

City of Bishop
PLANNING COMMISSION MEETING AGENDA
City Council Chambers – 301 West Line Street
Bishop, California 93514

DATE: December 17, 2009
7:30 P.M.

NOTICE TO THE PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (760) 873-5863. Notification 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).

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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT: NOTICE TO THE PUBLIC: This time is set aside to receive public comment on matters not calendared on the agenda.

APPROVAL OF MINUTES

- (1) Minutes of the Planning Commission meeting held on April 23, 2009 subject for approval.
- (2) Minutes of the Planning Commission meeting held on November 24, 2009 subject for approval.

CORRESPONDENCE

PUBLIC HEARING

- (3) Request for a Conditional Use Permit to set aside the minimum parking requirement for a gym use and allow a residential use in a commercial zone at 175 Clarke Street which is in a C-1 zone (General Commercial and Retail).

- (4) Request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 232 sq. ft. of signage at the McDonald's Restaurant, 562 North Main Street, which is in a C-1 zone (General Commercial and Retail).
- (5) Request for a Conditional Use Permit to set aside the minimum parking requirement for a proposed 2200 sq. ft. batting cage facility at 186 Willow Street which is in a C-2 zone (General Commercial).

NEW BUSINESS

- (6) Request for a Conditional Use Permit to set aside the minimum parking requirement for a gym use and allow a residential use in a commercial zone at 175 Clarke Street which is in a C-1 zone (General Commercial and Retail).
- (7) Request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 232 sq. ft. of signage at the McDonald's Restaurant, 562 North Main Street, which is in a C-1 zone (General Commercial and Retail).
- (8) Request for a Conditional Use Permit to set aside the minimum parking requirement for a proposed 2200 sq. ft. batting cage facility at 186 Willow Street which is in a C-2 zone (General Commercial).

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be January 26, 2010 at 7:30 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

City of Bishop
PLANNING COMMISSION
SPECIAL MEETING MINUTES
City Council Chambers – 301 West Line Street
Bishop, California 93514

April 23, 2009

CALL TO ORDER:

Chairman Hardy called the meeting to order at 7:03 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Hardy

COMMISSIONERS PRESENT:

Hardy, Foote, Lowthorp and Bloom

COMMISSIONERS ABSENT (Excused):

Hess, Huntley (one current vacancy until filled)

OTHERS PRESENT:

Richard F. Pucci, City Administrator
Gary Schley, Public Services Officer
Michele Thomas, Secretary
Sandra Bauer, Bauer and Associates
Frank Crom
Jon Klusmire

PUBLIC COMMENT:

Chairman Hardy asked if anyone wished to speak on a subject not calendared on the Agenda. There was no public comment.

CORRESPONDENCE

PUBLIC HEARING

(1) Bishop Housing Element Update Public Workshop Overview

Chairman Hardy opened the public meeting at 7:05 P.M. and introduced Sandra Bauer of Bauer and Associates.

The Preliminary 2009 Housing Element update is now complete and has been submitted to the California Department of Housing and Community Development (HCD) for an informal first review. We are also nearing completion on the draft initial study to evaluate impacts of the proposed Housing Element Update, and we anticipate that the Initial Study will be distributed for a 30-day public and agency review during May of 2009. The goal of this public hearing and workshop on the Housing Element update is to the preliminary findings so that you have an opportunity to share information, offer comments and ask questions while the document is still in a formative stage. A copy of the power point presentation is available at City Hall for public viewing.

Bauer went on to state that for the 2004 Housing Element, Bishop has met its goals in all categories except very low and above moderate income housing. Bishop exceeded goals for other lower income and moderate income units, housing replacement and refurbishment. For the current update to 2014, HCD projected a total Inyo County housing need of 567 units. The allocation given to the City of Bishop is 19%. The City would need 111 new housing constructions. Part of the plan for the 2009 Housing Element includes continued diplomatic relations with the City of Los Angeles to acquire parcels and leaseholds as they become available. Most of the goals IMACA has for significant housing development in the affordable range require new land. Crom stated that the City of Los Angeles does not want to sell any of their land. Pucci commented that the City will be meeting with the person in charge in Sacramento to discuss some of these numbers that may be unreachable because of not having access to undeveloped land. Chairman Hardy asked if anything happens if we're not able to meet our goals. Bauer stated that we are not punished but there is a consequence that IMACA and the City would have difficulty competing for funding that comes through grants and other state programs. Pucci added that CDBG Block Grants are tied to whether or not we have an accepted housing element and our goal is to obtain one.

Klusmire brought up that about a year ago, DWP put land up for auction and no one bid on it and maybe this is why DWP does not sell their land. Pucci added that some of the small residential parcels did sell, but the larger commercial parcels were given minimum bids and may have not seemed acceptable to the bidders. Crom stated that he feels the City and IMACA should not be penalized if they do not have the land to build as many units required by HCD due to DWP not releasing their land. Bauer brought up that we are going to talk to HCD again and ask that they come to Bishop for a field trip to see what the boundaries are of the Cities property, what is in the Reservation and what is owned by DWP.

Commissioner Lowthorp stated that he felt the only way we could meet goals by the state would be for land owners to tear down properties and rebuild something multiple. Pucci stated that he has heard of owners who have private property outside the Bishop area may attempt to trade off interesting property to DWP for property around the City of Bishop. The advantage to this is our City's water system. Anyone that obtains land that they do not already own from DWP cannot get the water rights. DWP will always retain the water rights.

Klusmire questioned the possibility of an industrial park to help remove some of the commercial businesses from within City Limits allowing for more property to use as residential. Pucci stated that DWP will not allow the County to build an industrial / commercial use facility, but will give them a lease at the airport for airport related uses only.

Foote addressed A.8 in the Housing Element update. She asks to add to the energy conservation the promoting of drought resistant landscaping. And also to promote encouraging shade trees by adding more types to the City of Bishop collaborative list.

The Housing Element update is a 'project' under CEQA so the City is now preparing an Initial Study to evaluate environmental effects of project implementation. Results of the preliminary initial study indicate that Housing Element implementation would not have a significant adverse impact on the environment. Based on these findings, it is expected that a negative declaration will be adopted for this update. However, individual projects, such as the future construction of new affordable housing units or zone changes to accommodate emergency shelters, would also be subject to CEQA. Many of these actions would require further CEQA assessment.

Because the 2010 Census has not yet been undertaken, this 2009 Housing Element update relies on demographic materials drawn from the 2000 Census. Work on the 2014 Housing Element will begin during 2013, when data from the 2010 is just coming available for public use. Because data from the next census will be available, the 2014 Housing Element update will provide a fresh and comprehensive look at changes in Bishop over the past decade.

NEW BUSINESS

STAFF AND COMMISSION REPORTS:

Pucci explained to the Planning Commission that Mr. Cecilio Haro-Cortez has resigned from filling a Conditional Use Permit to set aside a change of use from commercial to an exclusive residential use facility at 151 East South Street.

Due to lack of a quorum, the meeting of April 28, 2009 will be cancelled.

ADJOURNMENT:

Chairman Hardy adjourned the meeting at 8:26 P.M. The next scheduled meeting will be May 27, 2009 at 7:30 P.M. in the City Council Chambers.

Chairman Hardy

Michele Thomas, Secretary

City of Bishop
PLANNING COMMISSION MINUTES
City Council Chambers – 301 West Line Street
Bishop, California 93514

November 24, 2009

CALL TO ORDER:

Chairman Foote called the meeting to order at 7:30 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Foote.

COMMISSIONERS PRESENT:

Hardy, Foote, Lowthorp, Crom, Hess and Bloom

COMMISSIONERS ABSENT (Excused):

Huntley

OTHERS PRESENT:

Richard F. Pucci, City Administrator
Gary Schley, Public Services Officer
Michele Thomas, Secretary
David Stottlemire, City Council

PUBLIC COMMENT:

Chairman Foote asked if anyone wished to speak on a subject not calendared on the Agenda. There was no public comment.

APPROVAL OF MINUTES

Chairman Foote asked if there were any additions or corrections to the minutes of the May 27, 2009 meeting.

MOTION

Commissioner Hess moved to approve the Minutes of the May 27, 2009 meeting as written.

Ayes: Hess, Lowthorp, Bloom, Foote and Hardy

Abstain: Crom

MOTION CARRIED: 5-0

CORRESPONDENCE

PUBLIC HEARING

- (2) Amend the Zoning Map of the City of Bishop.

Chairman Foote opened the public hearing at 7:31 PM and stated that if anyone wished to appeal any decision by the Planning Commission, they may do so by writing to the City Council within five days of this meeting.

Pucci explained that this is a staff initiated zone change. All of the sites presently are not zoned for the City; they were zoned 'PF', Public Facilities, with the county when they were annexed. The new zoning will be zoned as 'P' for Public District, which would allow the use of public buildings and governmental purposes. The Director of Public Works, David Grah, in the process of creating a new zoning map, discovered the present zoning is not a zone the City uses. The staff recommends the Commission to review any public testimony, review the zoning changes and make a recommendation to the City Council.

Foote asked when the zones were annexed to the City of Bishop. Pucci explained that the zones had been annexed at different dates, with the latest of 1984.

Chairman Foote closed the public hearing at 7:34 PM.

NEW BUSINESS

- (3) Review the request to amend the Zoning Map of the City of Bishop to designate a Public Zone for the City's water and sewer facilities.

Foote asked the Commissioners if anyone has any discussion on the zone change. Pucci added that the City has not received any public comment regarding the change. Pucci also explained that the Commission is not adopting an ordinance only making a recommendation to the City Council. Foote asked if there would be any adverse effects to any leases on the properties. Pucci stated that the City will hold the leases that are currently in effect. Hardy asked if the City already has a zone 'P' for Public in the Bishop Municipal Code. Pucci stated that the City does already use 'P'. Pucci also added that with the recommendation, the Commission should consider if the zoning designation would be contrary to the General Plan land use policies, is the proposed zoning incompatible with established land use patterns, would it adversely influence living conditions in the neighborhoods and would an undesirable precedent be set if

approved. Foote stated that the zone change would be consistent with the zoning already in place, with no adverse effect.

Commissioner Hardy made a motion that the Planning Commission recommend the City Council adopt the draft ordinance designating the parcels set forth as zone 'P' Public as written.

Ayes: Crom, Lowthorp, Bloom, Hess, Foote and Hardy

MOTION CARRIED: 6-0

- (4) Set a date of December 17 for the regular schedule meeting of the Planning Commission.

Foote asked if the date has been cleared with everyone's schedule. The date has been confirmed.

Chairman Foote made a motion to adjourn the next regular scheduled Planning Commission meeting to December 17.

Ayes: Lowthorp, Crom, Bloom, Hess, Foote and Hardy

MOTION CARRIED: 6-0

STAFF AND COMMISSION REPORTS:

ADJOURNMENT:

Chairman Foote adjourned the meeting at 7:40 P.M. The next scheduled meeting will be December 17, 2009 at 7:30 P.M. in the City Council Chambers.

Chairman Foote

Michele Thomas, Secretary

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit at 175 Clarke Street,
which is located in a C-1 zone.

DATE: December 8, 2009

A Public Hearing has been scheduled to accept input regarding a Conditional Use Permit to set aside the minimum parking requirement for a residential and gym use at 175 Clarke Street which is in a C-1 zone (General Commercial and Retail).

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit at 562 North Main Street,
which is located in a C-1 zone.

DATE: December 8, 2009

A Public Hearing has been scheduled to accept input regarding a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 232 sq. ft. of signage at the McDonald's Restaurant, 562 North Main Street, which is in a C-1 zone (General Commercial and Retail).

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit at 186 Willow Street,
which is located in a C-2 zone.

DATE: December 8, 2009

A Public Hearing has been scheduled to accept input regarding a Conditional Use Permit to set aside the minimum parking requirement for a proposed 2200 sq. ft. batting cage facility at 186 Willow Street which is in a C-2 zone (General Commercial).

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: Conditional Use Permit – 175 Clarke Street

DATE: December 9, 2009

The lessee at 175 Clarke Street is requesting permission to operate a fitness center/gymnasium at this location. The property is zoned C-1 (General Commercial) and is being utilized as a legal non-conforming residence. The requested use would require a Conditional Use Permit based upon the proposed change in use. The proposal is to operate a gymnasium/fitness center.

Based upon current regulations, in order to grant a CUP for the proposed use, a set aside of 5 parking spaces (one of which would require a covering) and permission to allow a single family residential use in a C-1 zone would need to be reviewed by the Commission. A memorandum from the Public Services Officer is attached for Commission consideration.

RECOMMENDATION:

Review the request for a CUP at 175 Clarke Street to allow for the establishment of a gymnasium/fitness center and a single family residence and the set aside of the required number of parking spaces.

MEMORANDUM

Date: December 4, 2009

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: Conditional Use Permit/ Broadwater Gym

Project Proponent: Colin Broadwater
175 Clarke Street
Bishop, CA 93514

Project Location: 175 Clarke Street
Bishop, California.
(APN 01-183-11)

Subject: Request of a Conditional Use Permit by Colin Broadwater to allow a residential use in a commercial zoned area and set aside the minimum parking requirement for a residential and gym use at 175 Clarke Street which is in a C-1 zone (General Commercial and Retail).

Background The applicant is seeking approval for a Conditional Use Permit to set aside the commercial parking requirements for a gymnasium occupancy, pursuant to Bishop Municipal Code, Section 17.48.070, the requirement for one covered residential parking space pursuant to Bishop Municipal Code, Section 17.20.070 and approval of the non-compliant residential use in a commercial zone.

The proposed project would require six onsite paved parking spaces (four commercial spaces, two residential one being covered). Current and past use of the parcel is a residential two bedroom home with a detached four hundred square feet garage which at this time is considered a legal non-conforming use. The proponent is proposing a change of use of the detached residential garage to a commercial gym use which triggers the requirement of a conditional use permit for a residential occupancy in a commercial zone and the set aside of parking for the proposed occupancies. The change of use requires four additional paved commercial parking spaces along with two residential parking spaces one being covered. The proposal eliminates the required one covered residential parking space and has the capacity as designed for one legal parking space, therefore, requiring the set aside of five legal parking spaces, one being covered. The project is zoned properly for the proposed commercial use and not zoned properly for the existing residential use.

A public parking survey was performed along Clarke Street which determined that public parking is congested within the general area of the project. The general area consists of a

commercial salon facility, a trailer park, a day care center, a family service facility, an assisted living facility which do not meet current parking standards and a commercial building which has onsite parking.

Recommendation: Review the request for a Conditional Use Permit to allow a residential use in a commercial zoned area and set aside the minimum parking requirements for the residential and gym uses at 175 Willow Street.

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City of Bishop

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

Date Filed _____

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

Name and address of applicant:

COLIN BROADWATER 175 CLARK ST

Name and address of property owner:

TED + JULIE METZ 210 Mt. Tom Rd, Bishop, CA 93514

Legal description of property:

APN 01-183-11

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

175 CLARK ST, SECTION 7 PARCEL # 11

Present zoning:

C-1

General Plan designation:

General Commercial + Retail

Proposed use of property:

GARAGE GYMNASIUM

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

T. D. Metz
Signature

Sept. 14, 2009
Date

Theodore Donald Metz
Name

(780) 872-6599
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

9-14-09
Date

COLIN BRADWATER
Name

(206) 919-8923
Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks

To the Planning Director,

The garage at 175 Clarke Street would be used for a strength and conditioning program called Cross Fit. Cross Fit is a fitness program used by many police academies, military special operations units, champion martial artists, and thousands of other high level and professional athletes around the world.

We employ Olympic weightlifting and basic gymnastics combined with cardio-respiratory activities to create a potent training system. Our program is regularly scaled to make it the perfect application for any committed individual whether young, old, elite, or de-conditioned. Armed forces, climbers, football players, and housewives have found their highest levels of fitness from the same program.

There are hundreds of garage gyms popping up around the world using the Cross Fit method. A facility is little more than a covered space and a few pieces of specialized gear such as rowing machines, barbells and bumper plates, jump ropes, plyometric boxes, etc.

Potential traffic generation is nearly a non-issue as our garage is under 400 square ft., which necessitates a small number of people participating at one time. We will not change the character or landscape of the property in any way. The property will, in fact, be kept cleaner and more secure than it was previously known to be.

As far as the project benefiting and not adversely affecting the surrounding neighborhood, I believe this facility will not only benefit the surrounding neighborhood, but the whole community of Bishop. My wife and I left Bishop five years ago to study anatomy, physiology, and kinesiology in Seattle, and plan to use our collected credentials to improve the quality of life for any motivated and committed individuals we can reach.

I strongly believe that this business will outgrow the capacity of our garage in a year's time, and we will move into a larger facility to better meet the needs of our community. As well as contributing to the tax base as a single business, we also hope to hold events that will attract visitors from outside the area, thus increasing revenue for many other small and large business owners.

Thank you for your time,



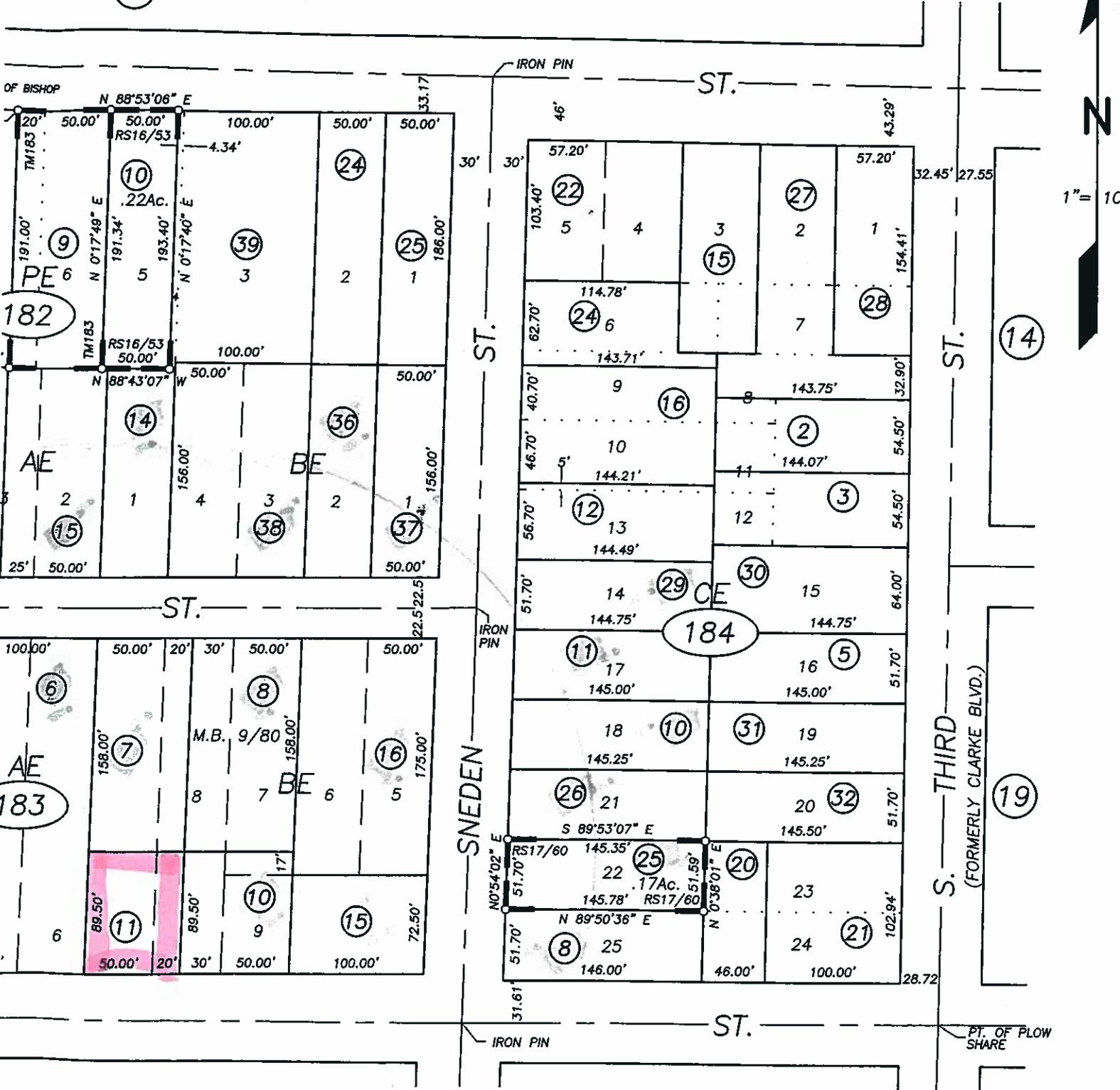
Colin Broadwater

7S., R.33E., M.D.B. & M.
CLARKE ADDITION

TAX RATE AREA
1-000

01-1

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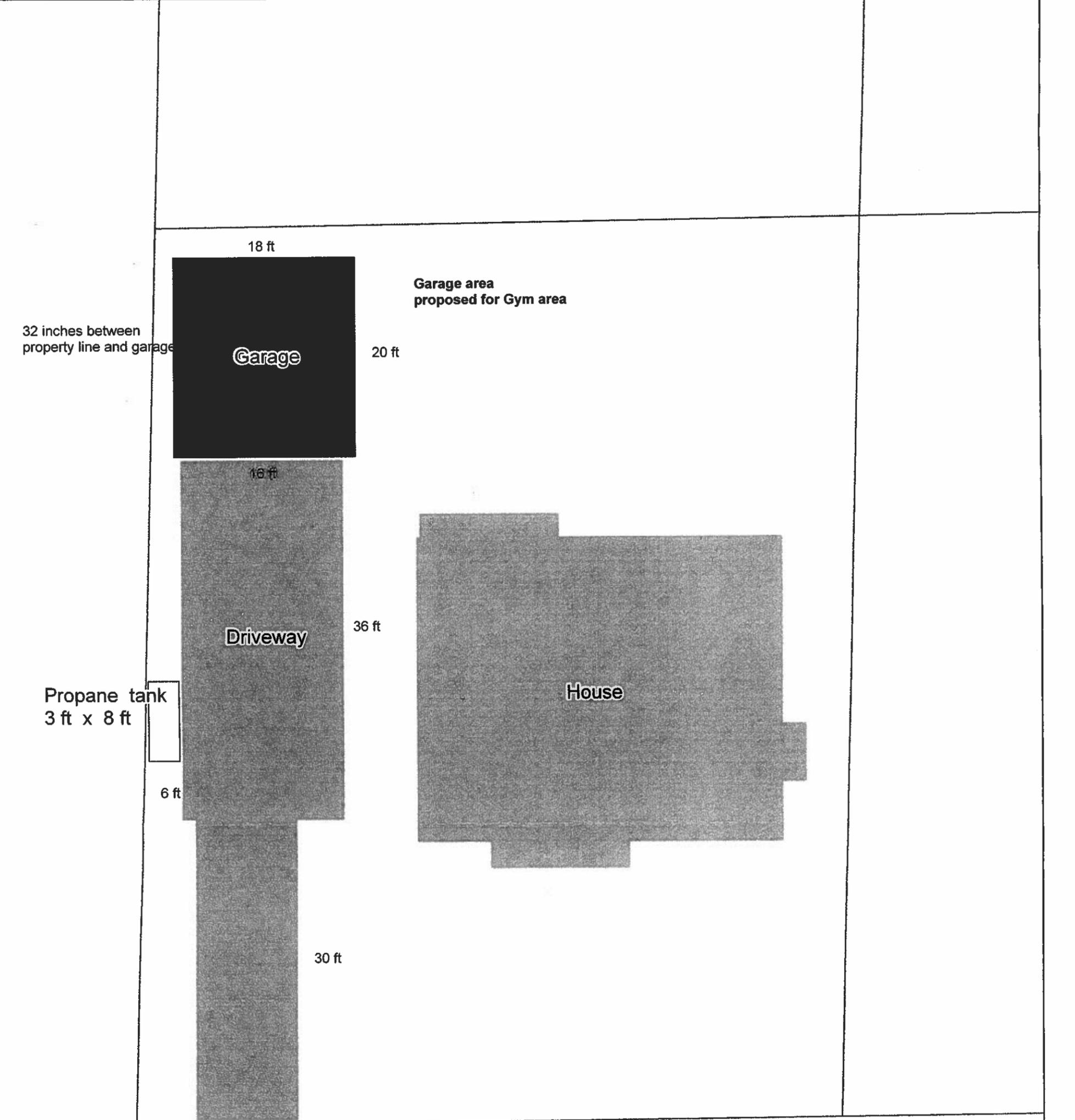


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NOTE: 1. THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Assessor's Map Bk. 01 Pg. 1
County of Inyo, Calif.
1950

08-27-08
03-04-08



Street width 40ft

N

175 Clarke St, Bishop, CA
APN Number 001-183-11
Zoning C-1
Property owned by Todd and Julie Metz
Proposed by Colin Broadwater
(206) 919-8923

Scale
1 inch = 10 feet

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: Conditional Use Permit – 562 North Main Street

DATE: December 9, 2009

A request for a Conditional Use Permit (CUP) at 562 North Main Street, McDonald's Restaurant, is attached for Commissioner Review. The request is to set aside the City's 80 sq. ft. sign size limit and allow for 232 sq. ft. of signage as shown on the attached site plan. The restaurant has been remodeled and previously had 158 sq. ft. of signage.

RECOMMENDATION:

Review the request for a CUP for 232 sq. ft. of signage at 562 North Main Street.

MEMORANDUM

Date: December 3, 2009

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: CUP/McDonald's Signage

Project Proponent: Kevin Mazzu
P.O. Box 607
Bishop, CA 93515

Background: A request of a Conditional Use Permit to allow the applicant Kevin Mazzu to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial districts at the McDonald's Restaurant, 562 North Main Street which is located in a C-1 zoning district (General Commercial and Retail District).

Code Section 17.76.100 states commercial exterior signs "shall not exceed thirty feet in height or exceed eighty square feet in area, nor shall any such sign, or an accumulation of exterior signs, exceed eighty square feet in area without first obtaining a conditional use permit from the planning commission."

The request is to place an additional 74 square feet of new signage to an existing 158 square feet of signage for a total of 232 sq. ft. at McDonald's Restaurant, 562 North Main Street. The existing and proposed signage would exceed the allowable 80 square feet of signage by 152 square feet. The proposed signage will be in several locations on site; one roof sign (existing) of plus/minus 36 square feet, two wall signs of plus/minus 23 square feet apiece, a pylon sign (existing) of plus/minus 108 square feet and three McDonald's "Arch" signs (one existing) of plus/minus 14 square feet apiece.

Recommendation: Review the request for a Conditional Use Permit to allow an increase of signage from the allowable 80 square feet to a proposed 232 square feet for the McDonald's Restaurant.

City of Bishop

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

Date Filed 10/12/09

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

Name and address of applicant:

KEVIN A. MAZZU P.O. Box 607 Bishop CA 93515

Name and address of property owner:

McDonald's Corporation 1 McDonald's Plaza Oak Brook IL 60521

Legal description of property:

McDonald's Restaurant

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

562 N. Main Street Bishop CA 93514

Present zoning:

Commercial

General Plan designation:

Proposed use of property:

Addition of signage



McDonald's of Lone Pine, Bishop & Mammoth Lakes
P.O. Box 607, Bishop, CA 93515
P: (760) 873 – 4501 F: (760) 873 – 4571

To: Planning Director – City of Bishop
From: Kevin Mazzu - McDonald's Owner-Operator
Re: Conditional Use Permit

McDonald's of Bishop, CA owned and operated by Kevin and Lis Mazzu are requesting approval of 74 square feet of additional signage on our restaurant to brand and communicate the addition of a new indoor playground.

This signage is critical to let our customers know of this new indoor facility. All signage will be attached to the new building and will not adversely affect the surrounding businesses or neighborhood.

If you have any specific questions regarding this request, please feel free to call me on my cell phone at (760) 784-5494 or at our office: (760) 873-4501

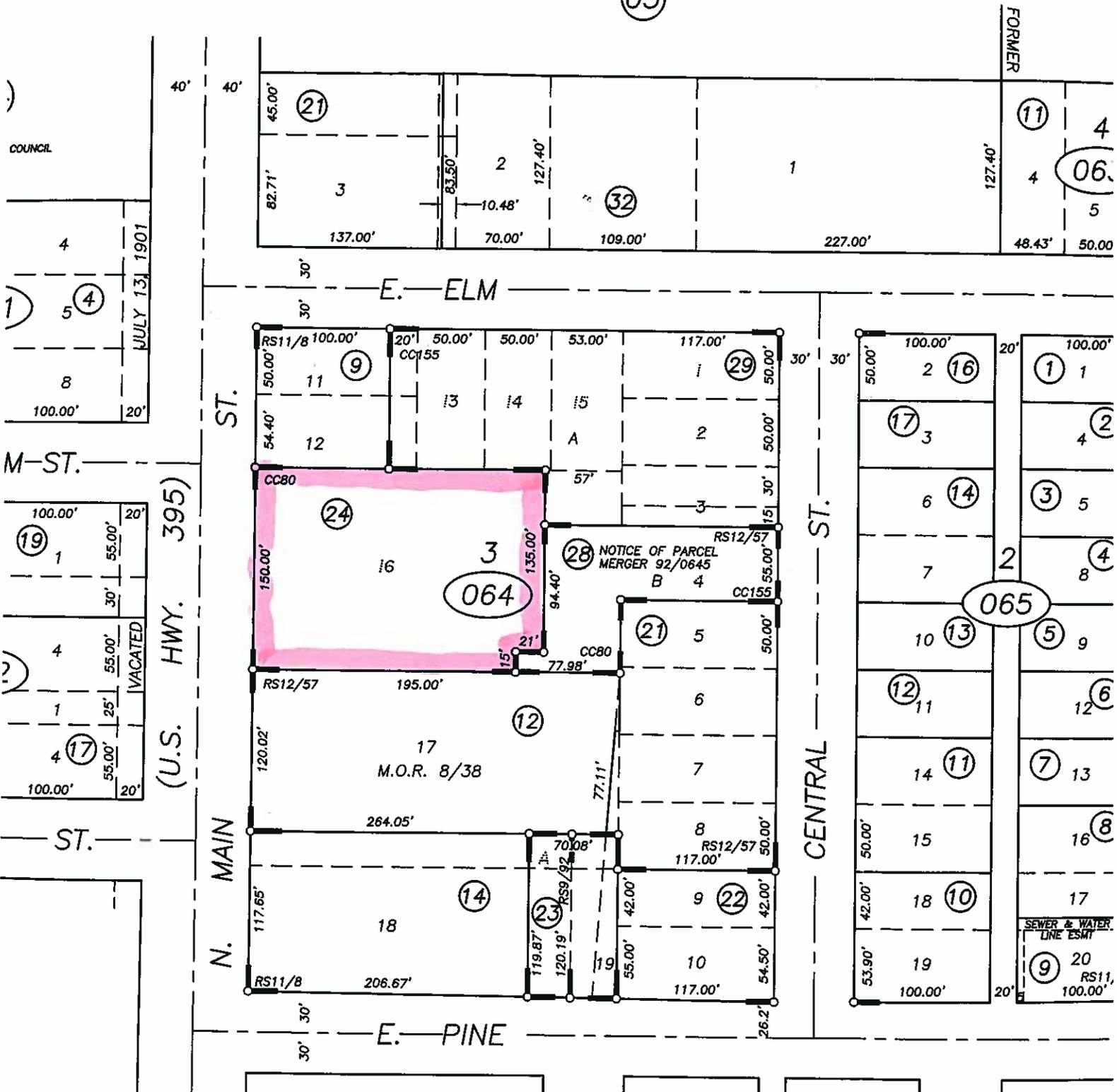
Sincerely,

A handwritten signature in black ink that reads "Kevin Mazzu". The signature is written in a cursive, flowing style.

Kevin Mazzu

POR. S1/2 SEC. 6, T.7S., R.33E., 1 GISH ADDITION

(03)



COUNCIL

JULY 13, 1907

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VACATED

ST.

U.S. HWY. 395

ST.

N. MAIN

ST.

CENTRAL

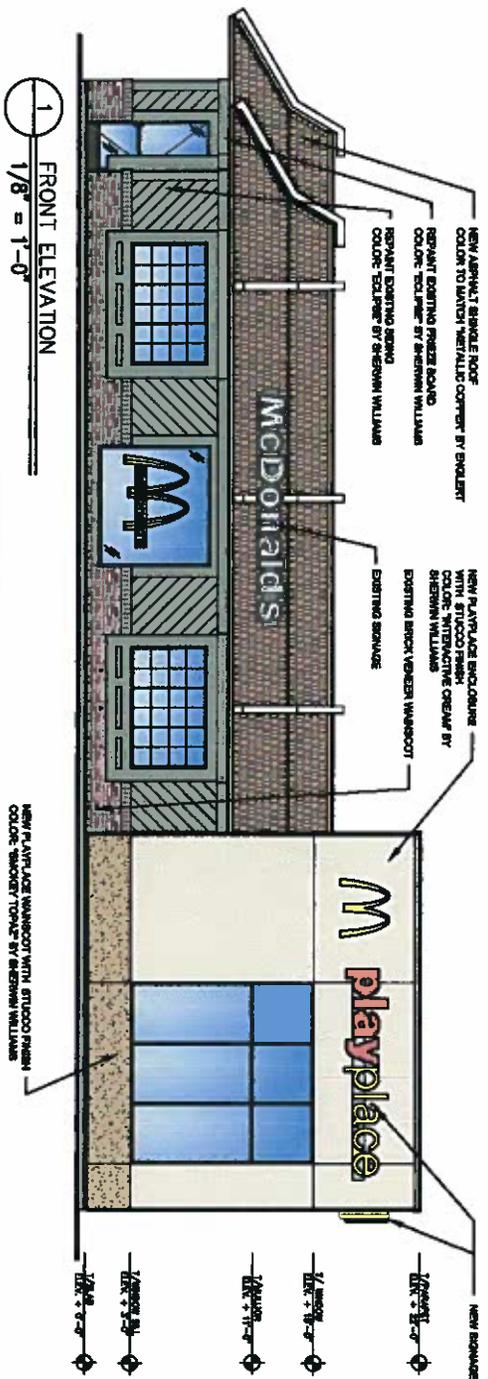
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V M.O.R. Bk. 1 Pg. 4
).R. Bk. 3 Pgs. 9-12
).R. Bk. 1 Pg. 29
 1 Pg. 67
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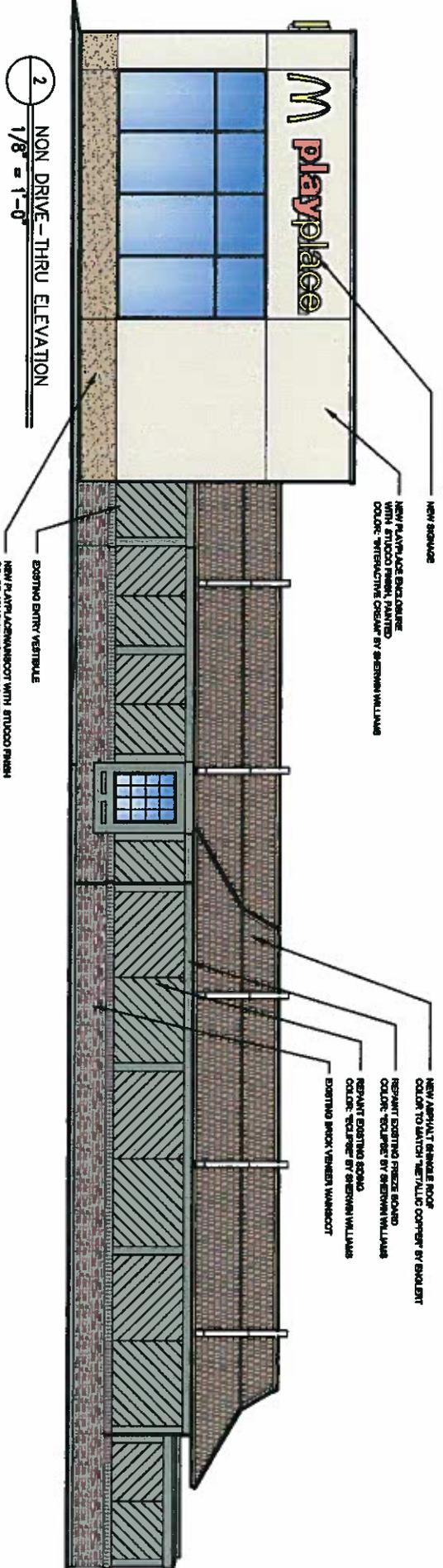
BLOCK 3 GISH ADDN M.O.R. Bk. 8 Pgs. 38,39 & 50
 P.M. 180 Bk. 2 Pg. 66
 C.C. 76 - 256/48
 R.S. Bk. 11 Pgs. 8-11
 R.S. Bk. 11 Pgs. 21-24

C.C. 155 - 92/5863
 R.S. Bk. 12 Pg. 57

(09)



1 FRONT ELEVATION
1/8" = 1'-0"



2 NON DRIVE-THRU ELEVATION
1/8" = 1'-0"

MCDONALD'S #6535
592 N MAIN STREET, BISHOP, CALIFORNIA
SIT #00-1155

COLORED ELEVATIONS
DATE: 10/8/09
SCALE: 1/8" = 1'-0"

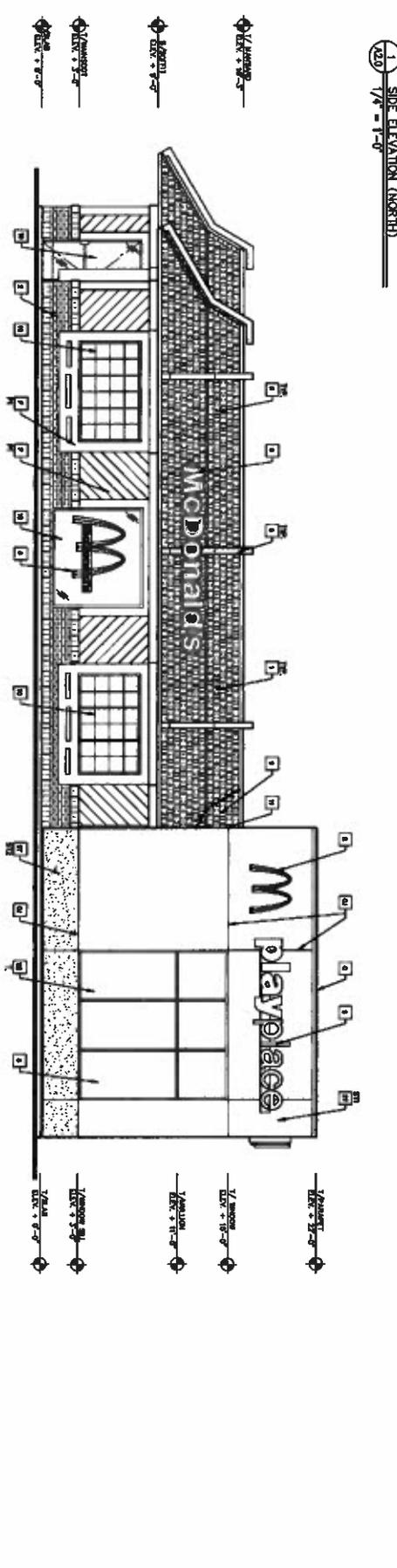
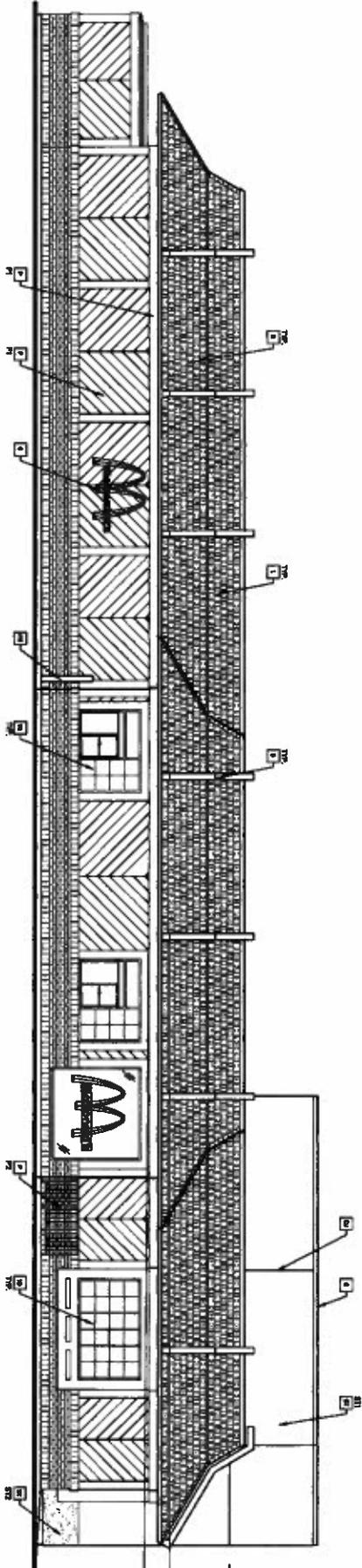
KEY NOTES

- 1. EXISTING ROOF TO REMAIN, PROVIDE NEW ASPHALT/FLY ASH ROOFING
- 2. NEW VERTICAL CURB FROM TOP OF SLAB TO 2 1/2" CLEAR AND BEYOND
- 3. NEW ROOFING
- 4. PAINT EXISTING ROOF SHEET PILING, A ROOF DRAINAGE
- 5. NEW ROOF, 2" MIN. INSULATION
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STRUCTURAL NOTE:
 ALL PARTS FOR SEISMIC REGULATION TO BE VERIFIED
 BY REGISTERED PROFESSIONAL ENGINEER AND
 COMPLETED WITH SEISMIC ANALYSIS.



McDonald's of Bishop / Proposed New Playplace Signage

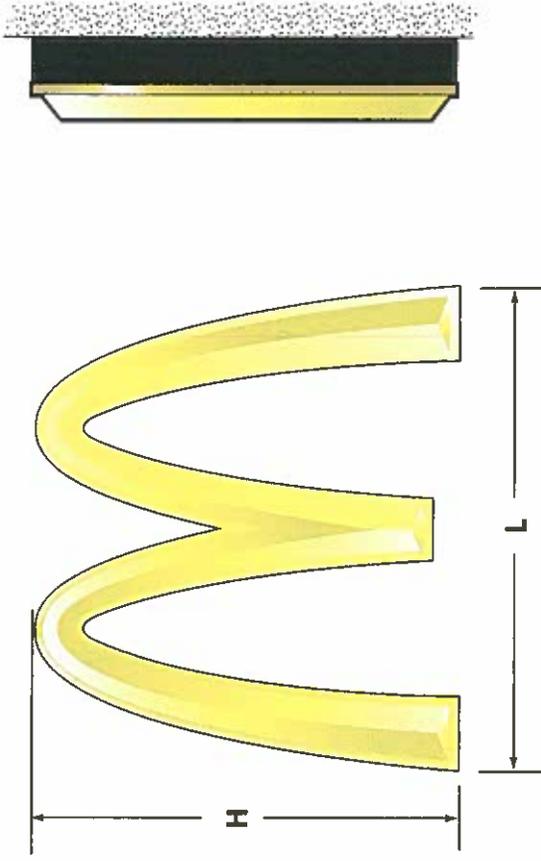
On two sides of new building structure enclosing a new indoor playland we would like to place the McDonald's "Arch" and "Playplace" signage.

- Each "Arch" is 42"H by 48" W equals 14 square feet per arch
 - 28 square feet in total

- Each "Playplace sign is approximately 2' H by 11.5' L equals 23 square feet/per sign
 - 46 square feet in total

- A total of **74** square feet of additional signage

Self Contained Illuminated Arch



Size:	60" H x 72" W 152.4 cm x 182.9 cm	42" H x 48" W 106.68 cm x 121.92 cm	36" H x 43-1/2" W 91.44 cm x 110.49 cm	30" H x 35-1/2" W 76.2 cm x 90.17 cm	24" H x 28" W 60.96 cm x 71.12 cm	18" H x 21" W 45.72 cm x 53.344 cm
Illumination:	Neon	Neon	Neon	Neon	Neon	Neon
Electrical:	1.2 amps	1.25 amps	0.9 amps	0.6 amps	0.3 amps	0.3 amps
Transformer:	2 - 60/30	1 - 12/30	1 - 9/30	1 - 6/30	1 - 4/30	1 - 4/30
Ship Weight:	200 lbs.	110 lbs.	75 lbs.	70 lbs.	50 lbs.	30 lbs.

McDonald's of Bishop / Existing Signage

- 32' "McDonald's Logo" road sign
 - 108 square feet

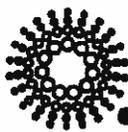
- "McDonald's" roof fascia sign
 - 36 square feet

- 4' "McDonald's Logo" building sign
 - 14 square feet

- Total existing signage: 158 square feet

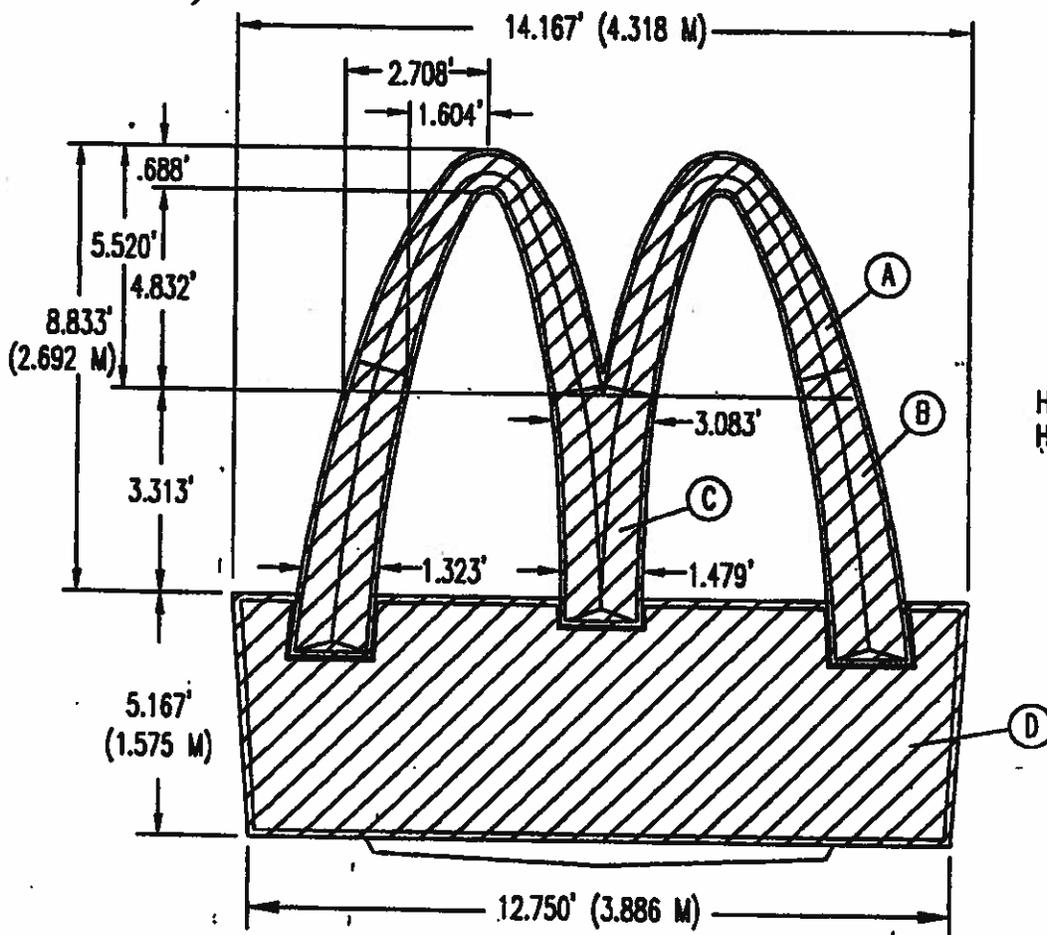
McDonald's

70/100 ROAD SIGN

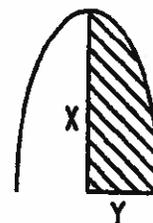


Everbrite

315 MARION AVENUE, SOUTH MILWAUKEE, WI 53172-9977
414-762-8700



PARABOLA AREA SHOWN
SHADED = $\frac{2}{3} X Y$



HATCHED AREA OF SIGN
HAS BEEN CALCULATED

- (A) USE AREA OF PARABOLA FORMULA TO APPROXIMATE ARCHES.

$$A \text{ AREA} = \frac{2}{3} X Y - \frac{2}{3} X, Y,$$

$$A = \frac{2}{3} (5.520')(2.708') - \frac{2}{3} (4.832')(1.604')$$

$$A = .67(14.948') - .67(7.751')$$

$$A = 10.015' - 5.193'$$

$$A = 4.82 \text{ SQ FT PER}$$

- (B) APPROXIMATE ARCH LEG

$$B \text{ AREA} = \text{LENGTH} \times \text{AVERAGE WIDTH}$$

$$B = (3.313')(1.104' + 1.323')$$

$$B = (3.313')(1.766')$$

$$B = 5.851 \text{ SQ FT PER LEG}$$

- (C) APPROXIMATE CENTER ARCH LEG

$$C = \text{LENGTH} \times \text{AVERAGE WIDTH}$$

$$C = (3.313')(3.083' + 1.479')$$

$$C = (3.313')(2.281')$$

$$C = 7.56 \text{ SQ FT}$$

- (D) BASE AREA

$$D \text{ AREA} = \text{LENGTH} \times \text{WIDTH} + \text{BOTTOM TRIANGLES}$$

$$D = (5.167')(12.750') + 2[(.708')(5.167')(5)]$$

$$D = 65.879' + 3.658'$$

$$D = 69.54 \text{ SQ FT}$$

$$\text{TOTAL AREA} = 4(A) + 2(B) + C + D$$

$$TA = 4(4.82') + 2(5.851') + 7.56' + 69.54'$$

$$TA = 108.08'$$

Fascia/Uniface Sign



Illumination: 4 - F-84 T12 CW/HO
2 - F-36 T12 CW/HO

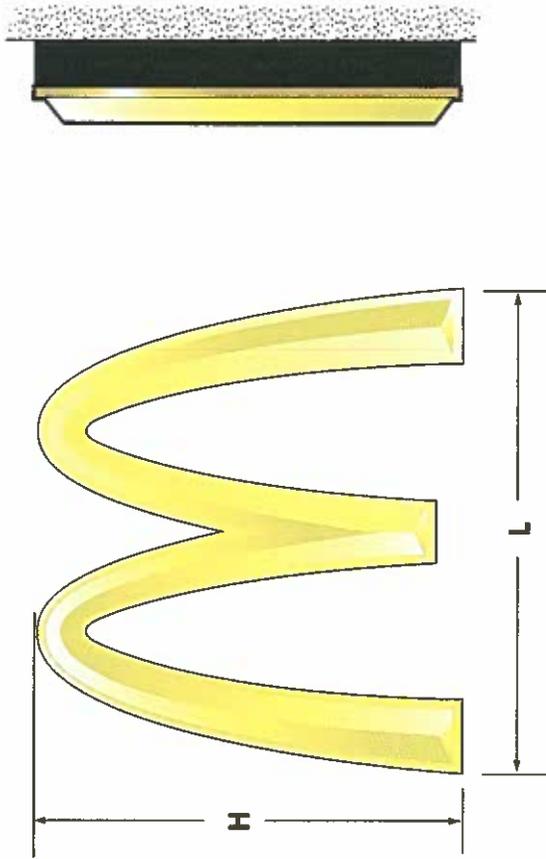
Electrical: 5.4 Amps 120V 60Hz

Ballast: 1 - Universal MSB1048-816-5

Ship Weight: 390 lbs.



Self Contained Illuminated Arch



Size:	60" H x 72" W 152.4 cm x 182.9 cm	42" H x 48" W 106.68 cm x 121.92 cm	36" H x 43-1/2" W 91.44 cm x 110.49 cm	30" H x 35-1/2" W 76.2 cm x 90.17 cm	24" H x 28" W 60.96 cm x 71.12 cm	18" H x 21" W 45.72 cm x 53.344 cm
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Illumination:	Neon	Neon	Neon	Neon	Neon	Neon
Electrical:	1.2 amps	1.25 amps	0.9 amps	0.6 amps	0.3 amps	0.3 amps
Transformer:	2 - 60/30	1 - 12/30	1 - 9/30	1 - 6/30	1 - 4/30	1 - 4/30
Ship Weight:	200 lbs.	110 lbs.	75 lbs.	70 lbs.	50 lbs.	30 lbs.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: Conditional Use Permit – 186 Willow Street

DATE: December 9, 2009

The attached item is a request for a Conditional Use Permit (CUP) at 186 Willow Street to install batting cages. The property is zoned C-2 (General Commercial). The present uses of storage and industrial have been in existence prior to the new zoning so the parking is considered “legal non-compliant”. The requested change in use triggers the current requirement of an additional 8 parking spaces.

The Planning Commission is being asked to grant a CUP for a waiver of 8 parking spaces. A report from our Public Services Officer is attached for review.

RECOMMENDATION:

Review the request to waive 8 required parking spaces at 186 Willow Street to allow for the establishment of commercial batting cages at that location.

MEMORANDUM

Date: December 4, 2009

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: Conditional Use Permit / Reid Batting Cage

Project Proponent: Tim Reid
507 E. Line Street, Apt E
Bishop, CA 93514

Project Location: 186 Willow Street
Bishop, California.
(APN 01-134-36)

Subject: Request of a Conditional Use Permit by Tim Reid to set aside the minimum parking requirement for a proposed 2200 sq. ft. batting cage facility at 186 Willow Street which is in a C-2 zone (General Commercial).

Background: The sites existing structure has 3080 sq. ft. of storage use occupancy and 2560 sq. ft of industrial use occupancy with four paved parking spaces. Since the facilities existing uses and parking have been in existence prior to city zoning, the inadequate parking is considered legal non-compliant. If current parking standards were considered for the existing uses, ten parking spaces would be required for the facility. A change of use to commercial batting cage occupancy has been proposed for a 2200 sq. ft. portion of the storage use. The change of use would require an additional eight paved parking spaces which the proposed project cannot provide for. A public parking survey was performed along Willow Street from Whitney Alley to N. Third Street which determined that public parking is not negatively impacted by the projects current uses (public parking has minimal use within this area).

The request will require the Planning Commissions approval of a conditional use permit setting aside the requirement of eight additional parking spaces.

The subject property and adjacent parcels are in a C-2 Zone (General Commercial District). The settings to the north and west of the proposed project are commercial facilities, to the south is a mixture of commercial and residential and to the east is a vacant lot with residential uses beyond that.

Recommendation: Review the request for a Conditional Use Permit to set aside the minimum parking requirements for a batting cage 186 Willow Street.

City of Bishop

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

Date Filed _____

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

Name and address of applicant:

Tim Reid 507 E. Line St. Apt. E

Name and address of property owner:

Jerry Fendon

Legal description of property:

APN 01-134-36 186 Willow St

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

186 Willow St APN 01-134-36

Present zoning:

C-1

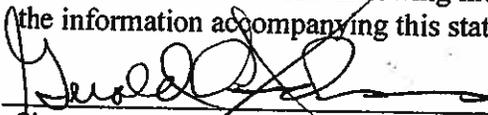
General Plan designation:

General Commercial + Retail

Proposed use of property:

Commercial

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

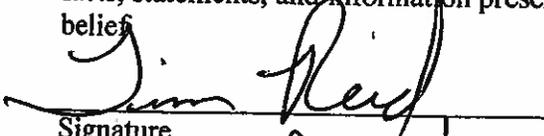

Signature

9-17-09
Date

GERALD A. FENDON
Name

760.873-4698
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

9/17/09
Date

Tim Reid
Name

760-937-0208
Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

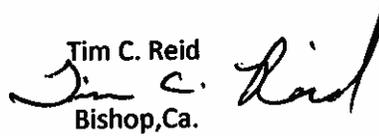
Planning Commission Action:

Remarks

Dear Planning Director,

My name is Tim Reid and I was born and raised in the Owens Valley. For the past ten years or so I have dreamed of owning my own business in Bishop. I now have the opportunity to do so. I would love to open indoor batting cages and an indoor pitching facilities on Willow Street. This business would cater to young and old alike. There are many advantages to my proposed business. One would be that I will offer a drug free, alcohol free, and tobacco free environment for everyone to enjoy. Another is that I will offer a great place to get your body in shape while having a great time hitting baseballs and softballs. Being that only ten people or less will be able to be in the building at once, there will certainly be no extra parking needed. I will be working with the local high schools, the City of Bishop, The drug court of Inyo County, and all other organizations to set up discount packages so no one will be left out from enjoying a great time! I thank you for your time and I hope you will also see what a positive business this will be.

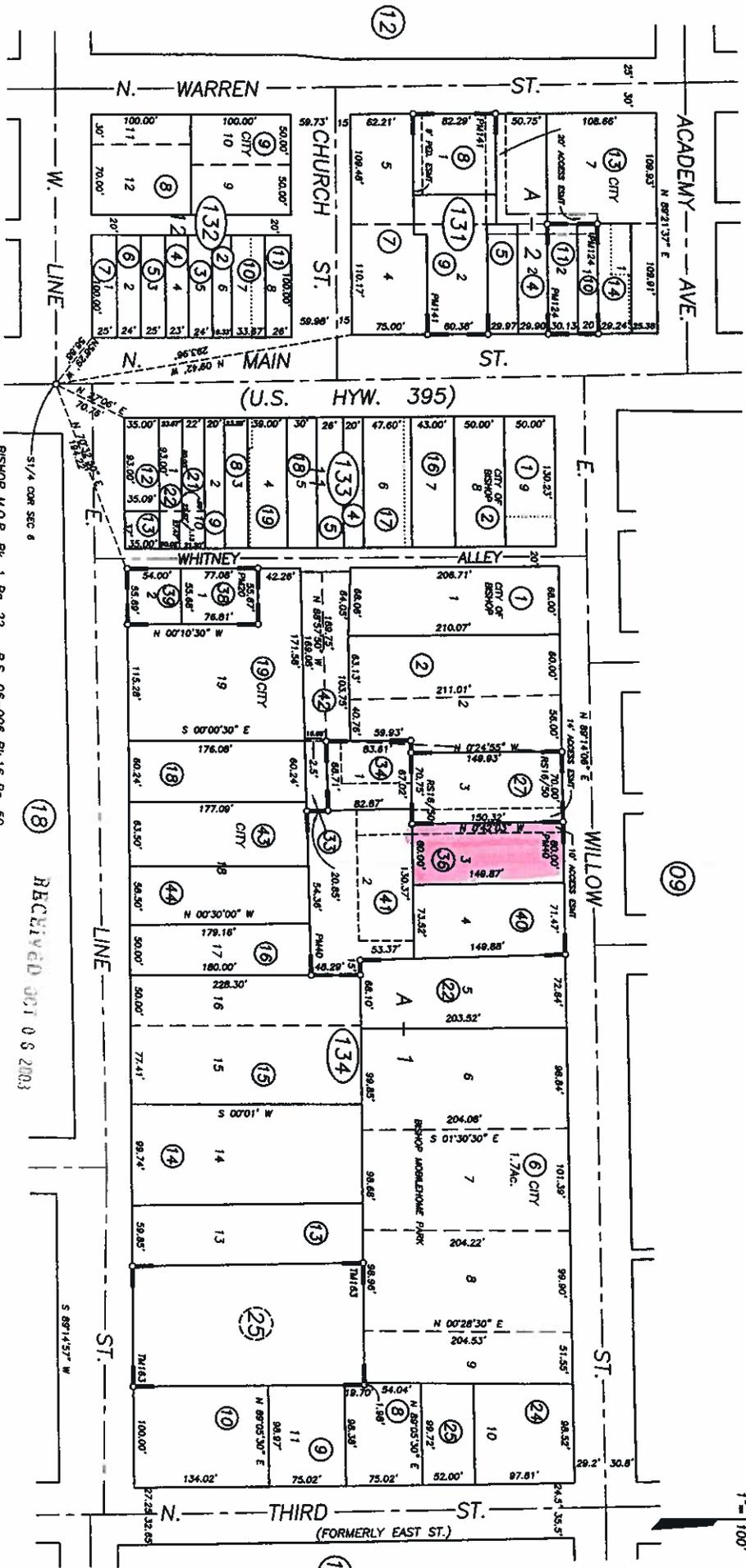
Sincerely,

Tim C. Reid

Bishop, Ca.

POR. S1/2 SEC. 6 T.7S., R.33E., M.D.B. & M.

TAX RATE AREA
1-000

01-13



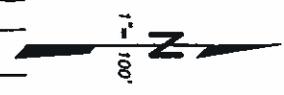
S1/4 COR. SEC. 6
BISHOP M.O.R. Bk. 1 Pg. 23
P.M. 40 Bk. 1 Pg. 23
P.M. 20 Bk. 1 Pg. 76
P.M. 141 Bk. 2 Pg. 10
P.M. 124 Bk. 2 Pg. 11
T.M. 163 Bk. 3 Pgs. 81, 82

NOTE: 1. THIS DOCUMENT WAS PREPARED FOR
2. NO ASSURANCE IS MADE AS TO THE
3. ACCURACY OF THE DATA SHOWN
4. ASSASSOR'S PARCELS MAY NOT CORRELATE
5. WITH LOCAL LOT-SPLIT OR BUILDING SITE
6. INFORMATION.

RECEIVED OCT 05 2003

Assessor's Map Bk. 01 Pg. 13
County of Inyo, Calif.
1949

82-18-07



Willow Street

150'

Bath
Room

Wood Shop

4 Parking
Space

~~PL~~

Bathing Cage
1 OCCUPANT

Bathing Cage
1 OCCUPANT

Pitching Mound
2 OCCUPANTS

24' driveway
EASEMENT

60'

Bathing Cage Occupancy = 2200 sq. ft.

186 Willow St
APN 01-134-36
Scale: 1"=10'

