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AGENDA ITEM NO.: 5 (Action Item – Public Hearing)
PLANNING COMMISSION MEETING DATE: March 23, 2016
SUBJECT: Conditional Use Permit (CUP) 2015-05/Starlite Community Service District

EXECUTIVE SUMMARY

The applicant has applied for a CUP to build a Community Building on property located at 880 Starlite Dr. in the community of Starlite that will serve as a meeting hall and provide a storage area for equipment related to the community service district's business.

PROJECT INFORMATION.

Supervisory District: 1

Project Applicant: Starlite Community Service District/Kenneth Gilliland, 880 Starlite Dr., Bishop, CA 93514

Property Owner: Inyo County

Site Address/ 880 Starlite Dr., Bishop, CA 93514

Community: Starlite, Bishop, CA

A.P.N.: 012-024-007

General Plan: Public Service Facilities (PF)

Zoning: Rural Residential - 0.5 acre minimum – Starlite (RR-0.5-Starlite)

Size of Parcel: Approximately 1.4-acres

Surrounding Land Use:

Location:	Use:	Gen. Plan Designation	Zoning
Site	Vacant – south Park and tennis courts north	Public Facility (PF)	Rural Residential - 0.5 acre minimum – Starlite (RR-0.5-Starlite)
North	Vacant/Open Space	Residential Very Low Density (RVL)	Rural Residential - 0.5 acre minimum – Starlite (RR-0.5-Starlite)
East	Single family homes	Residential Very Low Density (RVL)	Rural Residential - 0.5 acre minimum – Starlite (RR-0.5-Starlite)
South	Single family homes	Residential Very Low Density (RVL)	Rural Residential - 0.5 acre minimum – Starlite (RR-0.5-Starlite)
West	Vacant/Open Space	Residential Very Low Density (RVL)	Rural Residential - 0.5 acre minimum – Starlite (RR-0.5-Starlite)

Staff Recommended Action:

1.) Approve the Conditional Use Permit (CUP) 2015-05/Starlite Community Service District and find the project is exempt under CEQA.

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, Senior Planner

STAFF ANALYSIS

Background and Overview

The applicant has applied for a CUP to construct a community building on property located at 880 Starlite Dr., in the community of Starlite, located approximately 8-miles west of the City of Bishop. This building will serve as a community meeting hall and provide a storage area for equipment related to the community service district’s business. Currently the north half of the property has a park that includes playground equipment and tennis courts. The community building will be built on the south half of the property that is vacant. The property is owned by Inyo County and leased to the service district. The County has no issues with the proposed use with regard to the lease.

Site Location Map



Vacant south half of parcel for proposed community building



General Plan Consistency

The goal of this project is to construct a community building for the Starlite Community Service District to hold meetings and store equipment related to the service district's activities. The District provides water service to the residents of Starlite. Their activities include maintaining the infrastructure required for the safe and consistent supply of

potable water. The proposed project is consistent with the parcel's PF General Plan designation as it provides for areas owned by public agencies including local districts that serve as significant public facilities. This building will serve as a meeting hall for the community of Starlite as well as for conducting the day to day activities of the service district in the provision of water.

The proposed project is also consistent with Public Services and Utilities (PSU) Goal 1 'To ensure the timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of existing and future county residents'. The new community building will enhance the efficiency of the service district in providing potable water to the community of Starlite.

Zoning Ordinance Consistency

The proposed community building is consistent with 18.22.040 (C) – Rural Residential Starlite - Conditional Uses. It allows for public and quasi-public buildings and uses of recreational, educational, religious, cultural and public service nature; excluding corporation yards, exterior storage, repair yards and warehouses, as a conditional use. The proposed project is a use of a public service nature – provision of potable water to the community of Starlite.

ENVIRONMENTAL REVIEW

Conditional Use Permit (CUP) 2015-05/Starlite Community Service District is Categorically Exempt under CEQA Guidelines 15303(c): New Construction or Conversion of Small Structures – A store, motel, office, restaurant or similar structure not including the use of significant amounts of hazardous substances and not exceeding 2,500-sq.ft. in floor area. The community building is a similar structure to an office with a conference room and storage area that will not include the use of hazardous substances and does not exceed 2,500sqft.

PUBLIC NOTICE/OUTREACH

Staff provided notice of the Planning Commission Hearing over ten days in advance of it and has received no comments.

RECOMMENDATION

Approve Conditional Use Permit (CUP) 2015-05/Starlite Community Service District, with the following Findings and Conditions of Approval:

FINDINGS

1. The proposed Conditional Use Permit is exempt under CEQA Guidelines 15303 (c) - New Construction or Conversion of Small Structures and the provisions of the California Environmental Quality Act have been satisfied.
*[Evidence: 15303(c) applies to the construction of a store, motel, office, restaurant or similar structure not including the use of significant amounts of hazardous substances and not exceeding 2,500-sq.ft. in floor area.
The CUP is being applied for the construction of a community building that is a similar structure to an office with a conference room and storage area that will not include the use of hazardous substances or be larger than 2,500-sq.ft.]*

2. The proposed Conditional Use Permit is consistent with the Inyo County General Plan Land Use designation of Public Facility (PF) *'To ensure the timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of existing and future county residents'*. The new community building will enhance the efficiency of the service district in providing potable water to the community of Starlite.
[Evidence: The goal of this project is to allow for a community building that will include a meeting hall for the community of Starlite as well as for conducting the day to day activities of the service district in the provision of potable water. The PF designation provides for areas owned by public agencies including local districts that serve as significant public facilities. The Starlite Community Service District is a local district that is serving as a significant public facility (provision of water).]
It is also consistent with PSU Goal 1 that allows for public and quasi-public buildings and uses of recreational, educational, religious, cultural and public service nature; excluding corporation yards, exterior storage, repair yards and warehouses, as a conditional use.
[Evidence: PSU Goal 1 is to ensure the timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of existing and future county residents' . The proposed project is a use of a public service nature – provision of potable water to the community of Starlite. The new community building will enhance the efficiency of the service district in providing potable water to the community of Starlite and will provide a space for community meetings.]
3. The proposed Conditional Use Permit is consistent with the Inyo County Code Title 18.
[Evidence: Rural Residential-Starlite Estates; Section 18.22.040(C) allows for public and quasi-public buildings and uses of recreational, educational, religious, cultural and public service nature; excluding corporation yards, exterior storage, repair yards and warehouses, as a conditional use. The proposed project is a use of a public service nature – provision of potable water to the community of Starlite, is allowed as a conditional use under 18.22.040 (C); and therefore, is consistent with the Inyo County Code Title 18.]
4. The proposed Conditional Use Permit is necessary or desirable.
[Evidence: The General Plan's PF designation states the intention: 'To ensure the timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of existing and future county residents' . The new community building will enhance the efficiency of the service district in providing potable water to the community of Starlite as well as provide a space for community meetings; 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 conditional use permit is for the construction of a community building that will provide a meeting area and a place to store equipment related to the operations of the service district. It will not increase traffic or require additional transportation opportunities. Its proposed location will be on a site shared with a community park, which is very well related to the community building and will enhance the service district's ability to provide water services to the community of Starlite.]

6. The proposed Conditional Use Permit 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 conditional use permit is proposed for the construction of a community building that will provide a meeting area and a place to store equipment related to the operations of the service district. It will not include activities or materials that could create impacts on the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare. It will enhance the service district's ability to provide water services to the community of Starlite; and therefore, be beneficial to the community.]

7. Operating requirements necessitate the Conditional Use Permit for the site.

[Evidence: The property the proposed community building site is located on is currently leased by the service district from the County, making the site ideal for the community building as the district has no other properties in the community for the project and the use is well related to the existing park. The property is zoned RR-0.5-Starlite that allows for a public/quasi-public service use with a conditional use permit per Inyo County Code Section 18.21.040 (C), which necessitates the need for a CUP.]

CONDITIONS OF APPROVAL

1. Hold Harmless

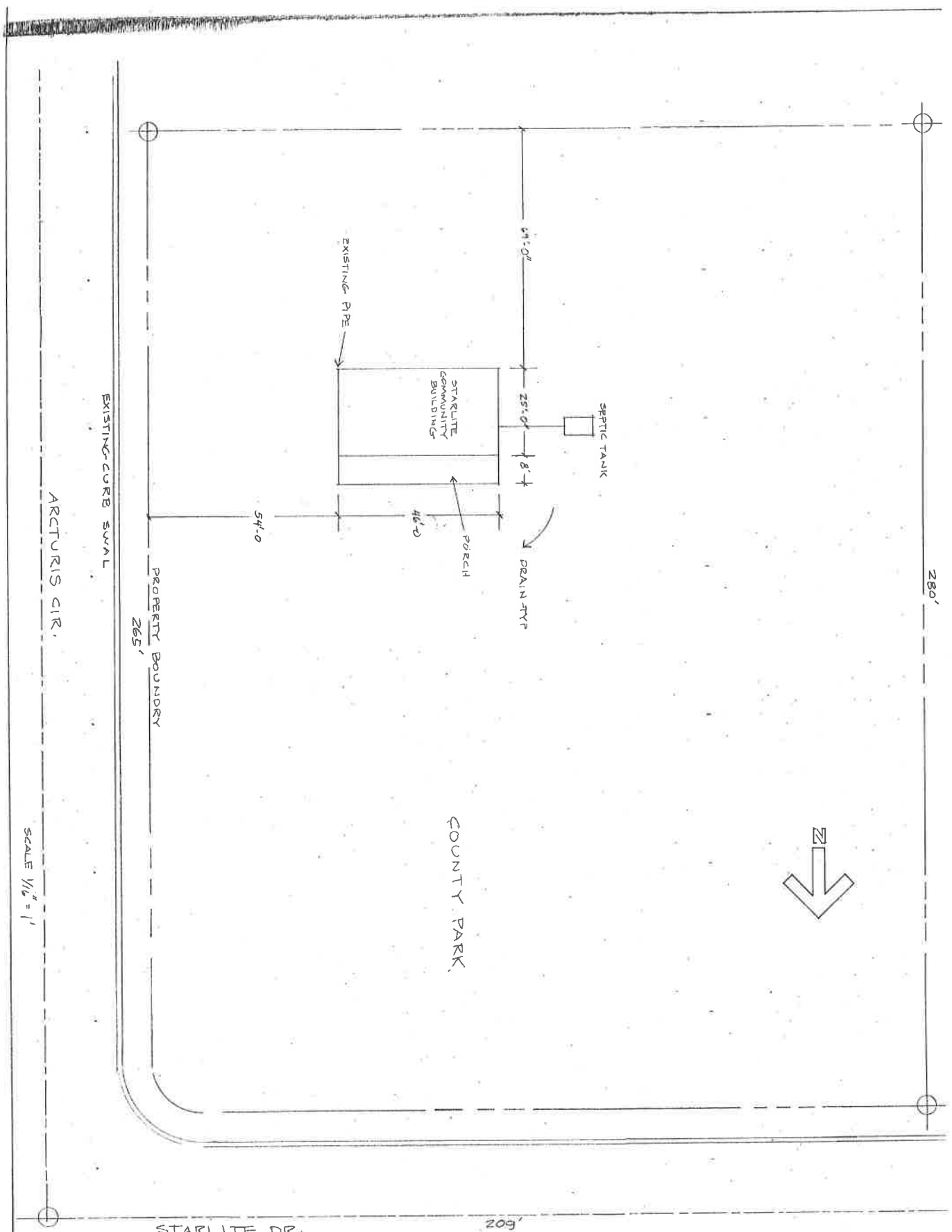
The applicant/developer shall defend, indemnify and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning Conditional Use Permit No. 2015-05/Starlite Community Service District. The County reserves the right to prepare its own defense.

2. Compliance with County Code

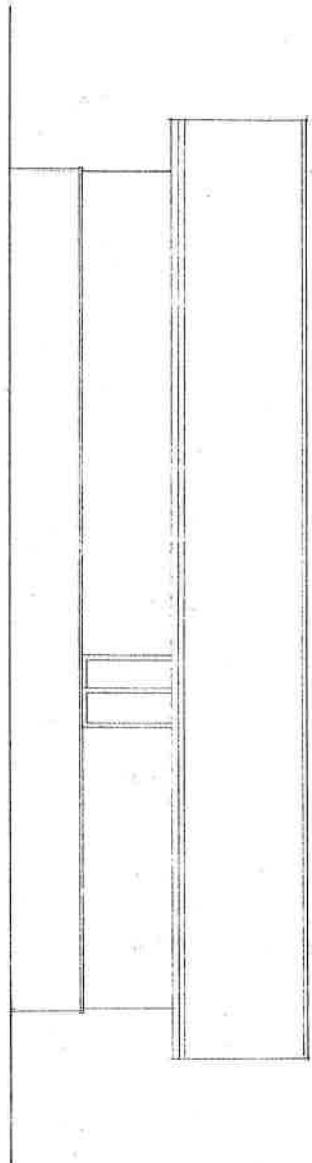
The applicant/developer shall conform to all applicable provisions of Inyo County Code. If the use provided by this conditional use permit is not established within one year of the approval date it will become void.

ATTACHMENTS:

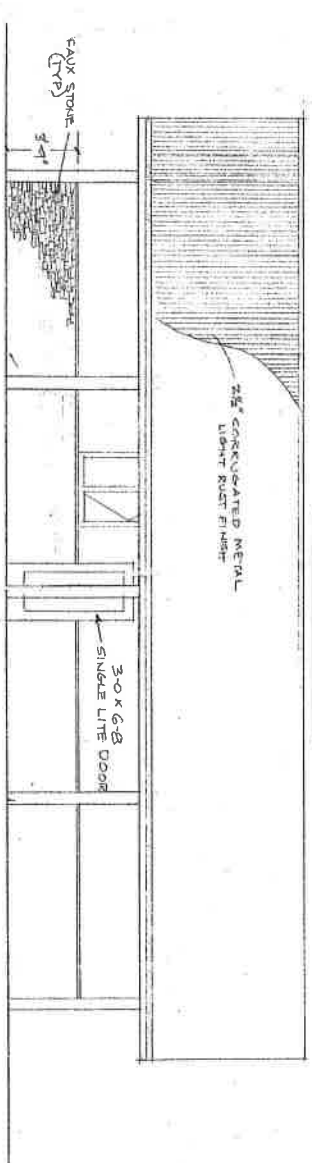
- Site Plan
- Building Elevations



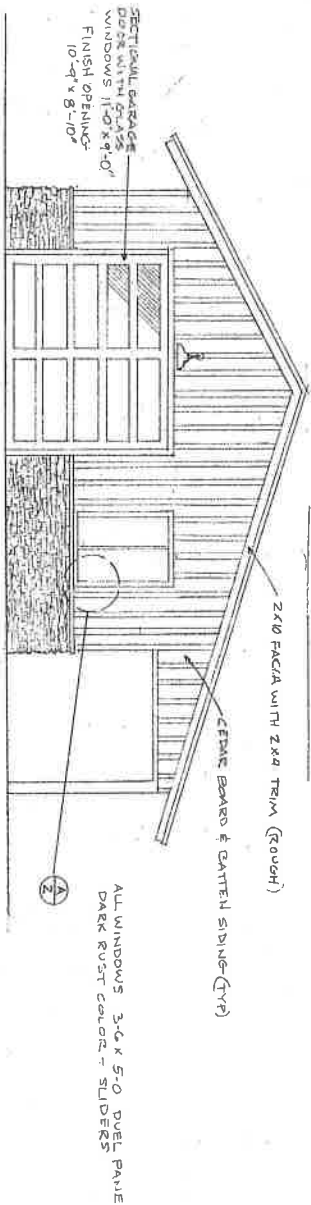
STARLITE COMMUNITY BLDG	DESIGN CRITERIA	LEGAL DESCRIPTION	BUILDING SQ. FOOTAGE
	60LB PER SQ' SNOWLOAD SEISMIC ZONE 4 18" FROST LINE	POR. SEC. 23 T.75, R.31E 12-240-07	1150
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LEFT ELEVATION



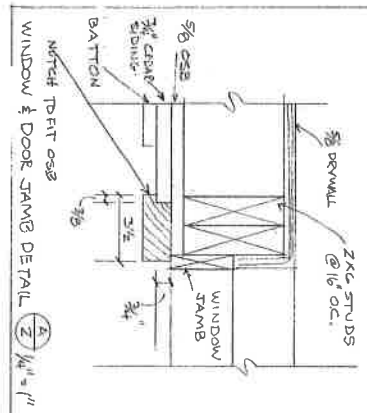
RIGHT ELEVATION



FRONT ELEVATION

SECTIONAL BARBIC
DOOR WITH GLASS
WINDOWS 10'-0" X 8'-0"
FINISH OPENING
10'-0" X 8'-10"

ALL WINDOWS 3'-6" X 5'-0" DUEL PANE
DARK RUST COLOR + SLIDERS



WINDOW & DOOR JAMB DETAIL

STARLITE COMMUNITY BUILDING