project at plan submittal.	The building inspection fee waiver is valid only to Visionary Home Builders at the time of plan submission for the building permit and not beyond the issuance of a Certification of Occupancy.
Water and Sewer Connection Fees	<b>\$112,000</b> or Up to 50% reduction fee reduction for water and sewer connections to City infrastructure.	The water and sewer connection fee waiver is valid only to Visionary Home Builders at the time of plan submission for the building permit and not beyond the issuance of a Certification of Occupancy.
Development Impact Fees	Up to 50% of Development Impact fees based on the estimated valuation of the project at plan submittal.	The Development Impact Fee waiver is valid only to Visionary Home Builders at the time of plan submission for the building permit and not beyond the issuance of a Certification of Occupancy.

The City has also invested **\$1,262,000** in public improvements to accommodate this project. These improvements include street and sidewalk extension, installation of storm drain, and extension of water and sewer mains.

The City of Bishop is fully supportive of the successful development of the Silver Peaks Affordable Housing Project. Please feel welcome to contact me directly with any questions at [ddishion@cityofbishop.com](mailto:ddishion@cityofbishop.com) or (760)873-5863.

Thank you,



Deston Dishion,  
City Administrator

# prohousing-designation-program-application\_COB

Final Audit Report

2024-03-21

Created:	2024-03-20
By:	Anastasiia Budnyk (abudnyk@cityofbishop.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADTKrF4DsQCH8n-njHVdDDLh7aHFDCPxj

## "prohousing-designation-program-application\_COB" History

-  Document created by Anastasiia Budnyk (abudnyk@cityofbishop.com)  
2024-03-20 - 8:29:32 PM GMT
-  Document emailed to Deston Dishion (ddishion@cityofbishop.com) for signature  
2024-03-20 - 8:29:38 PM GMT
-  Email viewed by Deston Dishion (ddishion@cityofbishop.com)  
2024-03-21 - 2:35:38 PM GMT
-  Document e-signed by Deston Dishion (ddishion@cityofbishop.com)  
Signature Date: 2024-03-21 - 2:35:49 PM GMT - Time Source: server
-  Agreement completed.  
2024-03-21 - 2:35:49 PM GMT



Adobe Acrobat Sign

## RE: [External] Public Notice: Review of Prohousing Designation Application

jack@grandhavenllc.com <jack@grandhavenllc.com>

Mon 6/24/2024 10:33 AM

To:Anastasiia Budnyk <ABudnyk@cityofbishop.ca.gov>

Ana

This is my public comment:

The City of Bishop could not be more encouraging and accommodative for property owners to develop all kinds of multi family housing. The City was most helpful in increasing density for my large privately owned lot that will soon be entering active development for multi family units. Both the City Planning Commission and City Council are laser focused on creating housing for the community.

I completely support the City in their Prohousing Designation with the California Department of Housing and Community Development. The City is a living example of how communities can encourage more housing.

Jack Reynolds  
626-564-4590  
jack@grandhavenllc.com

---

**From:** Anastasiia Budnyk <ABudnyk@cityofbishop.ca.gov>  
**Sent:** Friday, June 21, 2024 11:40 AM  
**Subject:** Public Notice: Review of Prohousing Designation Application

Dear Residents of Bishop,

We are pleased to announce that the City of Bishop is applying for the Prohousing Designation with the California Department of Housing and Community Development. This designation recognizes cities that have adopted policies and strategies to accelerate housing production and promote inclusive and sustainable communities.

We invite all residents and organizations to review the Prohousing Designation application and provide feedback. You can review the complete application and related documents on our Housing Policies page [via this link](#).

### Key Elements of the Prohousing Application

- **Increased Housing Production:** Policies that facilitate the development of new housing units, including mixed-use developments and affordable housing projects.
- **Streamlined Development Processes:** Measures to reduce barriers and expedite the approval process for housing projects.
- **Zoning and Land Use Reforms:** Updates to zoning regulations to allow for higher density and more diverse housing types.

- **Affordable Housing Incentives:** Programs to support the creation of affordable housing, such as density bonuses and reduced parking requirements.
- **Sustainable and Inclusive Communities:** Strategies to promote sustainable development and ensure equitable access to housing for all residents.

We encourage you to share your thoughts and suggestions on our Prohousing application. Please send your comments via email to [abudnyk@cityofbishop.ca.gov](mailto:abudnyk@cityofbishop.ca.gov).

Thank you,

Ana



### Anastasiia Budnyk

Assistant City Planner

City of Bishop

377 W. Line Street

Bishop, CA 93514

**Phone:** 760-873-5863 x 136

**Email:** [abudnyk@cityofbishop.ca.gov](mailto:abudnyk@cityofbishop.ca.gov)

Please consider the environment before printing this e-mail.

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Agenda Item: 6.B  
Date of Meeting: July 30, 2024  
Department: Public Works

## STAFF REPORT

To: Planning Commission  
From: Nora Gamo  
Subject: **East Line Street Bridge Replacement Project – Crosswalks and Railings**  
Prepared On: July 25, 2024  
Attachments: East Line Street PC Presentation  
Transcribed Comment Cards (Anonymous)

---

### Background/History:

The City of Bishop is currently working on the design phase of the East Line Street Bridge Replacement Project. The project will replace the existing East Line Street Bridge with reinforced concrete box (RCB) culvert sections. The project is proposing a new sidewalk on the southern side of East Line Street and a new sidewalk connection on the north-west side of East Line Street. The project may include barrier rails, pedestrian crossings, pedestrian refuge islands, traffic signage, and gateway signage.

The final roadway design has not yet been determined yet because the city needed to complete the required review under the California Environmental Quality Act (CEQA) and file a Notice of Determination with Caltrans prior to the design funds being allocated. The city adopted a Mitigated Negative Declaration for the project on March 11, 2024 and received the design funding allocation in the environmental compliance on May 28, 2024.

A public engagement session was held in May 2023 to seek public input and feedback on possible roadway design features. Now that the city is approved to continue with designing the project, a final decision about project features must be made. Specifically, the location of potential crosswalks, traffic calming measures, and railing type need to be determined.

### Analysis/Discussion:

The bridge is being widened to accommodate safe pedestrian and bicycle routes across the bridge. Additional non-motorized safety improvements will include at least one crosswalk and traffic calming measures. The need for these improvements was reinforced by the comments received during the public engagement session.

There are two choices for crosswalk location, either in the middle of the bridge or to the east and west of the bridge. Both options can be paired with a center median strip provide visual

narrowing to slow traffic down. The center crosswalk location could also be paired with curb extensions (bulb-outs) to provide for visual narrowing, rather than the center median. Each of these options has a unique set of pros and cons, which can be found in the attached presentation.

Staff recommends Option 2 with the crosswalk located in the middle of the bridge with a center median. This recommendation is made based on the following benefits:

- It is the most central location, which provides users from all locations equal access to the crossing.
- It requires a shorter planted median which achieves the same traffic calming effect at a lower cost than a longer median.
- The center median is preferred over the curb extensions (bulb-outs) because it includes a pedestrian island for increased safety.

The downside to the staff recommended crosswalk location with center median, is that a gateway sign would need to be located to the north of the road and would likely require easement or right of way acquisition from LADWP.

This bridge is a gateway to the City of Bishop and notably it is the gateway from the airport. Because this is the first opportunity to welcome people to the city, the visual aesthetics of the bridge railing are important. There will be a barrier separation between the roadway/bike lane and the pedestrian path. Railing is also required on the outside edge of the pedestrian path to prevent users from falling into the canal. There are several different railing or barrier options, which are included in the attached presentation.

The railing options are based on different aesthetics, levels of pedestrian safety, and cost effectiveness. The staff recommendation for railing type is option 6, which balances these three things. While it did not receive the most public support during the engagement session, it could be modified to add artistic elements to the outside railing to increase appeal.

Gateway signage is another design element that needs to be determined. While examples of different types of gateway signage are included in the presentation, more public engagement and input is needed to determine the specific design of the sign. This will be discussed at a later stage of the project. Importantly, the decision on the location of crosswalks and traffic calming will inform the constraints of the gateway sign location. The staff recommended crosswalk layout with center median will not allow for a gateway sign in the center median. Also, based on public input, staff will not be carrying the overhead suspended sign into future gateway sign discussions.

Legal Review:

Not required.

Environmental Review:

The Mitigated Negative Declaration for the project was adopted by City Council on March 11, 2024.

Notifications:

None.

Recommended Action:

Planning Commission consideration to approve the recommended design layout of crosswalks, traffic calming measures, and railing style for the East Line Street Bridge Replacement Project.

Approved By: Deston Dishion 7/26/2024

Approved By:

Approved By:

Approved By:



## Crosswalks & Railings

July 30, 2024

# EAST LINE STREET BRIDGE REPLACEMENT PROJECT



# PROJECT BACKGROUND

## Existing Conditions

- The bridge is 50 years old and does not meet current seismic standards.
- The bridge is not failing, but it has reached the end of its useful life.
- Inadequate separation between vehicles and pedestrians.
- Bridge is 18.5 feet long by 40 feet wide.



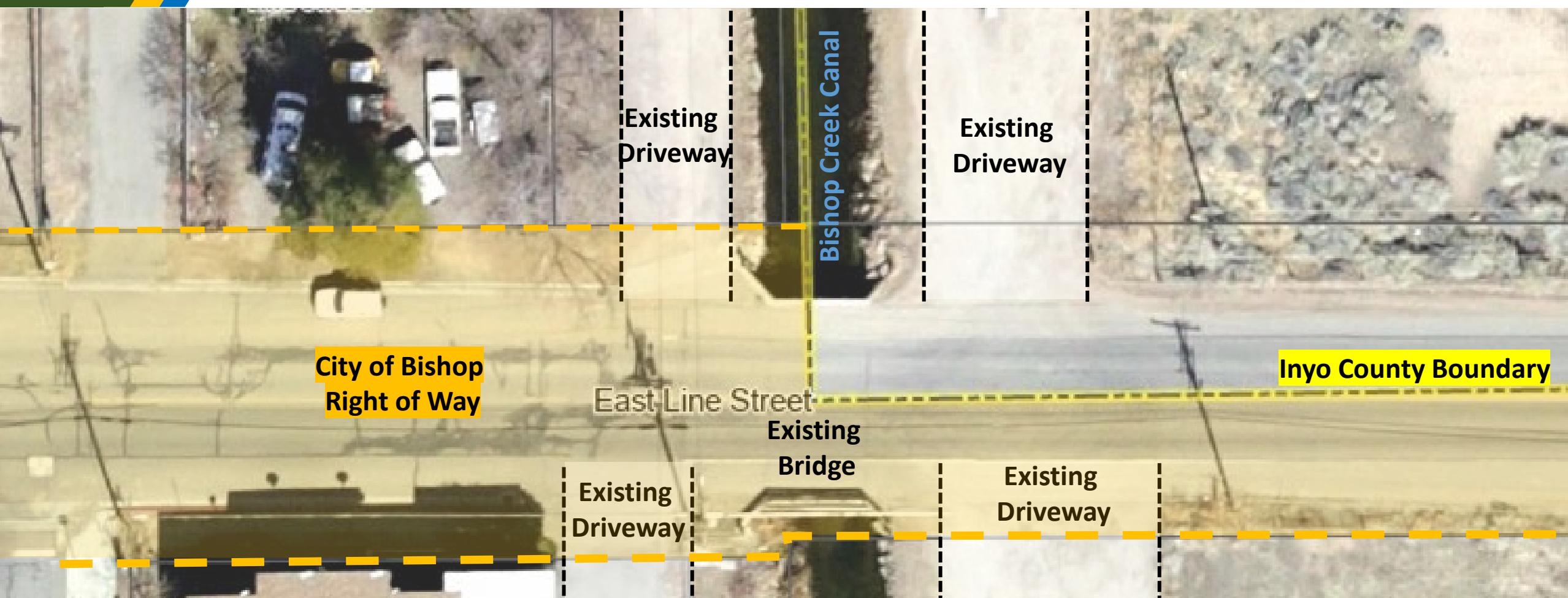
# PROJECT OVERVIEW

## Proposed Conditions

- Replace bridge with one that is 30ft long by maximum of 60ft wide
- Constructing two 12-foot lanes, bike lanes, and protected sidewalks
- Include a safe crosswalk
- Include gateway signage



# PROJECT LIMITATIONS



Limited  
Funding



Detours



Limitations on Space/  
Right-of-Way

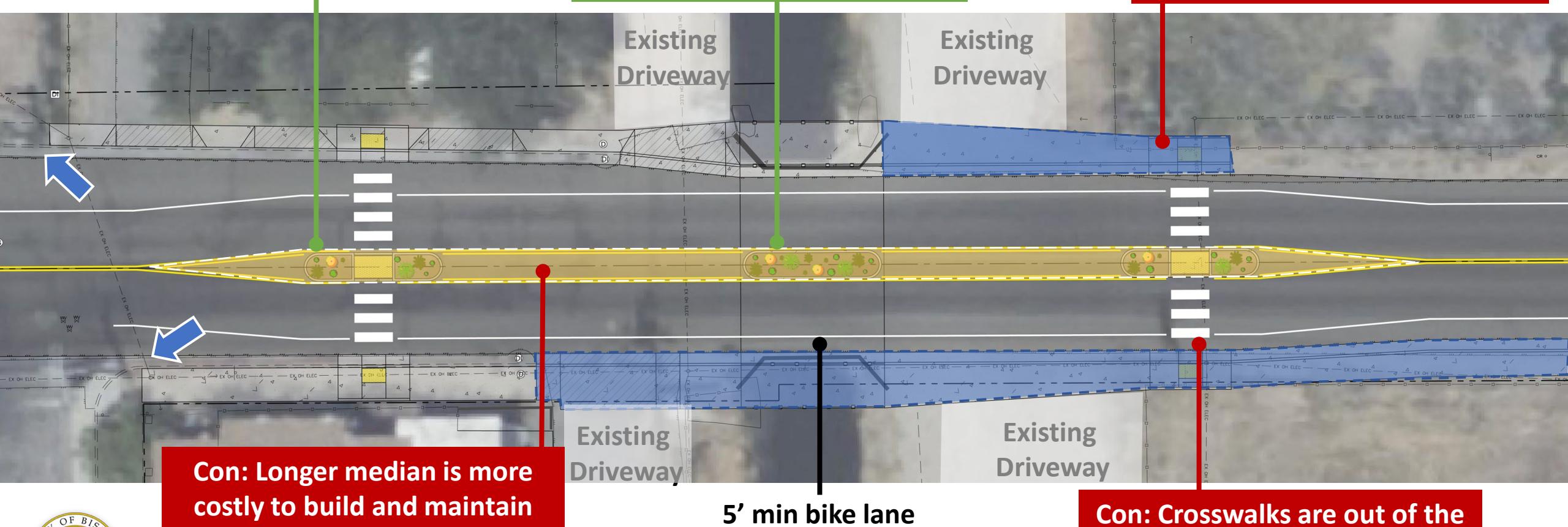
# CROSSWALK AND TRAFFIC CALMING OPTIONS

# 1 - DOUBLE CROSSWALK

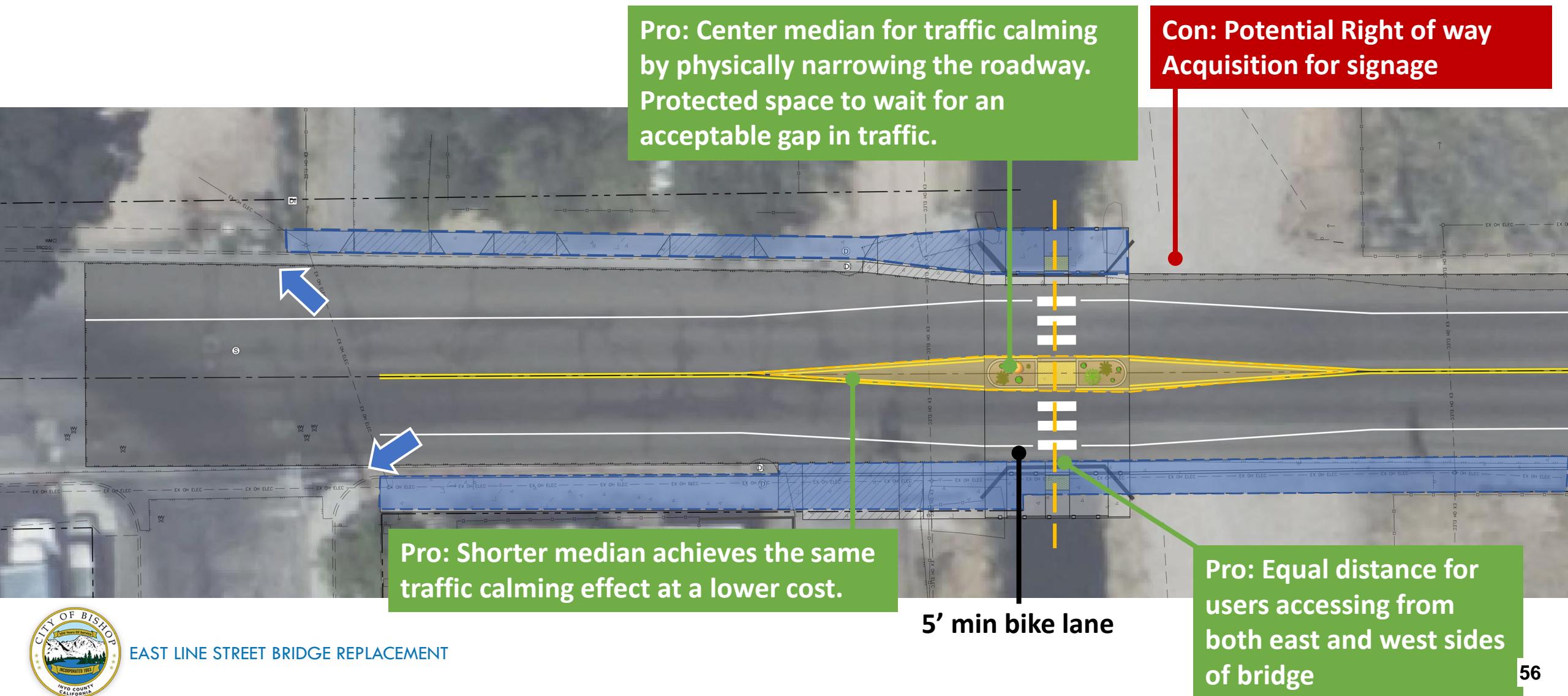
Pro: Center median for traffic calming

Pro: Place gateway signage in the median without blocking pedestrian visibility.

Con: Additional sidewalk construction would be necessary to connect crosswalks to bridge and other routes. Could require additional funding for right-of-way acquisition



## 2 - MID-BRIDGE CROSSWALK, MEDIAN



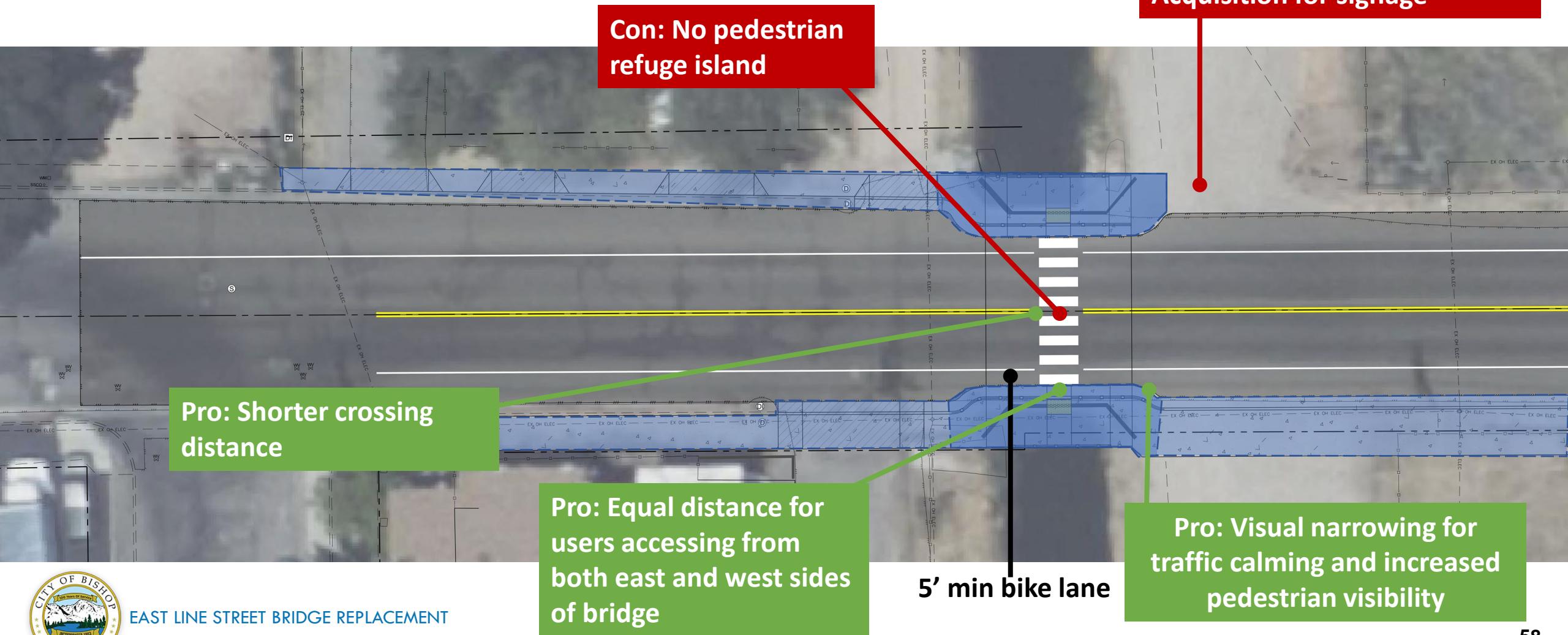


# MID-BRIDGE CROSSWALK REFERENCE PLANTED MEDIAN



EAST LINE STREET BRIDGE REPLACEMENT

# 3 - MID-BRIDGE CROSSWALK CURB EXTENSIONS



# VISUAL NARROWING & TRAFFIC CALMING CURB EXTENSIONS



# RAILING OPTIONS

# 1- DOUBLE SIDED RAILING

**Reduced pedestrian safety, visually cluttered**



EAST LINE STREET BRIDGE REPLACEMENT

# 2- STEEL CRASH BARRIER

**Cost effective, but not visually appealing**



EAST LINE STREET BRIDGE REPLACEMENT

# 3&5-CONCRETE VEHICULAR BARRIER

**Most pedestrian safety with partial concrete barrier**



EAST LINE STREET BRIDGE REPLACEMENT

# 4 – STONE AND METAL RAILING

**Aesthetically unique,  
but comes at an  
additional costs**



EAST LINE STREET BRIDGE REPLACEMENT

# 6- BRIDGE RAILING

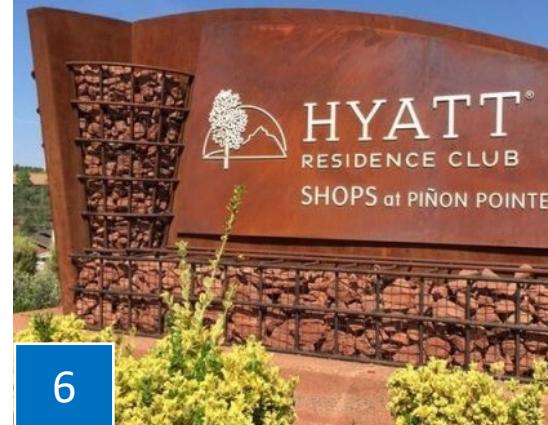
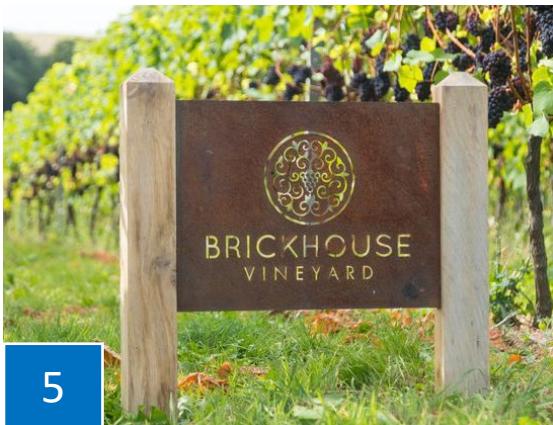
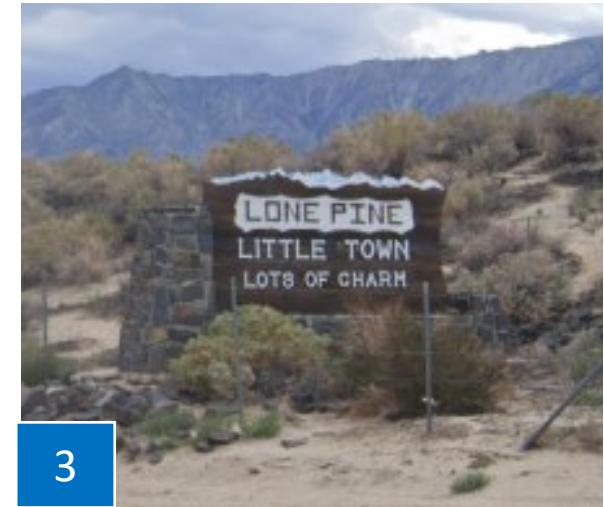
**Modern aesthetics,  
provides good pedestrian  
safety and cost effective**



EAST LINE STREET BRIDGE REPLACEMENT

# GATEWAY SIGNAGE EXAMPLES

# MEDIAN/SIDE MONUMENT



EAST LINE STREET BRIDGE REPLACEMENT

# MEDIAN/SIDE MONUMENT



EAST LINE STREET BRIDGE REPLACEMENT

# SUSPENDED OVERHANG

 avoid placing a sign over the street



EAST LINE STREET BRIDGE REPLACEMENT

# CROSSWALK SUMMARY



DOUBLE CROSSWALK

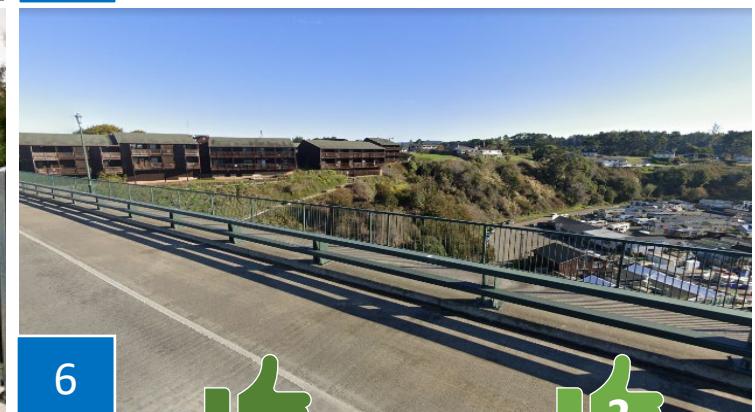
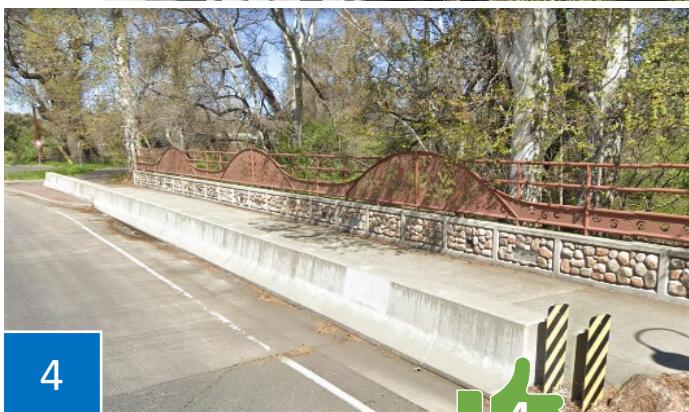


MID-BRIDGE CROSSWALK, MEDIAN  
Staff preferred



MID-BRIDGE CROSSWALK, CURB EXTENSIONS

# RAILING SUMMARY



Staff preferred



EAST LINE STREET BRIDGE REPLACEMENT



## **East Line Bridge Replacement Public Engagement Workshop**

### **Summary**

On Wednesday, May 17, the City of Bishop and Lumos & Associates hosted an informational meeting regarding the East Line Bridge Replacement Project.

The meeting was publicized through fliers, the City of Bishop's website, and social media channels; and was held in the newly remodeled City Council Chambers.

Approximately 36 people attended the meeting. Many shared comments regarding the Bridge Replacement, possible aesthetics, and gateway signage options.

Attached for the City of Bishop's review are the event's sign-in sheets, a typed transcript of the comments received, and the original comments written by attendees.

Common themes conveyed by residents; desire to decrease the speed of traffic and increase safety for all. Regarding the aesthetics, several residents suggested that the railing and sign options should allow for collaboration with local artists.



## East Line Bridge Replacement Public Engagement Workshop

### Comment Card Index

#### Comments:

Option #1 island [sic]

Railing option #4 back railing [sic]

#6 roadside railing [sic]

sign: [sic] NOT Overhead [sic] – small tasteful natural [sic], off to side [sic]

---

**Comments:** Rail-Aesthetics: [sic] All-are all options earthquake-compliant? [sic]

4. Can project collaborate with local metal sculptors, [sic] so it would [sic] have roadside art like Reno/Sparks?

Traffic Calming: I also prefer Option [sic] 1. Which party is responsible for maintaining vegetation on median?

Gateway-Aesthetics-Prefer [sic] community sign on median #1 with collaboration with local artists if possible.

Eastern Sierra Transit Authority: Please see ESTA brochure with bridge – affected info in red borders. [sic]

---

**Comments:** I like the part of the building in sections. This would help minimize any delay in the service to the communities [sic] we serve. While keeping 30+ employees on time, to work & home. [sic]

**Comments:**

BRIDGE & SIDEWALK – OPTION 1 IS BEST. LET'S DO THAT. [sic]

RAILING OPTIONS - #4 IS BEST. [sic]

SIGNS: DEFINITELY NOT #1 OR OVERHEAD ARCHES.

→ I WOULD SUGGEST SOMETHING THAT HAS THE FOOTPRINT OF #5 BUT MADE OF SCULPTURES AND METAL WORK.

MY QUESTION WAS ABOUT HOW TO CROSS ON THE EAST SIDE OF THE CORNE [sic].

THIS WAS SUFFICIENTLY ANSWERED. [sic]

SCULPTURE OF BISHOP IN MIDDLE ISLAND. [sic]

BEDAZZLE THE PED/BICYCLE DIVIDER [sic]

BUT NOT HORSESHOES [sic]

---

**Comments:** Bridge & sidewalk [sic] option #2: The bulbing-out [sic] seems like a bad idea b/c it narrows the bike lanes. Option #1 w/a median seems safer for pedestrians and bikes. Sign should not obstruct driver's view of pedestrians in the median strip. Johnston is not properly graded for drainage. So new sidewalk + curb should not direct run-off towards Johnston Dr. → [sic]

- Plantings on the median
- We like Railing #4, the back/bridge railing [sic] and #6 the roadside railing.
- Sign: Metal and wood and stone (circled), off to the side – not overhead or on median [sic] See local artists! Tasteful!

---

**Comments:** If you continue to use a speed limit sign (I hope you do) please straighten it up. The current sign is lopsided & suggests it needn't be taken seriously (which it certainly isn't!) [sic] I think it would be helpful if it had some lights around it or if it had lights and revealed their speed to each motorist because traffic over the bridge definitely needs to be "calmer" as you say. [sic]

**Comments:** THIS IS A GREAT OPPORTUNITY FOR THE CITY TO ADDRESS THE HIGH-SPEED TRAFFIC GOING BOTH DIRECTIONS. I BELIEVE THE BEST OPTION WOULD BE #1. I THINK OPTION #4 [sic] RAILING WOULD BE MORE AESTHETICALLY APPEALING AS A GATE TO BISHOP FOR TOURIST FROM [sic].

---

**Comments:**

1. more [sic] contemporary monument that is environmentally-friendly [sic].
2. Can we do protected bike lanes (perhaps striping) [sic]
3. Ensure crosswalk safety for people or [sic] special needs (perhaps visually impaired)
4. Railing 4

---

**Comments:**

Preferred option [sic] "Mid-bridge crosswalk" [sic]  
Railing #4 w/Fishing [sic] from bridge in mind  
Welcome Sign [sic] #5 with local artist colab. [sic]

---

**Comments:**

1. Use 25 mph flashing sign. The one to the east works.
2. save the wishing [sic]
3. Median unnecessary
4. Narrowing of bike path not good [sic]

---

**Comments:** no [sic] median, [sic] crosswalk should be closer To [sic] East [sic] of bridge [sic] every one is crossing at the east Dirt [sic] Road [sic]. no [sic] overhead sign. no [sic] 4 or 3 railing match [sic] The [sic] rest [sic] of The [sic] Bridges [sic] in area [sic].

Can we sTil [sic] fish from Bridge [sic]

---

**Comments:**

KEEP IT SIMPLE [sic]  
- small [sic] welcome sign (No overhead sign!)  
- railing [sic] #5  
- option [sic] #1

---

**Comments:** Keep the sidewalk as far east as possible, as that is where 95% of crossings will take place [sic].

---

**Comments:**

good luck slowing cars down – [sic]

I like it being safer for kids to cross – [sic]

I love the idea of flowers somewhere – [sic]

Do not want a sign over the street [sic]

would not look right – [sic]

---

**Comments:**

I prefer Preferred Option 1 [sic]

Railing 5

Signage: Putting it in the median seems dangerous because it would hide pedestrians, [sic] A huge overhead seems like overkill, so not sure [sic]

---

**Comments:** I like the median with plants. I like the signage similar to mammoth [sic] with the rock formation on either side at [sic] the sign. I don't like the current Bishop signage – [sic] it looks like clip art. Crosswalk in the middle makes sense.

---

**Comments:**

I would like the bridge as narrow as possible, more like the present one. I'm a bicyclist. I don't like a curb and railing restricting my ability to turn [sic]

---

**Comments:**

PREFER Option of the median with a small sign in the center as a WELCOME (OPTION 1) Option 3 for railing [sic]

Our main concerns, [sic] SLOWING [sic] traffic, pedestrian safety and access to our home during construction.

---

**Comments:**

I LIKE AESTHETICS GATEWAY #6; BRIDGE & SIDEWALK OPTIONS #1; AESTHETICS RAILINGS #4

---

**Comments:**

The bridge should be an ARCH [SIC] Bridge to all for motor boats [SIC] on the canal

---

**Comments:**

I am fond of Option 1 for the bridge. I like the median planters (?), they seem like they'll slow traffic better! I also like the suspended sign idea! Option 8 looks nice! As for railings, I like Option 4, but instead of circles could it be an outline of the mountains around Bishop? THANK YOU! [SIC]

---

**Comments:**



Agenda Item: 7.A  
Date of Meeting: July 30, 2024  
Department: Planning

## STAFF REPORT

To: Planning Commission  
From: Ana Budnyk  
Subject: **Variance Request for Monument Signage at 777 North Main Street, APN 001-02-00-100**  
Prepared On: July 25, 2024  
Attachments: Variance Application  
Attachment A - Sign Rendering  
Resolution Signage Variance Draft

---

### Background/History:

The Planning Department has received an application from Gina Steinhoff seeking approval to exceed the 5-foot maximum allowable height for monument signage at the Salt Coffee and Ice Cream Airstream storefront. This location received a Conditional Use Permit on August 23, 2022, to operate as a market and café.

### **Proposed Signage:**

- **Location:** Southeast corner of the property
- **Structure:** Mounted on a base with two vertical posts and one horizontal post
- **Height:** Extending up to 8 feet 6 inches above the ground

The intent is to ensure the sign is legible and provides better visibility for oncoming traffic. The property currently has another monument sign for Eastside Guesthouse & Bivy, approximately 8 feet high, including the flower bed base.

### Analysis/Discussion:

The subject property is surrounded by a four-foot-high fence that would partially obstruct a monument sign limited to a five-foot height. Additionally, the surrounding area on Main Street features a higher density of signage, with many existing signs exceeding the size and height limits outlined in Bishop Municipal Code Chapter 17.85, Signage, due to being installed before establishment of current standards.

The Planning staff analyzed existing signage on Main Street to determine the applicability of

the variance request. The study identified at least 11 signs mostly complying with the 5-foot height limit for monument signs, with no similar fencing conditions obstructing potential new signage. This highlights the unique conditions of the proposed signage property.

The proposed increased signage height would enhance visibility and safety while maintaining the property's aesthetics. The sign will be below most surrounding signs and easily viewable for pedestrians without being lost among other signage.

**General Plan and Zoning Code Consistency:** The proposed variance is consistent with the General Plan and Zoning Code, considering the unique conditions and the need for better visibility and safety.

### **Conditions of Approval**

1. Hold Harmless: The applicant shall defend, indemnify, and hold harmless the City of Bishop, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeals board, or legislative body concerning this Conditional Use Permit. The City reserves the right to prepare its own defense.
2. Permits: All alterations, enhancements, repairs, additions, or improvements to the property shall not commence without obtaining the appropriate permits required by the City and relevant agencies.

### **Legal Review:**

Attorney Russell A. Hildebrand has approved the item.

### **Environmental Review:**

The project is exempt from CEQA pursuant CEQA Guidelines section 15332 – Infill Development Projects.

### **Notifications:**

A public hearing to consider the variance application was noticed in the Inyo Register on July 18th, 2024, and property owners within 300 feet were notified.

### **Recommended Action:**

The Planning Commission to hold a public hearing and approve the request for a variance to waive the five-foot height restriction for monument sign proposed at 777 North Main Street. This approval will permit the construction of a monument sign with a maximum height of 8 feet 6 inches, as illustrated in Exhibit A.

### **Alternatives:**

- The Planning Commission may approve the Variance Application with additional conditions.
- Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.
- Deny the Variance Application.

Approved By: Russell A. Hildebrand 7/25/24

Approved By: Deston Dishion 7/26/2024

Approved By:

Approved By:

City of Bishop

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

Date Filed 14 June 2024

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

Name and address of applicant:

Gina Steinhoff  
2699 Sierra Vista Way Bishop CA 93514

Name and address of property owner:

Eric Rose & Susan Rose  
2699 Sierra Vista Way Bishop CA 93514

Legal description of property:

BK A-16 LOT 3, POR NE 1/4 SW 1/4 SEC 6 T 7 S R 33 E  
Bishop, CA

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

222 N. Main St, APN 001-02-00-100

Present zoning:

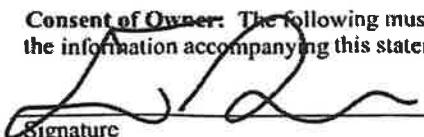
Commercial

General Plan designation:

Proposed use of property:

Sign height to be extended to 8'6" in order to  
have a direct line of sight that is not blocked by  
the 4' tall fencing to enable drivers clear line of  
sight of oncoming traffic

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

  
Signature

6/17/04  
Date

Eric Rose  
Name

707/539-7600  
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

14 June 2004  
Date

Gunda Steinhoff  
Name

505-379-4387  
Phone or email

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**This Section For City Use**

**Filing Fee:**

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**Receipt/application number:**

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**Accepted for processing (signature and date):**

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**Staff action:**

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**Planning Commission Action:**

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**Remarks**



City of Bishop Planning Department,

I am seeking approval to go above the 5' max height for signage at Salt. located at the Eastside Guesthouse, 777 N. Main Street in Bishop. The proposed sign will be placed on the south east corner of the property and mounted on 2 vertical posts, with one horizontal post connecting the two. This request is in order to ensure visibility and safety while maintaining the aesthetics of the property. The sign would hang just above the current fence line (which is 4' tall) and extend up approximately 4' and 6' wide. This will ensure the sign is both legible and will provide better visibility of oncoming traffic for most cars leaving J Diamond. The sign will be well below most of the surrounding signs and will be easily viewable for the many pedestrians in the area.

Below are pictures of the property, location of the proposed sign and a mock up of the sign (made by BUHS metals), coloring will match the blue, silver and black of Salt.

Thank you and please let me know if there are any questions.

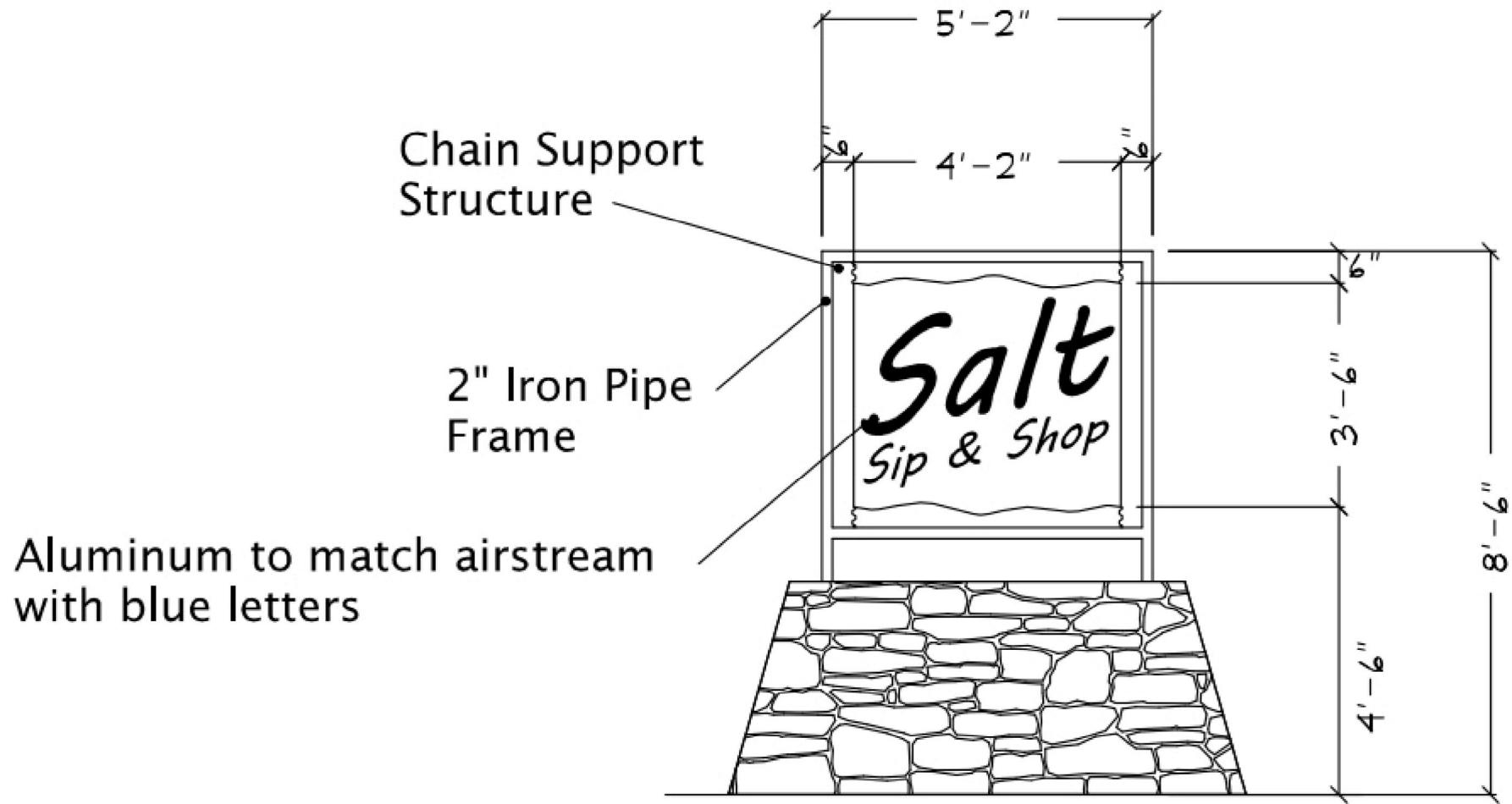
Gina Steinhoff  
Salt.  
760-330-5330











**RESOLUTION NO. PC 2024-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BISHOP,  
STATE OF CALIFORNIA, APPROVING A VARIANCE TO INCREASE THE  
MAXIMUM HEIGHT FOR MONUMENT SIGNS TO EIGHT FEET SIX INCHES,  
LOCATED AT 777 NORTH MAIN STREET, APN 001-02-00-100**

**WHEREAS**, The City of Bishop Municipal Code allows for Monument Signs, described as freestanding signs with a solid base to be permitted, one per building frontage, with a maximum area per sign of thirty feet, and five foot height from the ground.

Based on substantial evidence in the record, the Planning Commission of the City of Bishop makes the following findings regarding the approval of a variance waiving the five-foot height restriction for monument signs as stipulated in the City of Bishop Municipal Code, allowing for a maximum sign height of eight feet six inches:

**Findings:**

**A. Consistency with Limitations:** Any variance granted shall include conditions to ensure it does not grant a special privilege inconsistent with limitations imposed on other properties in the vicinity and district where the subject property is located.

***Evidence:*** *All property owners in the City of Bishop have the right to request a variance, which is subject to the same considerations and review by the Planning Commission, including General Plan and zoning code consistency, and compliance with building and safety standards. This variance is necessary to accommodate the additional height required for the monument sign.*

**B. Special Circumstances:** Due to special circumstances applicable to the subject property, such as its size, shape, topography, location, or surroundings, strict application of the land use ordinance would deprive the property of privileges enjoyed by other properties in the vicinity with the same district classification.

***Evidence:*** *The subject property 777 North Main Street, APN 001-02-00-100 is bordered by a four-foot-high fence that would obstruct a monument sign with a five-foot height. Additionally, the surrounding area features a higher density of signage on Main Street, where existing signs exceed the size and height limits outlined in Bishop Municipal Code Chapter 17.85, Signage, as they were installed before the current standards.*

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Bishop hereby approves the variance to waive the five-foot height restriction for monument signs at 777 North Main Street, APN 001-02-00-100, and permits the construction of a sign with a height of eight feet six inches, as illustrated in Exhibit A.

PASSED, APPROVED AND ADOPTED this 30th day of July, 2024.

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Heather Lind, Chairman

ATTEST: Robin Picken, City Clerk

By: \_\_\_\_\_