

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

DATE:

August 31, 2010
7:00 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 July 27, 2010 subject for approval.

CORRESPONDENCE

PUBLIC HEARING: If anyone wishes to appeal any decisions by the Planning Commission, they can do so by writing to the City Council within 5 days of the meeting.

- (2) Request for a Conditional Use Permit to place three storage containers at the SCE pole yard which is located in a C-2 (General Commercial) and R-1 (Single Family Residential) zoning districts.

- (3) Request for a Conditional Use Permit to set aside the required number of facility parking spaces, the two way driveway standard and allow the placement of one 8' x 40' storage container and one 10' x 32' mobile office trailer at 137 East South Street which is located in a C-1 (General Commercial and Retail District).

NEW BUSINESS

- (4) Request for a Conditional Use Permit to place three storage containers at the SCE pole yard which is located in a C-2 (General Commercial) and R-1 (Single Family Residential) zoning districts.
- (5) Request for a Conditional Use Permit to set aside the required number of facility parking spaces, the two way driveway standard and allow the placement of one 8' x 40' storage container and one 10' x 32' mobile office trailer at 137 East South Street which is located in a C-1 (General Commercial and Retail District).
- (6) A request by Roger Barker for an extension of time to complete the requirements of Tentative Parcel Map 388.
- (7) Selection of Chairman and, if necessary, Vice Chairman. City Administrator will conduct the election for Chairman. If selection of Chairman creates a vacancy in the Vice Chairman position, Chairman will conduct election of Vice Chairman.

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be September 28, 2010 at 7:00 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

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

July 27, 2010

CALL TO ORDER:

Chairman Foote called the meeting to order at 7:02 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Foote.

COMMISSIONERS PRESENT:

Hardy, Lowthorp, Crom, Huntley, Foote and Bloom

COMMISSIONERS ABSENT (Excused):

Bhakta

OTHERS PRESENT:

Richard F. Pucci, City Administrator
Peter Tracy, City Attorney
Gary Schley, Public Services Officer
Michele Thomas, Secretary

PUBLIC COMMENT

Chairman Foote asked if anyone wished to speak on a subject not calendared on the agenda.

Shirley Burnett, Maintenance Supervisor for Sterling Heights, asked to speak to the commission regarding a sign being placed on the building at 369 East Pine Street. The zoning for this property is R-2000 which signage is prohibited pursuant to Bishop Municipal Code. Pucci asked Ms. Burnett to contact City Hall to set up a meeting to discuss this matter with staff prior to the request being placed on an agenda.

(1) APPROVAL OF MINUTES

MOTION

Commissioner Hardy moved to approve the minutes of the May 25, 2010 meeting as written.

Ayes: Hardy, Crom, Lowthorp, Bloom, and Huntley
Abstained: Foote

MOTION CARRIED: 5-0

CORRESPONDENCE

PUBLIC HEARING

If anyone wishes to appeal any decisions by the Planning Commission, they can do so by writing to the City Council within 5 days of the meeting.

Chairman Foote opened the public hearing at 7:05 PM.

- (3) Request for a Conditional Use Permit to place one 8' x 20' storage container at 221 East Yaney Street, which is in a C-1 district (General Commercial and Retail).

Jeff Galvin requested that the existing container remain on his property for his business use of storing tools and other related materials.

Chairman Foote closed the public hearing at 7:10 PM.

NEW BUSINESS

- (5) Request for a Conditional Use Permit to place one 8' x 20' storage container at 221 East Yaney Street, which is in a C-1 district (General Commercial and Retail).

Crom made a motion to approve the Conditional Use Permit with the condition that there is no electrical service, lighting, or signage placed on the container, the exterior is painted every 5 years or as needed, the container may not be used as storage rental and the container is to be placed as pursuant to the site plan provided.

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

MOTION CARRIED: 6-0

Chairman Foote called a recess at 7:15 PM to allow for the following proponent to arrive to the meeting.

PUBLIC HEARING

If anyone wishes to appeal any decisions by the Planning Commission, they can do so by writing to the City Council within 5 days of the meeting.

Chairman Foote opened the Public Hearing at 7:22 PM.

- (2) Request for a Conditional Use Permit to place one 8' x 20' storage container at 725 North Main Street, which is located in a C-1 district (General Commercial and Retail).

John Mueller, General Manager for Creekside Inn, explained that the existing container is used for storage of hotel furniture and patio furniture.

Foote asked if the hotel was in compliance with parking. Schley stated that the hotel is in compliance with parking requirements and has sufficient parking.

Chairman Foote closed the public hearing at 7:25PM.

- (4) Request for a Conditional Use Permit to place one 8' x 20' storage container at 725 North Main Street, which is located in a C-1 district (General Commercial and Retail).

Huntley asked Mueller if there were any intentions of electrical service or lighting to be placed at the container and if the container is owned or rented. Mueller stated that there are no intentions for any electrical service and the container is presently rented.

Hardy made a motion to approve the Conditional Use Permit with the condition that there is no electrical service, lighting, or signage placed on the container, the exterior is painted every 5 years or as needed, the container may not be used as storage rental and the container is to be placed as pursuant to the site plan provided.

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

MOTION CARRIED: 6-0

OLD BUSINESS

STAFF AND COMMISSION REPORTS:

Schley informed the commission that there are several storage container applications not completed and that they will be before the commission the next month or two. There is a

potential zone change on Edwards Street that may be before the commission soon. Pestmaster Services Conditional Use Permit will be heard at the August meeting.

ADJOURNMENT:

Chairman Foote adjourned the meeting at 7:30 P.M. The next scheduled meeting will be August 31, 2010 at 7:00 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 –
500 Lagoon Street

DATE: August 31, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to place three storage containers at the SCE pole yard which is located in a C-2 (General Commercial) and R-1 (Single Family Residential) zoning districts.

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
137 East South Street

DATE: August 31, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to set aside the required number of facility parking spaces, the two way driveway standard and allow the placement of one 8' x 40' storage container and one 10' x 32' mobile office trailer at 137 East Line Street which is located in a C-1 (General Commercial and Retail District).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Conditional Use Permit – 500 Lagoon Street

DATE: August 31, 2010

Southern California Edison Company is requesting permission (Conditional Use Permit-CUP) to place three storage containers at their yard at 500 Lagoon Street. Although the property is in two zones R-1 and C-2, the containers are to be located in the allowable C-2 zone. A copy of the site plan and general conditions the Commission has used in the past, are included for tonight's meeting.

RECOMMENDATION:

Review the request to place three (3) storage containers at 500 Lagoon Street.

MEMORANDUM

Date: August 23, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Subject: An application for a request of a Conditional Use Permit to allow the applicant Southern California Edison to place three storage containers at the SCE pole yard, 500 Lagoon Street (APN 08-162-01).

Background: The project location is 500 Lagoon Street which is in a C-2 (General Commercial) and R-1 (Single Family Residential) zoning districts. The adjacent property to the south and west is in Inyo County with a zoning designation of A (Agricultural), to the north is an R-1 zone, and to the east is a C-2 (General Commercial). The use of the adjacent properties to the south and west is vacant and agricultural pasture, to the north is Lagoon Street with single family residential, to the east is a Verizon maintenance and storage facility. The requested approval would allow the continued use of three existing storage containers. The 2.6 acre site is currently being use for utility pole storage and related utility and construction equipment storage.

Project Description: The three existing storage containers are placed at the northeast corner of the site on a graded DG surface. The existing containers are being used to store power utility materials, supplies and equipment. There is no hazardous material stored within the containers. Placement of the storage containers are within a City of Bishop undeveloped street right of way. There is no plan for the development of the right of way at this time.

The project has been determined not to have a significant effect on the environment, therefore, be exempt from the provisions of CEQA (Categorical Exemption Class 3-Section 15303-E accessory structures).

Consideration: List of possible standards to consider for the placement of cargo type storage containers within City of Bishop commercial zoned areas.

1. Permit or prohibit electrical service.
2. Permit or prohibit lighting.
3. Permit or prohibit the placement of signage upon containers.
4. Property line setbacks (front, rear, side).
5. What type of surface the container shall be place on (dirt surface or paved surface).
6. Container maintenance and appearance;
 - a). exterior surface painted as needed.
 - b). make rodent proof in, around and under container.
 - c). provide exterior facade or exterior siding.
 - e). provide solid fence around container or containers.

7. Storage container may not be used as storage rental (mini storage) unless all other requirements are met for business use.

Recommendation: Review the request for a Conditional Use Permit to allow the placement of three storage containers to comply with City of Bishop Ordinance No. 499.

City of Bishop

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

Date Filed 08/11/10

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

Name and address of applicant:

Southern California Edison, 374 Lagoon St., Bishop, CA 93514

Name and address of property owner:

LADWP, 300 Mandich Street, Bishop, CA 93514

Legal description of property:

Lots 1-14, Block KW, John B. Clarke Addition, in the City of Bishop, County of Inyo, State of California, as per map recorded in Book 1, Page 67 of maps in the office of the County Recorder of said county.

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

Lagoon St., Bishop, CA 93514, APN: 008-162-01-02

Present zoning:

R-1, C-2

General Plan designation:

N/A

Proposed use of property:

3 Connex Boxes and storage of materials related to electrical work.



August 3, 2010

City of Bishop
P.O. Box 1236
Bishop, CA 93515

Attn: Richard F. Pucci
City Administrator/Planning Director

Re: Conditional Use Permit for Storage Containers

Dear Mr. Pucci,

This letter is attached to our Use Permit and Zoning Variance Application Form to describe our use of the Commercial Zone at the SCE pole yard on Lagoon St.

We currently store three 8' x 20' storage containers on the North/East corner of our property which is bordered by Lagoon St. on one side and the Verizon storage yard on the other side. The rest of this area is used for the storage of poles, trucks, and other equipment necessary for our electrical work. We recently moved these storage containers from the residential zone of the property into the commercial zone. The entire yard is fenced in and accessible only through a locked gate. The color of the containers is tan, which blends in well with the surrounding landscape.

We feel that our request will have no adverse affect on our neighbors in any way. We have used this area for storage for many years and are not significantly changing the way in which we use it. Leaving the storage containers in this location will not change traffic patterns in any way as we are simply moving items that have been located in the storage area for quite some time. Our yard is bordered by empty land on the South and West sides, and by the Verizon storage yard to the east. The only residents near the yard are to the north; however, the placement of the storage containers in the North/East corner will not create a significant change in the noise, traffic, or usage of the area.

We appreciate your attention and consideration of our project.

Best regards,

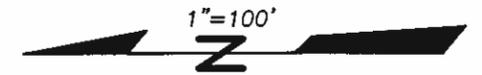
A handwritten signature in black ink, appearing to read "Karen Jones".

Karen Jones
Manager
Bishop/Mammoth
Rural Region TDBU
Southern California Edison

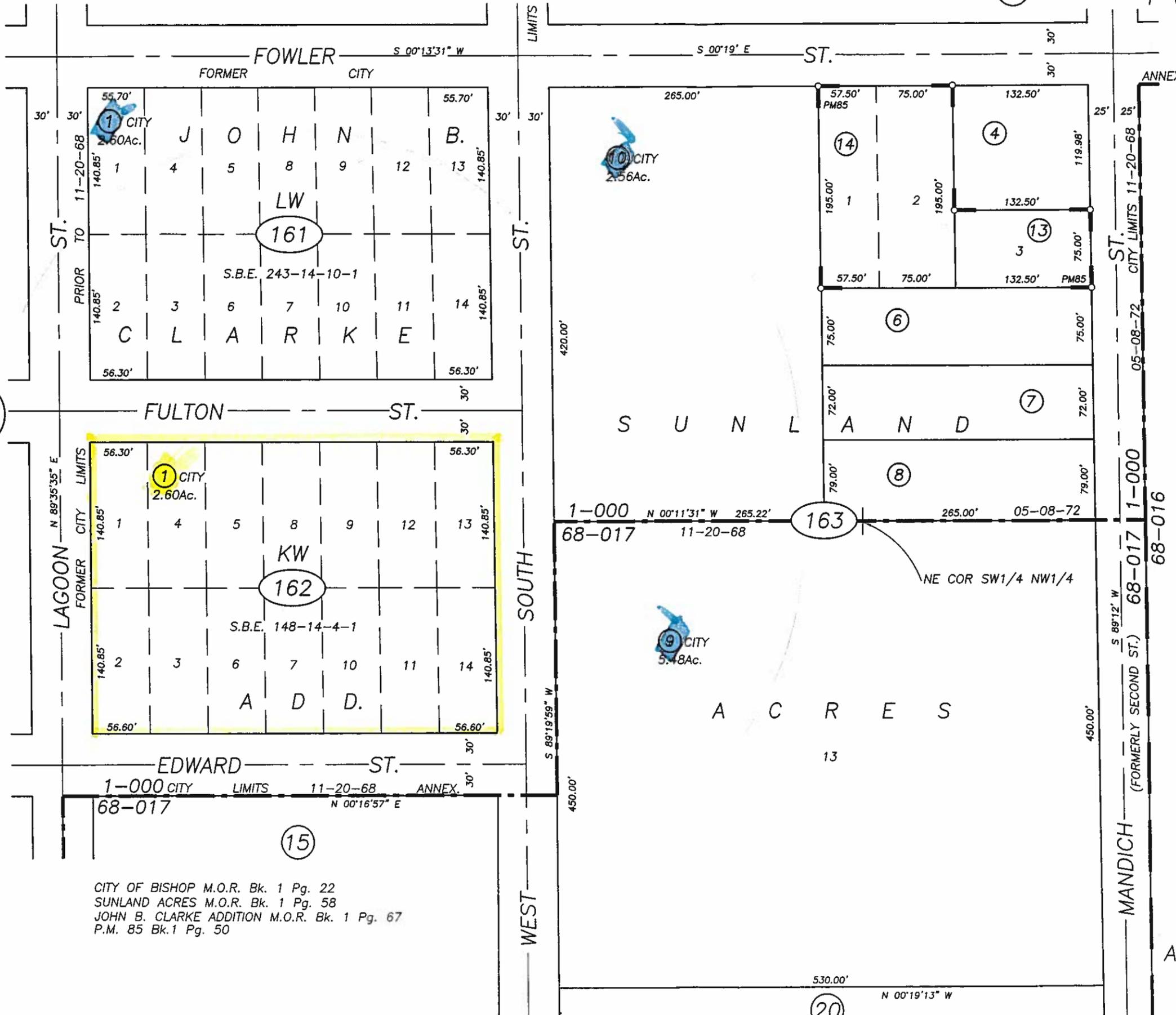
POR. NW1/4 SEC. 7 T.7S., R.33E., M.D.B. & M.

(17)

TAX RATE AREA
1-000 68-017



Bk.01

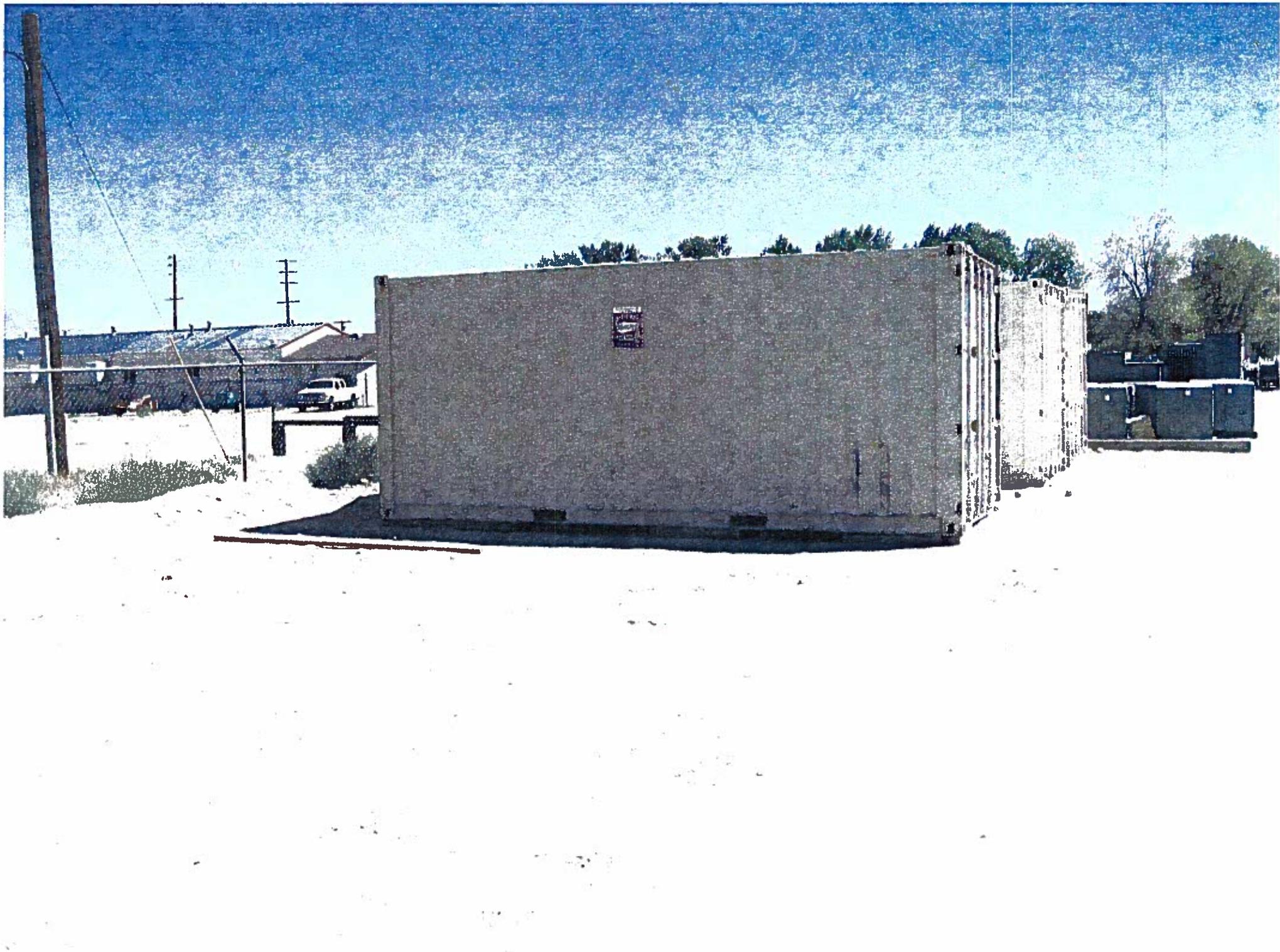


CITY OF BISHOP M.O.R. Bk. 1 Pg. 22
 SUNLAND ACRES M.O.R. Bk. 1 Pg. 58
 JOHN B. CLARKE ADDITION M.O.R. Bk. 1 Pg. 67
 P.M. 85 Bk.1 Pg. 50

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.

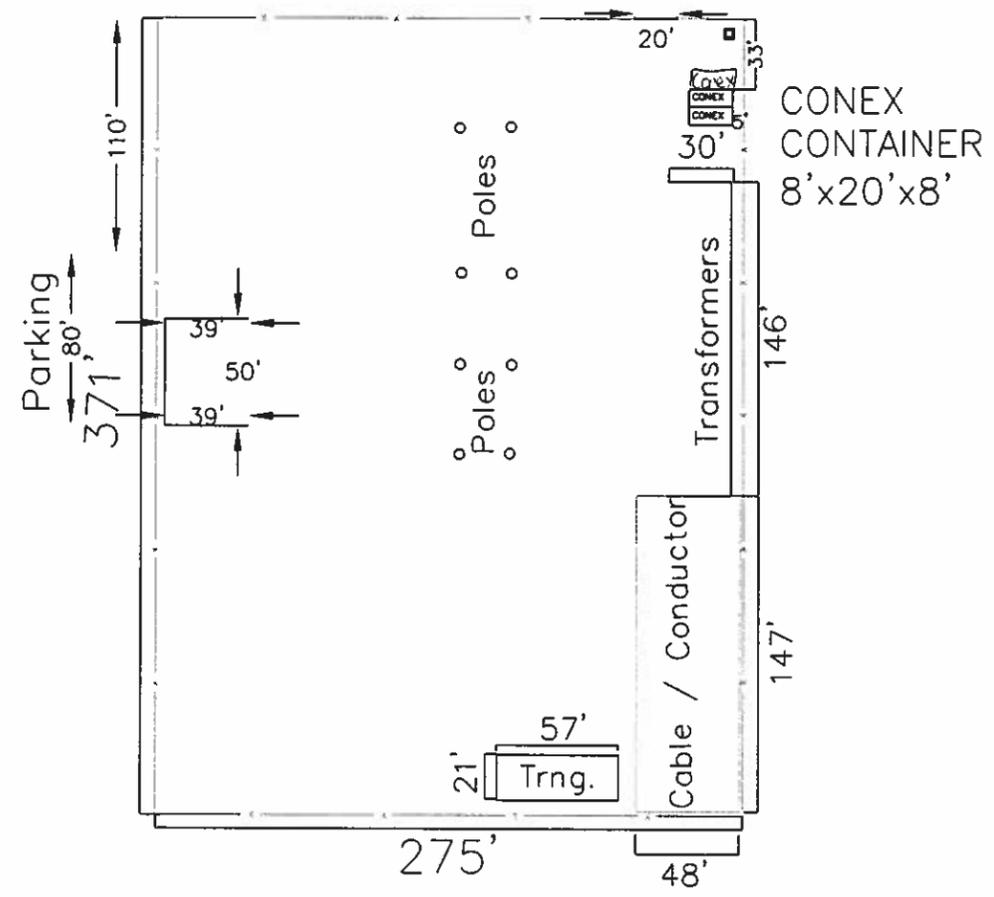
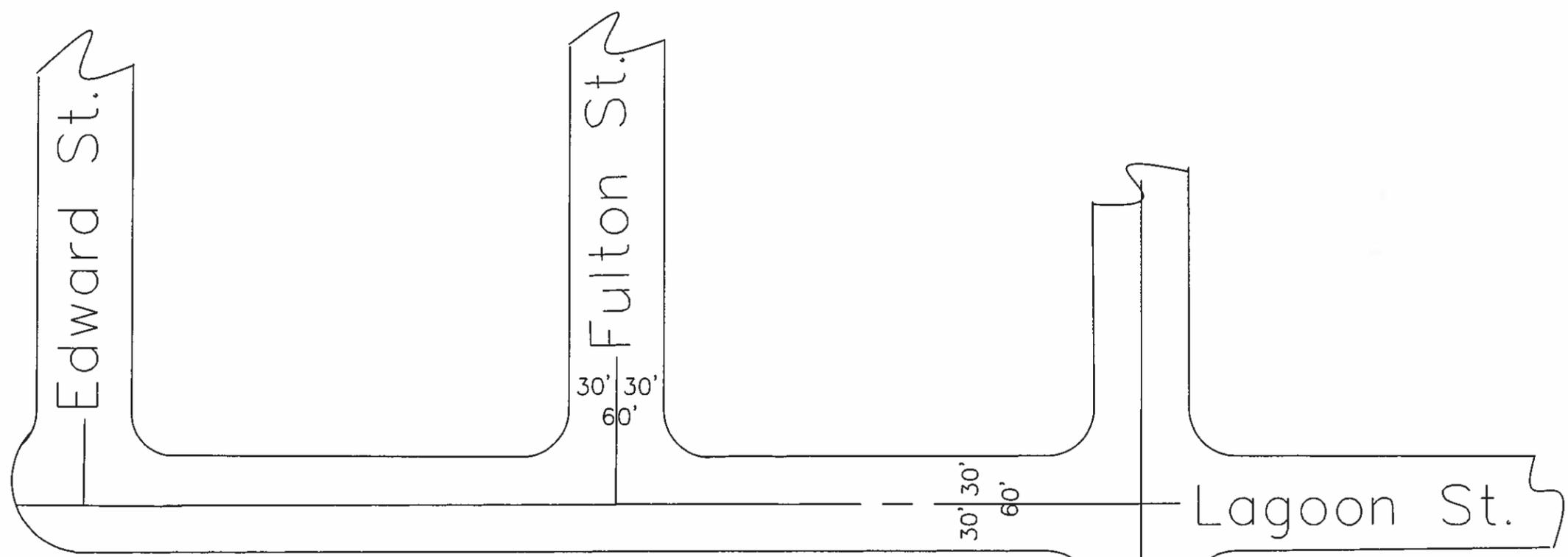
Assessor's Map Bk. 08 Pg. 16
 County of Inyo, Calif.

1950 (03-22-10)
 (08-25-80)









DISTRICT B5 - BISHOP		PROJ. WSR PHONE #60 575 2971	PLANNER CASTANEDA JR. ROBERT	
FORWARD		TRUCK NO. TPC	INVENTORY MAP NO. THOMAS GADE	ORD. NO.
CSD 140		BY-PASS CODE	FILED CHECKED TO	ASSOCIATED DESIGN NO.
PRODUCT/SAP NO.		PRODUCT/SAP NO.		PRODUCT/SAP NO.
PROPOSED CONSTRUCTION (LOCATION)				
SCE POLE YARD				
BISHOP				
TYPE APPROVED BY		DATE	CHECKED BY	DESIGN BY
Southern California Edison Company				

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Conditional Use Permit – 137 East South Street

DATE: August 31, 2010

The Pestmaster Company at 137 East South Street is requesting a Conditional Use Permit (CUP) to set aside one required parking space and set aside the required 24 ft. driveway width, to a 9 ft. width. The purpose of the requested CUP is to allow the placement of one 8 ft. x 40 ft. storage container and one 10 ft. x 32 ft. mobile office trailer on the property as presented on the site plan. A copy of the issues and /or standards for the placement of cargo type storage containers is included for Commission review.

RECOMMENDATION:

Review the request for a Conditional Use Permit at 137 East South Street.

MEMORANDUM

Date: August 23, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Subject: An application for a request of a Conditional Use Permit to allow the applicant Pestmaster Services Inc. to set aside Bishop Municipal Code Sections 17.48.070 Parking Requirements, 17.48.090 Driveways and Chapter 8.21 Storage Containers . The request is to place one eight (8) ft. by forty (40) ft. storage container and one ten (10) ft. by thirty two (32) ft. mobile office trailer upon the facilities existing paved driveway/parking lot at 137 East South Street. The request would eliminate one required parking space and the required two way twenty-four (24) ft. driveway width.

Background: The property location 137 E. South Street (APN 01-212-16) is in a C-1 zoning district which is General Commercial and Retail District. The adjacent properties are zoned C-1 also. The use of properties to the north is a public alley and retail motor vehicle sales and service garage, to the east and west commercial facilities with grandfathered non-compliant residential uses and to the south is South Street and retail lumber/hardware store. The .15 acre site use is a business office with facility parking.

Project Description: The existing storage container and mobile office trailer are placed on a paved surface which was previously designated as required parking space, driveway and maneuverable area for Pestmaster Services office facility when built in 1991. The container is being used to store office materials, supplies and paper records. The office trailer is utilized as office space. There are no hazardous materials stored within the container.

The 1991 Pestmaster Services facility site design required 12 legal parking spaces with 24 ft. maneuverable turning area behind each parking space and a minimum 24 ft. two way driveway accessing the alley. The parking area and driveway have been compromised with the placement of several mobile type structures. Several parking site surveys were performed with a conclusion that Pestmaster Services makes there employee and site parking work.

Recommendation: Review the request for a Conditional Use Permit to set aside the required number of facility parking spaces, the two way driveway standard and allow the placement of one 8' x 40' storage container and one 10' x 32' mobile office trailer at 137 E. South Street.

Consideration: List of possible standards to consider for the placement of cargo type storage containers within City of Bishop commercial zoned areas.

1. Permit or prohibit electrical service.
2. Permit or prohibit lighting.
3. Permit or prohibit the placement of signage upon containers.
4. Property line setbacks (front, rear, side).
5. What type of surface the container shall be place on (dirt surface or paved surface).
6. Container maintenance and appearance;
 - a). exterior surface painted every ? years or as needed.
 - b). make rodent proof in, around and under container.
 - c). provide exterior facade or exterior siding.
 - e). provide solid fence around container or containers.
7. Storage container may not be used as storage rental (mini storage) unless all other requirements are met for business use.

City of Bishop

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

Date Filed 4/2/2010

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

Name and address of applicant: Jeff Vandierpen
Pestmaster Services Inc.
137 E. South St.
Bishop, Ca 93514

Name and address of property owner: Jeff Vandierpen
Pestmaster Services Inc.
137 E. South St.
Bishop, Ca 93514

Legal description of property: Pest Control Company
APN 001-212-16

Location (address, section, township, range, parcel number): Jeff Vandierpen
Pestmaster Services
137 E. South St.
Bishop, Ca Parcel # 001-212-16

Present zoning: C1

General Plan designation: General Commercial and retail District.

Proposed use of property: Pest Control Business Storage Containers:
PURPOSE: TO HOUSE FILE HISTORIES, AND OTHER MISC. ITEMS WHICH PERTAIN
TO COMPANY BUSINESS
ONLY PEST STORAGE NO PESTICIDE STORAGE.
Set aside minimum parking requirements to allow
for one storage container and one technician office
trailer

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

Signature [Handwritten Signature] Date 3-31-10

Name Jeff VanDyke Phone or email (760) 873-8100

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 _____ Date _____

Name _____ 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

PESTMASTER SERVICES, INCORPORATED
William Morris, Branch Manager

137 E South Street
Bishop, CA 93514

PHONE (760) 873-8100
(800) 525-8866

Cell: (760) 427-2183

FAX (760) 873-4638

EMAIL wmorris@pestmaster.com

INTERNET <http://www.pestmaster.com>



4/1/2010

Letter in reference to City of Bishop Code Violation Notice.

Dated March 19, 2010

Mr. Schley

I am writing this letter as manager of Pestmaster services, in response to a violation notice that we received from you dated March 19, 2010. This notice was in reference to a storage container that we have behind our facility.

This container was placed in 2001. In response to Jeff VanDiepen, company owner, needing a facility on site in order to store items of company interest. I.E, paper records, and other miscellaneous items.

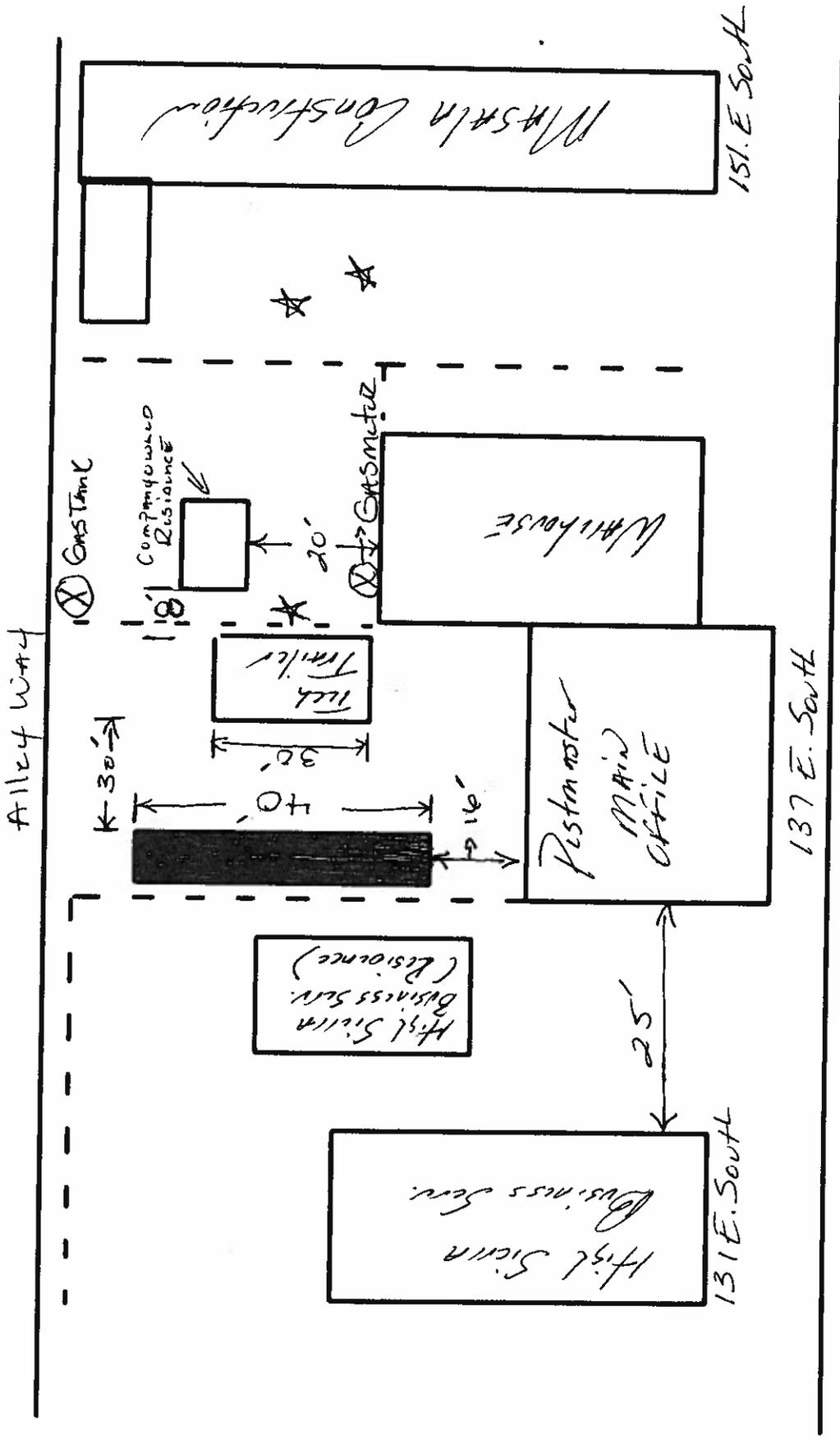
The storage container in question currently houses the items that I have described above only. We do not under any circumstances ever have any pesticides or materials that are deemed hazardous in this container, as we store all such items in our company warehouse.

It is our hope that the board understands that this container was placed prior to the ordinance being set in place, and will allow us to maintain this container as is. This container provides us with an essential purpose, and we believe that its placement does not interfere with our neighboring residences. The container is vented, and again is only used to store company items in which are deemed necessary to record keeping requirements.

Thank You

William Morris





EAST SOUTH ST.

* = Tree's

--- = Fence line

X: Gas/propane Tank

X²: Gas meter

A: Postmaster Services Main Office / 137 E. South St. (760) 873-8100

B: Postmaster Warehouse { Attached to main Building }

C: Technician Trailer

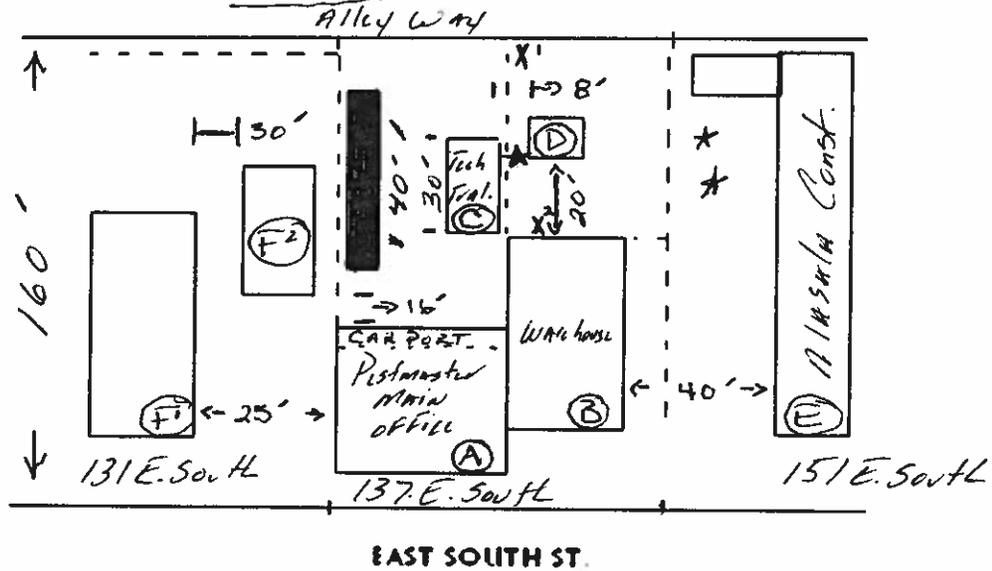
█ = Container in Question

D: Company Owned Residence

E: Masala Construction { 151 E. South St. (760) 387-2963 }

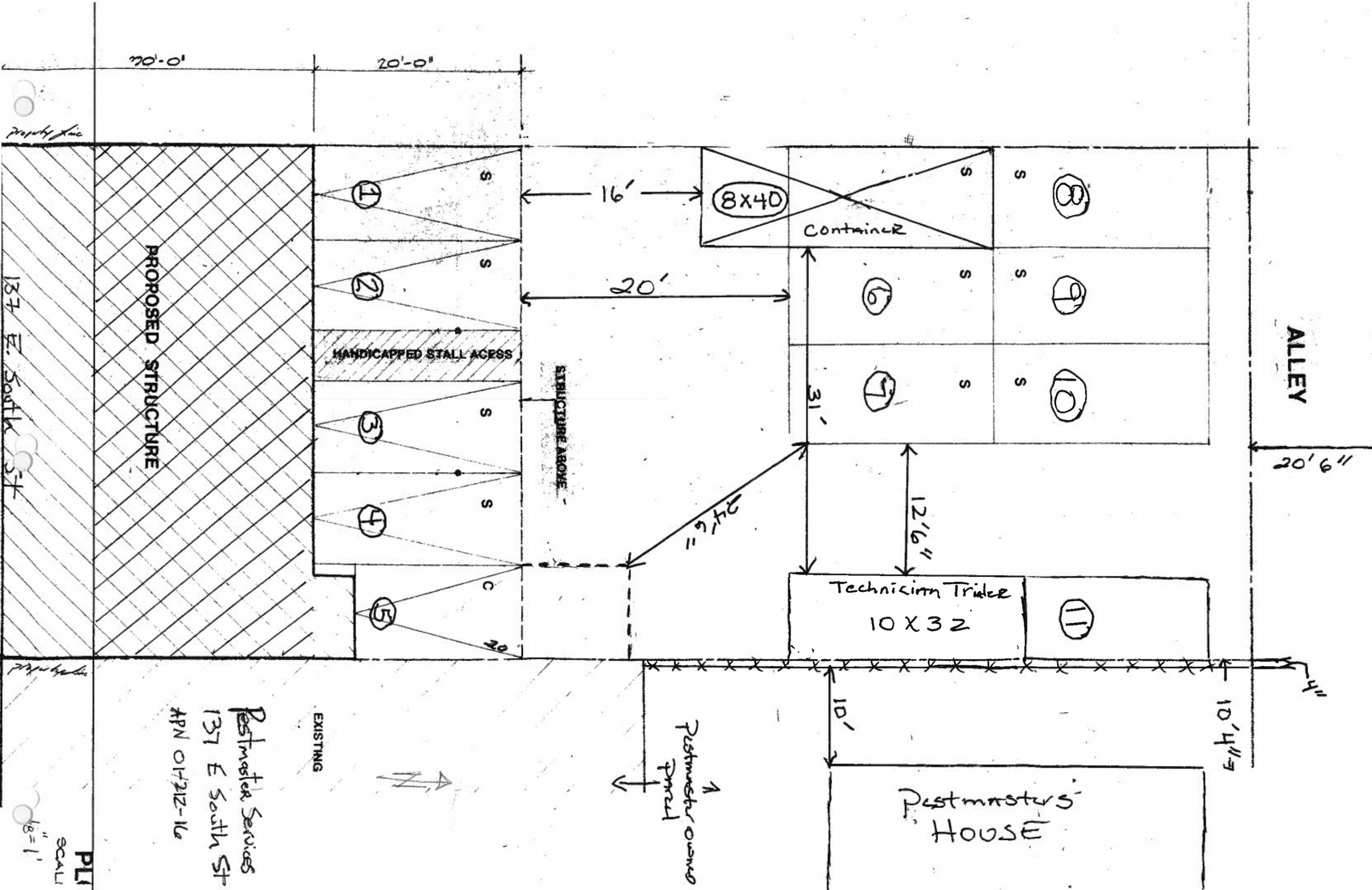
F: High Sierra Bos. Serv. { 131 E. South St. (760) }

F²: High Sierra Bos. Serv. Residence



Drawing to approx. Scale.

* = Trees



Proposed

137 E. South St

PROPOSED STRUCTURE

HANDICAPPED STALL ACCESS

STRUCTURE ABOVE

8X40

Container

Technician Trailer
10 X 32

Pestmaster's
HOUSE

ALLEY

EXISTING

Pestmaster owner
portal

Pestmaster Services
137 E South St
APN 017212-16

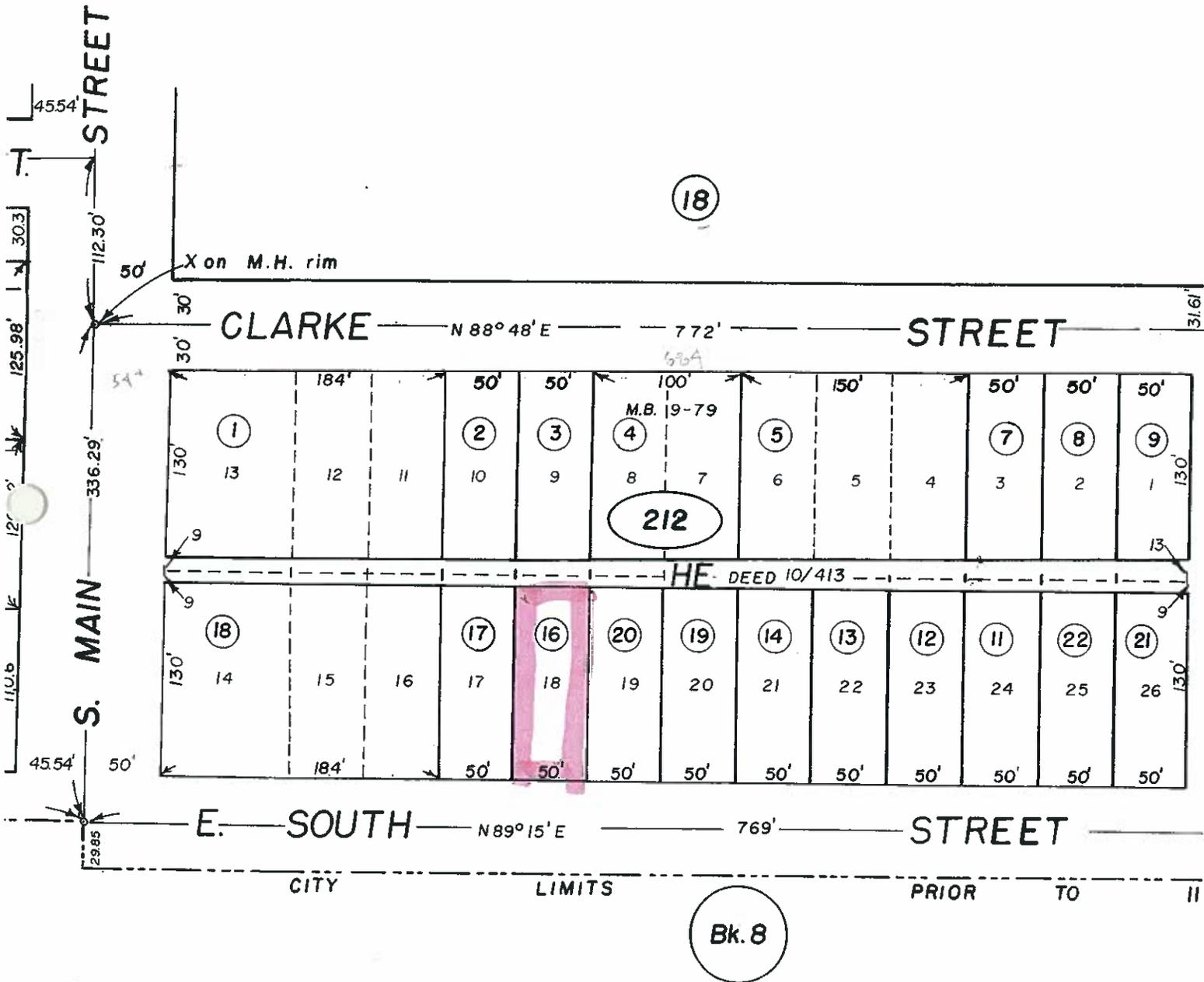
PLU

SCALE

1/8" = 1'

POR. N 1/2 SEC. 7, T. 7 S., R. 33 E. M. D. B. 8

JOHN B. CLARKE ADDITION



John B. Clarke Addition M.O.R. Bk.1-Pg.51
M.O.R. Bk.8 Pg.8
M.O.R. Bk.1-Pg.22

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Time Extension for Tentative Parcel Map 388
Peachtree Condominiums – 237 East Line Street

DATE: August 31, 2010

The owner of the property at 237 East Line Street is requesting an extension of time to fulfill conditions of approval for Tentative Parcel Map 388 and Final Map 388. Pursuant to our regulations, an extension of up to eighteen (18) months may be granted by the Planning Commission.

RECOMMENDATION:

Review the request for an extension of time for Tentative Parcel Map 388 and Final Map 388.

MEMORANDUM

Date: August 24, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Subject: Time Extension for Tentative Parcel Map 388
Peachtree Condominiums
Roger Barker, 237 East Line St.

The City has received a request by Roger Barker for an extension of time to fulfill conditions of approval for Tentative Parcel Map 388 and the filing of the Final Map No. 388. Pursuant to requirements of the Subdivision Map Act and Bishop Municipal Code an eighteen (18) month extension of time may be granted by the Planning Commission. The extension of time must be approved by the Planning Commission prior to September 30, 2010.

Background: An Environmental Initial Study was considered by the City Council at its regular meeting on September 8, 2008. The Council authorized a Negative Declaration of Environmental Impact and the filing of a Notice of Determination for the Conditional Use Permit and TPM 388. Tentative Parcel Map 388 and the Conditional Use Permit to allow the conversion of four apartment units into condominium units located at 237 East Line Street was approved by the Bishop Planning Commission at its regular meeting on September 30, 2008.

Conditions of Approval:

1. Final Map No. 388 shall be recorded within two years from the date of approval of the tentative map unless an extension of time is granted pursuant to requirements of the Subdivision Map Act.
2. The Conditional Use Permit shall run concurrently with the Tentative Tract Map and shall become null and void if Final Map No. 388 is not recorded.
3. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for approval prior to submittal of Final Map No. 388.
4. All deficiencies identified in the property report pursuant to Section 17.84.030 E of the Bishop Municipal Code shall be corrected prior to submittal of Final Map No. 388.
5. All reports, notices and requirements of Section 17.84.030 of the Bishop Municipal Code shall be completed prior to issuance of a Certificate of Occupancy.
6. All requirements of Section 17.84.040 of the Bishop Municipal Code shall be met prior to issuance of a Certificate of Occupancy.

7. Water system improvements shall meet City requirements for domestic water supply prior to recordation of Final Map No. 388. Water improvements shall include separate metered water service connections and irrigation system improvements to provide for water conservation.
8. All site improvements shown on the Tentative Parcel Map shall be made prior to recordation of Final Map No. 388.
9. Landscape and trees along west property line shall be pruned and trimmed for adequate light and parking. Elm tree saplings shall be removed thru out project property.
10. Any requirements added by the Planning Commission resulting from their public hearing and consideration of the applications shall be made prior to recordation of Final Map No. 388.

Recommendation: The Planning Commission should take action on the request of an extension of time to fulfill the conditions of approval for Tentative Parcel Map 388.

July 26, 2010

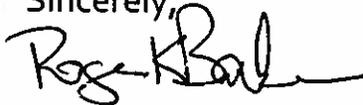
Roger Barker
PO Box 7236
Mammoth Lakes, CA 93546

RE: Tentative Parcel Map 388/287 East Line Street

To: City of Bishop Planning Commission

I would like to request an extension of time to complete the requirements for the Final Map of the condominium conversion of the above referenced property. I've attached the status of deficiencies identified in the property report to give you an idea of the progress of the project. I have done the majority of improvements myself which has resulted in the delay. I apologize for any inconvenience and additional work this causes you and the Planning Department staff. I appreciate the assistance of your staff and complement you on their attitude and ability. I thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Roger Barker". The signature is written in a cursive style with a long horizontal stroke at the end.

Roger Barker

Peachtree Condo Conversion

Drywall repair-attics and common walls in garages(holes, gaps etc.)-completed

Stairway opening-modify or enclose and drywall

Water Heaters-strap,install pans,plumb to exterior-completed

**Electrical-verify GFCI in kitchens and baths
-install arc-fault in bedrooms**

Smoke alarms-install-in process

**Title 24-baths and garages-flourescent or motion detectors-in process
-all others-flourescent or motion detector or dimmers-in process
-exterior-photo controlled or motion detector-completed**

**Exterior-restripe parking
-construct trash enclosure
-install water meters
-repair sprinklers-completed
-trim trees and remove elms-completed
-build fence-completed**

Election of Officers – Chairman and Vice Chairman

Vice-Chairman Huntley will open nominations for election of officers and to turn it over to Rick Pucci, City Administrator.

Rick will then call for nominations for the position of Chairman.

After all nominations have been made, a motion to close the nominations for Chairman will be done. Take roll count to close nominations.

A roll call to be taken for the nominated person.

Newly elected Chairman will move to the middle seat and if necessary, open nominations for Vice-Chairman.

After all nominations have been made, a motion to close the nominations for Vice-Chairman will be done. Take roll count to close nominations.

A roll call to be taken for the nominated person.

Newly elected Vice-Chairman will move to the correct seat next to the Chairman.

Newly elected officers will serve the remainder time of the current term.