

ORDINANCE NO. 588

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BISHOP, STATE OF CALIFORNIA, TO REZONE CERTAIN PARCELS TO MIXED USE DOWNTOWN OVERLAY ZONE (MUO-DT) AND TIERING FOR PURPOSES OF CEQA REVIEW FROM THE DOWNTOWN SPECIFIC PLAN AND MIXED USE OVERLAY ZONE ENVIRONMENTAL IMPACT REPORT

WHEREAS, the Downtown Specific Plan and Mixed Use Overlay have been prepared to establish a framework to guide the growth, function, and aesthetics of Bishop's city center while maintaining its distinct small-town character and creating a vibrant pedestrian-friendly environment; and

WHEREAS, the Downtown Specific Plan and Mixed Use Overlay provide regulations and guidance for increased residential development and a broader mix of uses within their respective boundaries; and

WHEREAS, the Mixed Use Overlay provides regulations for development, redevelopment, infill, new land uses, and building form within the mixed use boundary to increase residential development; and

WHEREAS, in compliance with the California Environmental Quality Act, the environmental impacts of the Downtown Specific Plan and Mixed Use Overlay Zone have been evaluated in an Environmental Impact Report which has been considered and certified by the City Council; and

WHEREAS, pursuant to the applicable provisions of the Bishop Municipal Code, the Planning Commission at its regular meeting of March 26, 2024, held a duly advertised public hearing and considered and recommended approval of a change of zoning for the parcels known as 711 Hammond Street, APN 001-020-15-00 and 647 North Main Street, APN 001-240-04-00.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BISHOP DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council finds, determines and declares:

1. A duly-noticed public hearing has been conducted by the Planning Commission to consider the rezoning of 2 parcels to Mixed Use Downtown Overlay Zone as set forth herein.
2. The rezoning of 2 parcels to Mixed Use Downtown Overlay Zone will not result in any new or more severe significant adverse environmental impacts beyond those previously examined in the Environmental Impact Report prepared for the Mixed Use Overlay Project and all mitigation measures

from that Environmental Impact Report will be implemented for the rezoned parcels.

3. The rezoning of 2 parcels to Mixed Use Downtown Overlay Zone will promote the welfare of the community.
4. The rezoning of 2 parcels to Mixed Use Downtown Overlay Zone is consistent with and implement the policies of the City of Bishop's General Plan, including the Housing Element.
5. The land uses, and their density and intensity, allowed by the rezoning of 2 parcels to Mixed Use Downtown Overlay Zone are not likely to create serious health problems or create nuisances on properties in the vicinity.
6. The Planning Commission has considered the effect of the rezoning of 2 parcels to Mixed Use Downtown Overlay Zone on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

SECTION 2. The City Council of the City of Bishop hereby approves the change in zoning of the following three parcels and directs the City Zoning Map be so revised, as shown on Exhibit A attached hereto and incorporated by reference herein:

Address	APN	Current Zoning	New Zoning
711 N. Hammond Street	001-020-15-00	R-2000	MUO-DT
647/649 North Main Street	001-240-04-00	C1	MUO-DT

SECTION 3. COMPLIANCE WITH CEQA. In compliance with the California Environmental Quality Act, the environmental impacts of this ordinance have been evaluated and found to be consistent with and adequately disclosed in an Environmental Impact Report for the Downtown Specific Plan and Mixed Use Overlay Zone which has been previously considered and certified by the City Council.

SECTION 4. INCONSISTENCIES. Any provision of the Bishop Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

SECTION 5 SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 6. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after its passage and adoption.

SECTION 7. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published in the manner and form provided by law in the Inyo Register, a newspaper of general circulation printed and published in the City of Bishop, State of California, which said newspaper is hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED this 1st day of May, 2024.



Jose Garcia, Mayor

Attest:

By: 

Robin Picken, City Clerk



Exhibit A

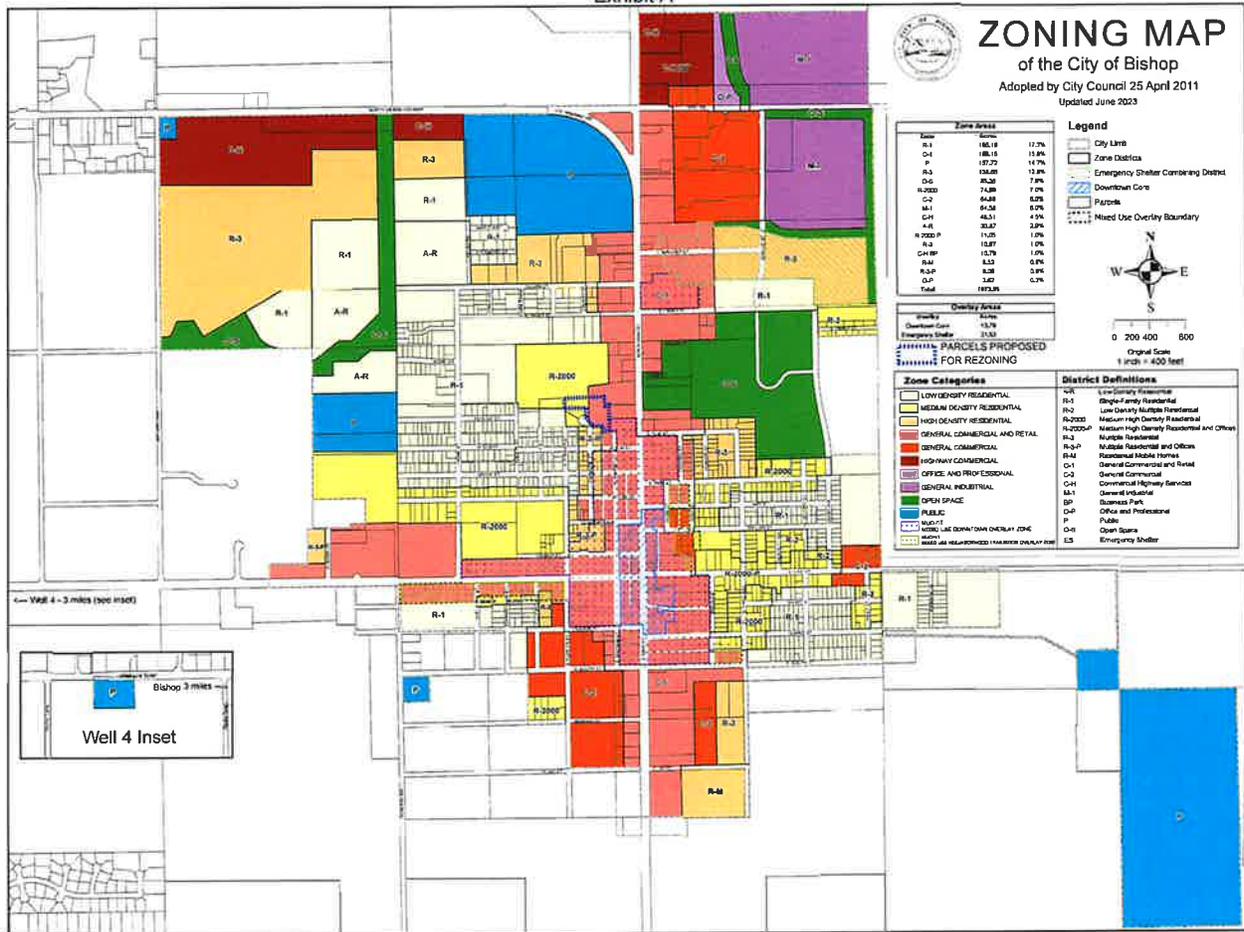


Exhibit A

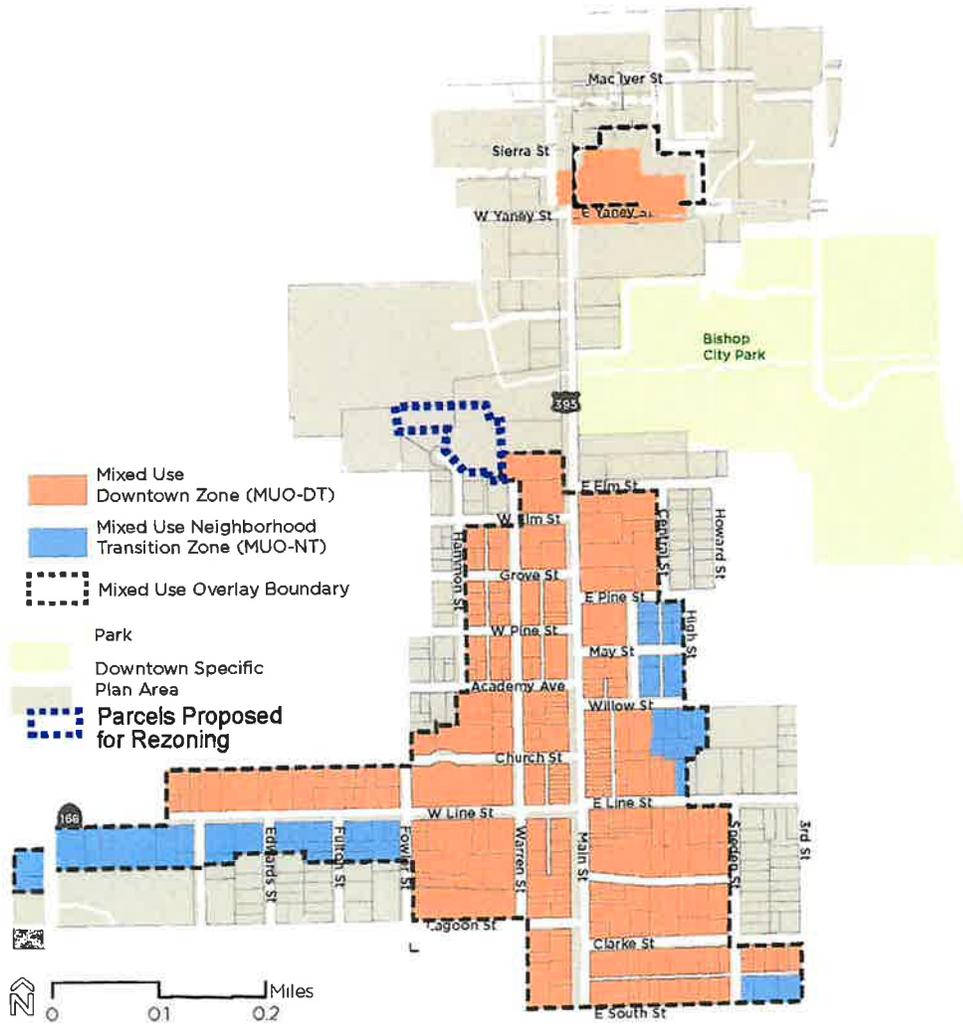


Exhibit A

STATE OF CALIFORNIA }
COUNTY OF INYO }

I, Robin Picken, City Clerk of 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 Ordinance No. 588 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 special meeting of said City Council, held on the 1st day of May, 2024, and that the same was so passed and adopted by the following roll call vote:

AYES: Schwartz, Muchovej, Kong, Garcia

NOES: None

ABSENT: Ellis

WITNESS, my hand and the seal of the City of Bishop this 2nd day of May, 2024.



Robin Picken, City Clerk
CITY OF BISHOP