



**Planning Department
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AGENDA ITEM NO.: 7 (Action Item – Public Hearing)
PLANNING COMMISSION MEETING DATE: October 23, 2024
SUBJECT: Conditional Use Permit (CUP) 2021-04/Grewal

EXECUTIVE SUMMARY

The applicant has applied for a CUP to change a one-family residence on a property located at 2218 North Sierra Highway, in the Bishop area, to a multiple family structure (duplex). The dwelling is located in the Highway Services and Tourist Commercial (C2) zone, which requires a CUP for multiple family dwellings. This project is Exempt from CEQA pursuant to 15301 – Existing Facilities.

PROJECT INFORMATION.

Supervisory District: 3

Project Applicant: Amary Grewal

Property Owner: Sierra Storage LLC

Site Address/ 2218 North Sierra Highway

Community: Bishop, CA

A.P.N.: 011-120-49

General Plan: Retail Commercial (RC)

Zoning: Highway Service and Tourist Commercial (C2)

Size of Parcel: Approximately 17,424-square-feet

Surrounding Land Use:

Location:	Use:	Gen. Plan Designation	Zoning
Site	Commercial/Storage and one family dwelling	Retail Commercial (RC)	Highway Services and Tourist Commercial – 10,000 sq-ft minimum (C2-10,000)
North	Highway 395/North Sierra Highway	No designation	No designation, highway right of way
East	Commercial/restaurant /retail	Retail Commercial (RC)	Highway Services and Tourist Commercial – 10,000 sq-ft minimum (C2-10,000)
South	Residential	Residential Low Density (RL)	One-Family Residences (R1)
West	Apartments	Retail Commercial (RC)	Highway Services and Tourist Commercial – 10,000 sq-ft minimum (C2-10,000)

Staff Recommended Action: **Make certain Findings with respect to and Approve Conditional Use Permit 2021-04/Grewal subject to the Findings and Conditions of Approval as recommended in this staff report.**

Alternatives:

- 1.) Deny the CUP
- 2.) Approve the CUP with additional Conditions of Approval.
- 3.) Continue the public hearing to a future date and provide specific direction to staff regarding what additional information and analysis is needed.

Project Planner: Cathreen Richards

STAFF ANALYSIS

Background and Overview

The applicant has applied for a CUP to allow for a multi-family use on a property located at 2218 North Sierra Highway, in the Bishop area. The applicant wishes to remodel an existing one-family home into a duplex. The dwelling has been on the site since 1935 and began as a one-family residence. A mini-storage facility was built years later on the property behind the dwelling unit. The dwelling has also been used as an antique store and a caretaker unit for the mini storage facility. It has since been unoccupied for many years due to its condition. The approval of a CUP will result in the duplex conversion being compliant under the requirements of the Highway Service and Tourist Commercial (C2) zoning district. This proposal will help the county with much needed housing.

Site Location Map



Building Proposed to be Converted to a Duplex Back



Front



Conditional Use Permit 2021-04/Grewal

General Plan Consistency

The goal of this project is to allow for a multiple-family dwelling, which will be created from a remodel of an existing one-family dwelling. The project is consistent with the General Plan designation of RC as it allows for residential dwellings subject to discretionary review. Since the applicant has applied for a CUP based on zoning requirements, it satisfies the General Plan requirement for discretionary review of residential projects.

Zoning Ordinance Consistency

The C2 zoning designation allows for multiple-family dwellings under Conditional Uses - 18.48.030 (O). This is a request for a CUP to allow for the one-family dwelling to be converted to a duplex, which if approved, will be compliant with the County's zoning ordinance.

Noticing

Planning Staff routed the application for the CUP to other County departments and to the Eastern Sierra Community Service District. The County Environmental Health Department and the State Water Board verified that there is reliable water service from the approved water system located on the parcel directly west of the property serving an apartment complex and can be shared with the proposed duplex.

The Planning Commission Hearing for CUP 2021-04/Grewal was advertised in the Inyo Register on October 12th, 2024 and notices were mailed to properties within 300-feet of the project location. Staff has received no comments as of the date of this hearing.

ENVIRONMENTAL REVIEW

Conditional Use Permit 2021-04/Grewal is Categorical Exempt under CEQA Guidelines 15301, Existing Facilities – Class 1. Class 1 Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. . . . The CUP is being applied for to permit a (multiple-family use) duplex that will be created by a remodel from an already existing one-family dwelling located at the site with no changes to the footprint of the building and is therefore exempt.

RECOMMENDATION

Planning Department staff recommends the approval of Conditional Use Permit No. 2021-04/Grewal, with the following Findings and Conditions of Approval:

FINDINGS

1. The proposed Conditional Use Permit is exempt under CEQA Guidelines 15301, Existing Facilities – Class 1 and the provisions of the California Environmental Quality Act have been satisfied.
[Evidence: Class 1 Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination The CUP is being applied for to permit a multiple-family use (duplex) that will be created by a remodel from an already existing one-family dwelling located at the site with no changes to the footprint of the building on an already highly disturbed parcel and is therefore exempt.]
2. The proposed Conditional Use Permit is consistent with the Inyo County General Plan Land Use designation of Retail Commercial (RC).
[Evidence: The goal of this project is to allow for a multiple-family dwelling (duplex), which will be created from a remodel of an existing non-conforming one-family dwelling. The project is consistent with the General Plan designation of RC as it allows for residential dwellings subject to discretionary review. Since the applicant has applied for a CUP based on zoning requirements, it satisfies the General Plan requirement for discretionary review of residential projects.]
3. The proposed Conditional Use Permit is consistent with Inyo County Ordinance 18.48.030 (O) that allows for multiple-family use in Highway Services and Tourist Commercial (C2) designation with a CUP.
[Evidence: The C2 zoning designation allows for multiple-family dwellings under Conditional Uses - 18.48.030 (O). This is a request for a CUP to allow for the non-conforming single-family dwelling to be converted to a duplex, which if approved, will be compliant with the County’s zoning ordinance per the CUP.]

4. The proposed Conditional Use Permit is necessary or desirable.
[Evidence: The General Plan's Housing Element Goal 3.0 states: Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of Inyo County residents. The one-family residence has been at this location for many years and the owner is currently proposing to create a duplex out of it. This will provide for much needed additional housing in the county; and therefore, is a desirable use.]

5. The proposed Conditional Use Permit is properly related to other uses and transportation and service facilities in the vicinity.
[Evidence: The proposed CUP is being requested to allow for a multiple-family use pursuant to County's Zoning Code. It will not cause additional impact to the current level or type of use as it will only create one additional housing unit in the same building with the same footprint as the current single-family dwelling. Along with the current dwelling unit, the parcel also has commercial storage units on it. The addition of one unit within the existing building footprint, will have no impact on transportation or service facilities in the vicinity.]

6. The proposed CUP would not, under all the circumstances of this case, affect adversely the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.
[Evidence: The proposed CUP is proposed to allow for a multiple-family residential use to be compliant with the County's C2 zoning. The only change will be an additional residential unit within the already existing building. This will not result in a change to the existing residential use, only slightly increase it. It also has adequate sewer and water service; and therefore, it will not create impacts on the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.]

7. Operating requirements necessitate the CUP for the site.
[Evidence: The multiple-family use in the C2 zone requires a CUP per 18.48.030 (O).]

CONDITIONS OF APPROVAL

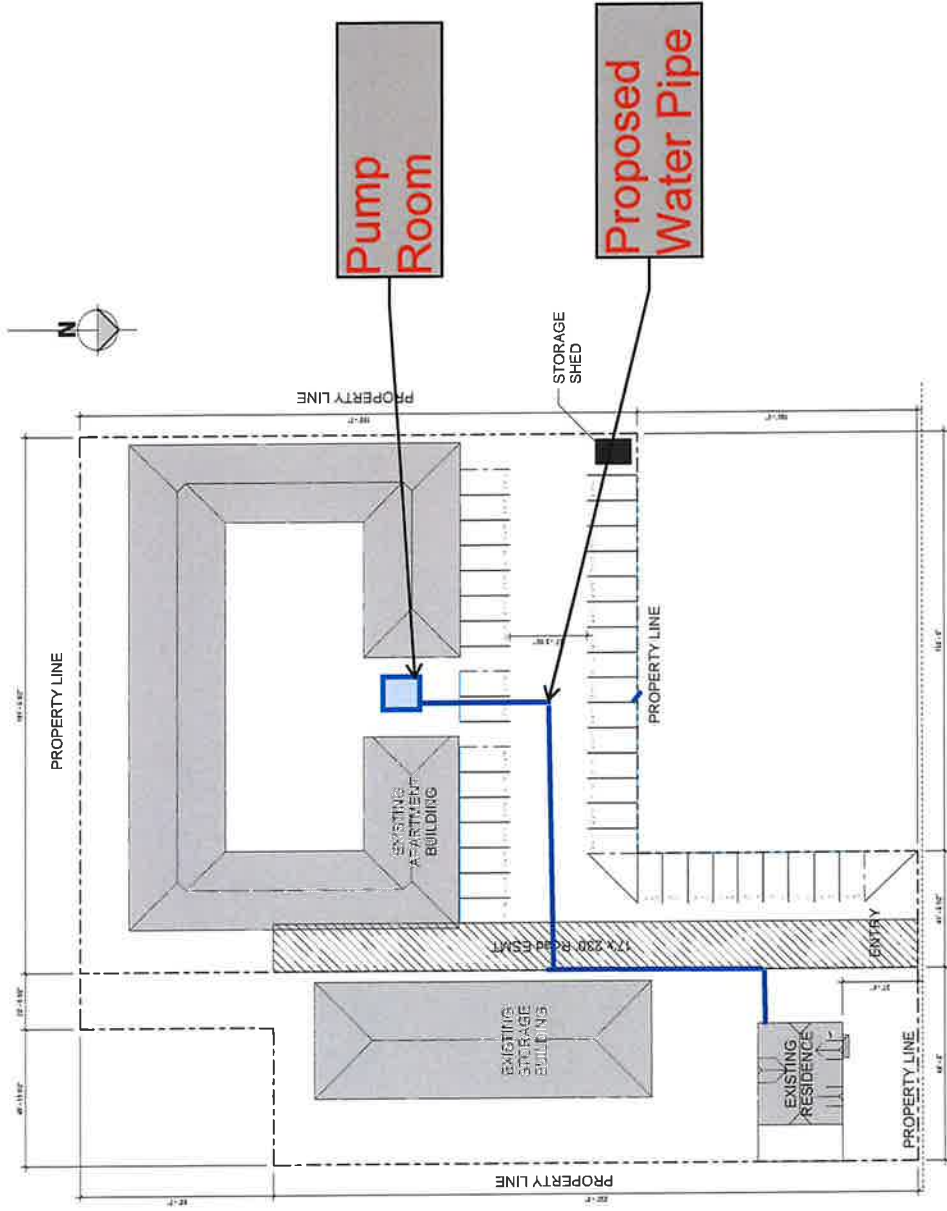
1. **Hold Harmless**
 The applicant/developer shall defend, indemnify and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning Conditional Use Permit No. 2021-04/Grewal. The County reserves the right to prepare its own defense.

2. The applicant shall work with the Department of Building and Safety and Environmental Health to ensure all State and County requirements have been met

and all required permits are obtained for the remodel and operation of the duplex.
Failure to comply shall result in the revocation of CUP 2021-04/Grewal.

ATTACHMENT

- Building Plans



N SIERRA HWY.

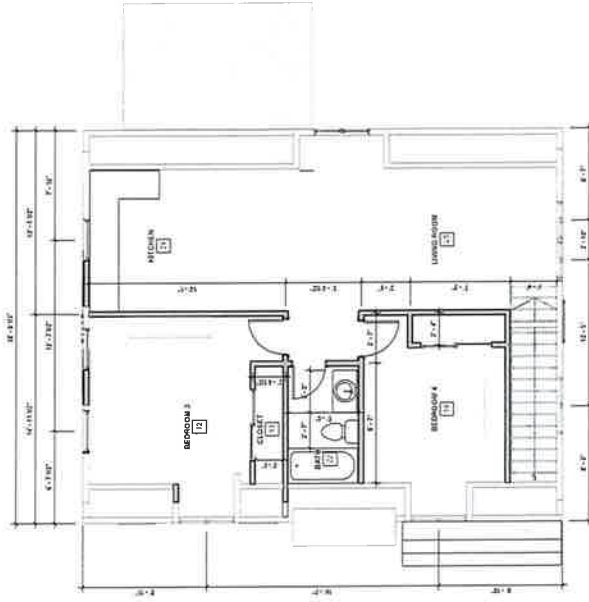
1 SITE PLAN- EXISTING
 1" = 20'-0"

WALL LEGEND

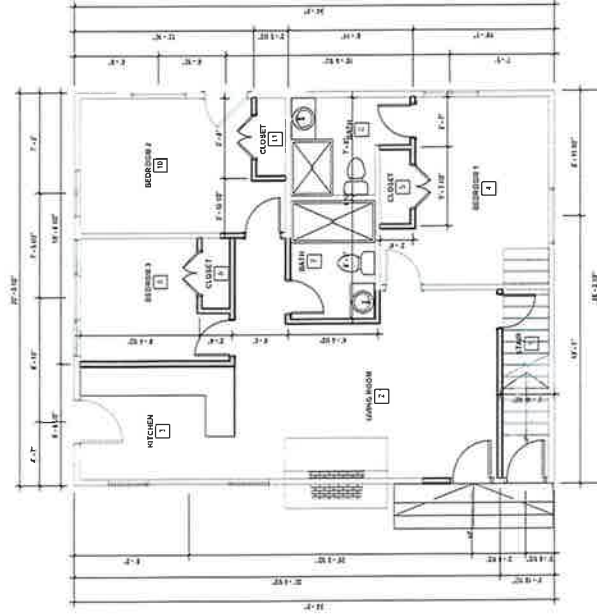
- EXISTING WALLS TO REMAIN
- WALLS TO REMOVE
- NEW WALLS

9874 1/2
SBEA STORAGE LLC
 2281 SERRA HWY.
 BLDG 7 CA 92514
 LSA

OFFICE AREA	
Name	Area
1ST FLOOR	937 SF
ENTRY	20 SF
REAR PORCH	119 SF
2	1075 SF
2ND FLOOR	833 SF
Ground Total	1839 SF



2 2ND FLOOR - PROPOSED
1/4" = 1'-0"



1 1ST FLOOR - PROPOSED
1/4" = 1'-0"

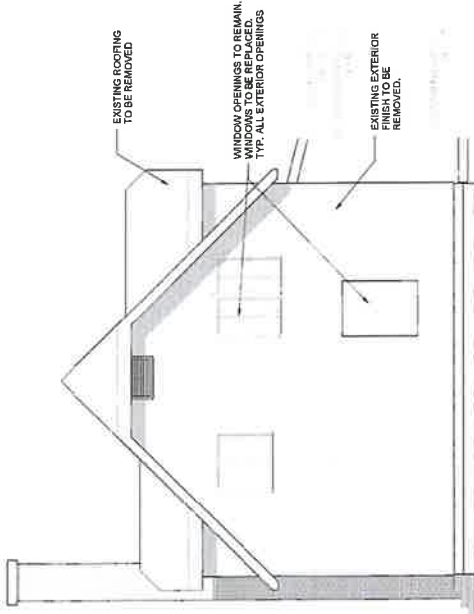
Project No. 024

Scale 1/4" = 1'-0"

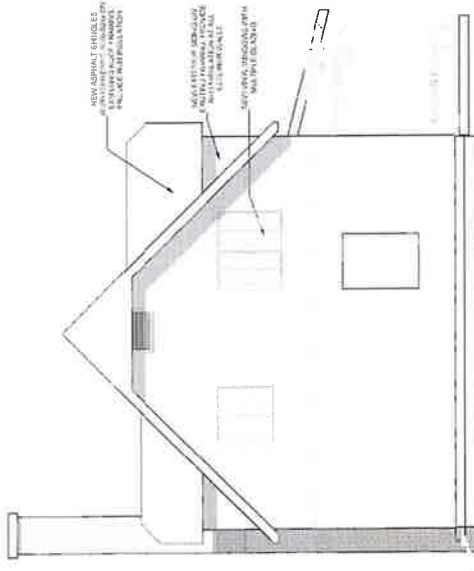
PROPOSED-FLOOR PLANS

Date 1/17/17

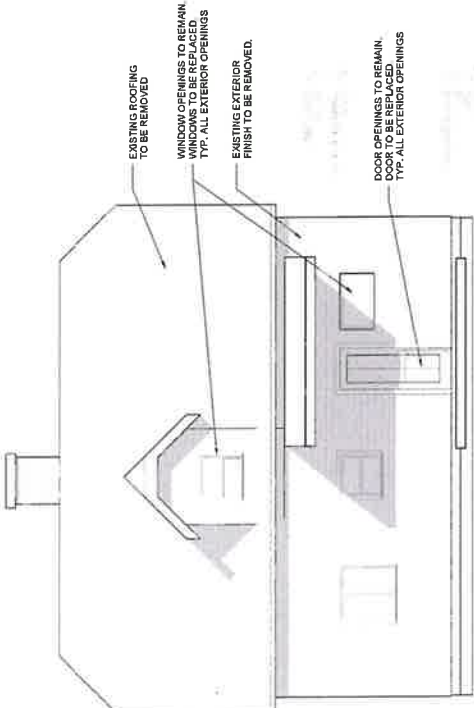
A25
 of
 Total Sheets



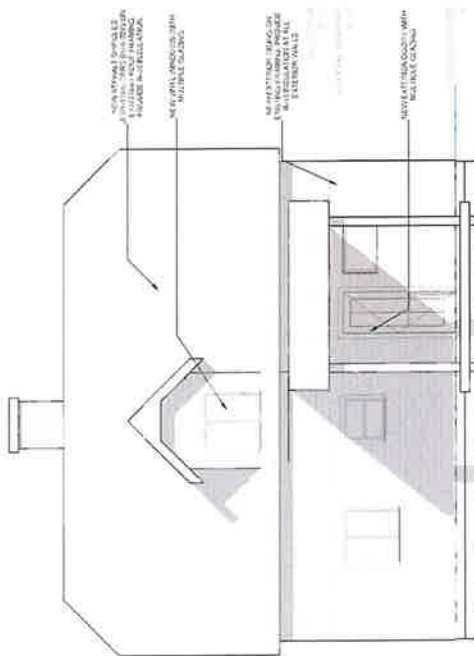
1 RIGHT ELEVATION - EXISTING
1/4" = 1'-0"



2 RIGHT ELEVATION - PROPOSED
1/4" = 1'-0"



3 REAR ELEVATION - EXISTING
1/4" = 1'-0"



4 REAR ELEVATION - PROPOSED
1/4" = 1'-0"

SIERRA STORAGE LLC
2218 N. GERRARD HWY.
BENTON, CA 95614
LEA

Project Name: _____ Date: _____
 Project No.: _____ Date: _____
 EXTERIOR ELEVATIONS - EXISTING/PROPOSED
 1/4" = 1'-0"

AA4
Total Sheets