

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

DATE:

September 28, 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 August 31, 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 one storage container at 444 South Main Street which is located in a C-1 (General Commercial and Retail District).
- (3) Request to accept input on the proposed zone change request from R-1 (Single Family Residential District) to R-2000P (Medium High Density Residential District and/or Professional and Administrative Offices) at 187 Edward Street.

## NEW BUSINESS

- (4) Request for a Conditional Use Permit to place one storage container at 444 South Main Street which is located in a C-1 (General Commercial and Retail District).
- (5) Request to accept input on the proposed zone change request from R-1 (Single Family Residential District) to R-2000P (Medium High Density Residential District and/or Professional and Administrative Offices) at 187 Edward Street.
- (6) Assignment of Planning Commission representative to speak at the 25 October, 2010 City Council meeting regarding the Pestmaster appeal action taken.

## STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be October 26, 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

**August 31, 2010**

CALL TO ORDER:

Vice Chairman Huntley called the meeting to order at 7:06 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice Chairman Huntley.

COMMISSIONERS PRESENT:

Hardy, Lowthorp, Crom, Huntley, Gardner, Bhakta and Bloom

COMMISSIONERS ABSENT (Excused):

None

OTHERS PRESENT:

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

PUBLIC COMMENT

Vice Chairman Huntley asked if anyone wished to speak on a subject not calendared on the agenda. There was no public comment.

(1) APPROVAL OF MINUTES

MOTION

Commissioner Hardy moved to approve the minutes of the July 27, 2010 meeting as written.

Ayes: Hardy, Crom, Lowthorp, Bloom, and Huntley  
Abstained: Gardner and Bhakta

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.

Vice Chairman Huntley opened the public hearing at 7:09 PM.

- (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.

Tim Rafferty, representing SCE, explained there are three storage containers presently on the property for storage purposes only.

Vice Chairman Huntley closed the public hearing at 7:16 PM.

### 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.

Commission Hardy made a motion to approve the Conditional Use Permit with the conditions of no electrical service or lighting, no placement of signage upon the containers, the exterior surface painted every 5 years or as needed, the containers may not be used as a storage rental and the containers be placed pursuant to the site plan provided.

Ayes: Crom, Huntley, Lowthorp, Gardner, Hardy, Bloom and Bhakta

MOTION CARRIED: 7-0

### 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.

Vice Chairman Huntley opened the Public Hearing at 7:20 PM.

- (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).

William Morris, Operations Manager for Pestmaster Services, explained that the company is asking for a Conditional Use Permit for a storage container and a technician trailer that already exists on the property. The storage container is used for record keeping for tax purposes and structural pest control data the company is required to maintain. The storage container does not have any electrical, plumbing or gas connected. The technician trailer has electrical and is used as a central operations office for the Bishop area.

Morris went on to explain that employees use the back parking lot and customers use the public street for parking. Morris added that the parking presently on the property is sufficient for the business and the employees and they have not had any complaints from customers regarding a lack of parking. Crom commented that the City has a problem with parking on East South Street.

Lowthorp and Gardner questioned the required number of parking needed for the business and the size of property, and that there is ample space on the property although other buildings have been built or brought in, after the original site plan was in place. Pestmaster Services did not inform the City in the past, they were altering the original site plan.

Bhakta questioned how with fourteen employees and only eleven parking spaces, where else would an employee park. Morris explained there are three spaces along the front parcel that are public access. Morris added that the employees work different hours and usually do not park on the property at the same time and it is uncommon to have all eleven parking spaces occupied at the same time during the day. Gardner also brought up that even though employees park in the spaces, it is not marked that a customer could not use them as well and the public access spaces in front of the business may not always be available for only Pestmaster customers. Morris stated that the warehouse that connects to the corporate office south of 145-A East South Street is utilized for company trucks and could be used for parking during the day as well.

Huntley noted that the conditional use permit belongs to the property not the business. He added that the commission needs to address that the potential use could change in the future. Bhakta made the further comment that even though the parking for Pestmaster works adequately, if the business were to vacate the property, another business may not work without the designated twelve parking spaces.

In closing, Morris asked the commission to take into consideration what Pestmaster Services does for the community. Pestmaster gives yearly scholarships, raises money for Wild Iris and most recently did a free treatment for the local Catholic Church.

Vice Chairman Huntley closed the public hearing at 7:55PM.

- (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).

Commissioner Hardy asked staff if the office trailer it's self requires a conditional use permit. Pucci explained that the trailer infringes on the required 24 ft. driveway width and currently it is measured at 9 ft.

Commissioner Gardner made a motion to deny the request without prejudice 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 Line Street which is located in a C-1 (General Commercial and Retail District) zone.

Ayes: Hardy, Lowthorp, Crom, Huntley and Gardner  
Noes: Bhakta and Bloom

MOTION CARRIED: 5-2

#### NEW BUSINESS

- (6) A request by Roger Barker for an Extension of time to complete the requirements of Tentative Parcel Map 388.

Commissioner Hardy stated that he would have to disqualify himself as a commissioner because he lives within 500 feet of the purposed property.

Roger Barker explained his project is a conversion of a four unit rental to condominiums. Barker commented that he has done the majority of improvements himself which has resulted in the delay. The project started 23 months ago with the building permit active for the past five months. Barker is requesting an extension of 18 months.

Commission Crom made a motion to approve the request by Roger Barker for an extension of 18 months to complete the requirements of Tentative Parcel Map 388.

MOTION CARRIED: 6-0

Commission Hardy rejoined the meeting.

- (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.

Vice Chairman Huntley turned the nominations for chairman over to Rick Pucci, City Administrator. A call for nominations for the position of chairman was made. Commissioner Hardy nominated Shane Huntley. No further nominations were made.

The motion by Commissioner Gardner to close the nominations for chairman passed 7-0.

The roll call vote was taken on the election of Shane Huntley as chairman.

Ayes: Lowthorp, Bloom, Crom, Hardy, Bhakta, Gardner and Huntley

Huntley will serve the remaining term as chairman.

Chairman Huntley opened the nominations for the position of vice-chairman.

Commissioner Lowthorp nominated David Bloom. No further nominations were made.

The motion by Commissioner Crom to close the nominations for vice-chairman passed 7-0.

The roll call vote was taken on the election of David Bloom as vice-chairman.

Ayes: Crom, Hardy, Bhakta, Hardy, Gardner, Bloom and Huntley.

Bloom will serve the remaining term as vice-chairman.

#### STAFF AND COMMISSION REPORTS:

None

#### ADJOURNMENT:

Chairman Huntley adjourned the meeting at 8:28 P.M. The next scheduled meeting will be September 28, 2010 at 7:00 P.M. in the City Council Chambers.

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Chairman Huntley

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Michele Thomas, Secretary

ZONE CHANGE  
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held and conducted by the Planning Commission of the City of Bishop on Tuesday, September 28, 2010 at 7:00 P.M. in the Bishop City Council Chambers, 301 East Line Street, Bishop, California, to consider objections or recommendations, of any thereby, relative to a petition directed to the City of Bishop Planning Commission that it consider an amendment to its Land Use Ordinance No. 424, by which the following Assessor Parcel Number be changed from R-1 (Single Family Residential) to R-2000P (Medium High Density Residential and/or Professional and Administrative Offices): APN O1-162-02, 187 Edward Street.

Copies of the proposed change, together with descriptions of the land to be thereby affected, are on file with the Planning Department of the City of Bishop and are open to public inspection at 377 West Line Street, Bishop, and will be considered by the Planning Commission of the City of Bishop on Tuesday, September 28, 2010 at 7:00 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

ANY persons wishing to comment are invited to attend, or send comments to the City of Bishop Planning Commission, PO Box 1236, Bishop, on or before the time of the Public Hearing.

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IR: 09/18/2010 (Publish one time)

*I am unable to attend but I would like to see this zone change. I am in favor of this proposal*

*Gay Colbert  
186 Edwards*

# MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –  
444 South Main Street

DATE: September 28, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to allow the applicant High Country Lumber, Inc. to place one storage container at 444 South Main Street which is in a C-1 (General Commercial and Retail District) zone.

## RECOMMENDATION:

Hold Public Hearing

# MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning *R. P.*

SUBJECT: PUBLIC HEARING – Zone Change –  
187 Edward Street

DATE: September 28, 2010

A Public Hearing has been scheduled to accept input on the proposed zone change request from R-1, single family residential district to R-2000P, medium high density residential district and /or professional and administrative offices at 187 Edward Street.

## RECOMMENDATION:

Hold Public Hearing

## MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Conditional Use Permit – 444 South Main Street

DATE: September 28, 2010

The attached request is to place one 8' x 40' storage container at 444 South Main Street. The property is located in a C-1 zoning district. A site plan showing the location of the storage unit is attached.

### RECOMMENDATION:

Review the request for a Conditional Use Permit to allow one 8' x 40' storage container at 444 South Main Street.

## MEMORANDUM

Date: September 21, 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 High Country Lumber, Inc to place one storage container at 444 South Main Street (APN 08-180-07).

Background: The property location 444 South Main Street is in a C-1 zoning district which is General Commercial and Retail District. The adjacent properties to the north, south, east and west are zoned C-1. The use of the adjacent property to the west is a Hwy 395 (Main Street), to the north is E. South Street and beyond South Street is several commercial facilities, to the south is a fuel service facility, and to the east is a large vacant parcel that extends to S. Third Street.

Project Description: One 8' x 40' storage container is placed upon a graded dirt surface and to the east side of a lumber storage barn located at the north east portion of the lumber yard. The container is being used to secure and store paper records and business documents. The requested approval would allow the continued use of one existing storage container.

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 one storage container at 444 S. Main Street for compliance with City of Bishop Ordinance No. 499.

City of Bishop

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

Date Filed August 24, 2010

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

Name and address of applicant:

High Country Lumber, Inc., 444 S Main St., Bishop, CA 93514

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Name and address of property owner:

City of Los Angeles DWP 300 Mandich St, Bishop, CA 93514

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Legal description of property:

Portion of the West 1/2 northeast 1/4 Section 7 Township 7 South Range 33 East

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Record of survey 12-58

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

Parcel No. 008-180-07

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Present zoning:

C-1

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General Plan designation:

General commercial and retail district

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Proposed use of property:

Storage container

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

Signature

08/24/2010

Date

Steven Joseph

760-873-5874

Name

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

08/24/2010

Date

Steven Joseph

760-873-5874

Name

Phone or email

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**This Section For City Use**

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks



444 South Main Street . Bishop, California 93514 . 760.873.5874 . FAX: 760.873.3349  
www.highcountrylumber.com

August 24, 2010

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

Attn: Planning Director

Re: Conditional use permit for storage container

Please find the enclosed application for a conditional use permit for the placement of a 40' storage container as showing on the included Assessor's parcel map.

The container is located in a non-public inventory back stock area and will have no adverse affect on the public or adjacent businesses.

The purpose of the container is for business records storage.

Thank you for your consideration in this matter. If you have any questions or require additional information please call (760)873-5874.

Sincerely,  
HIGH COUNTRY LUMBER, INC.

Steven Joseph  
President

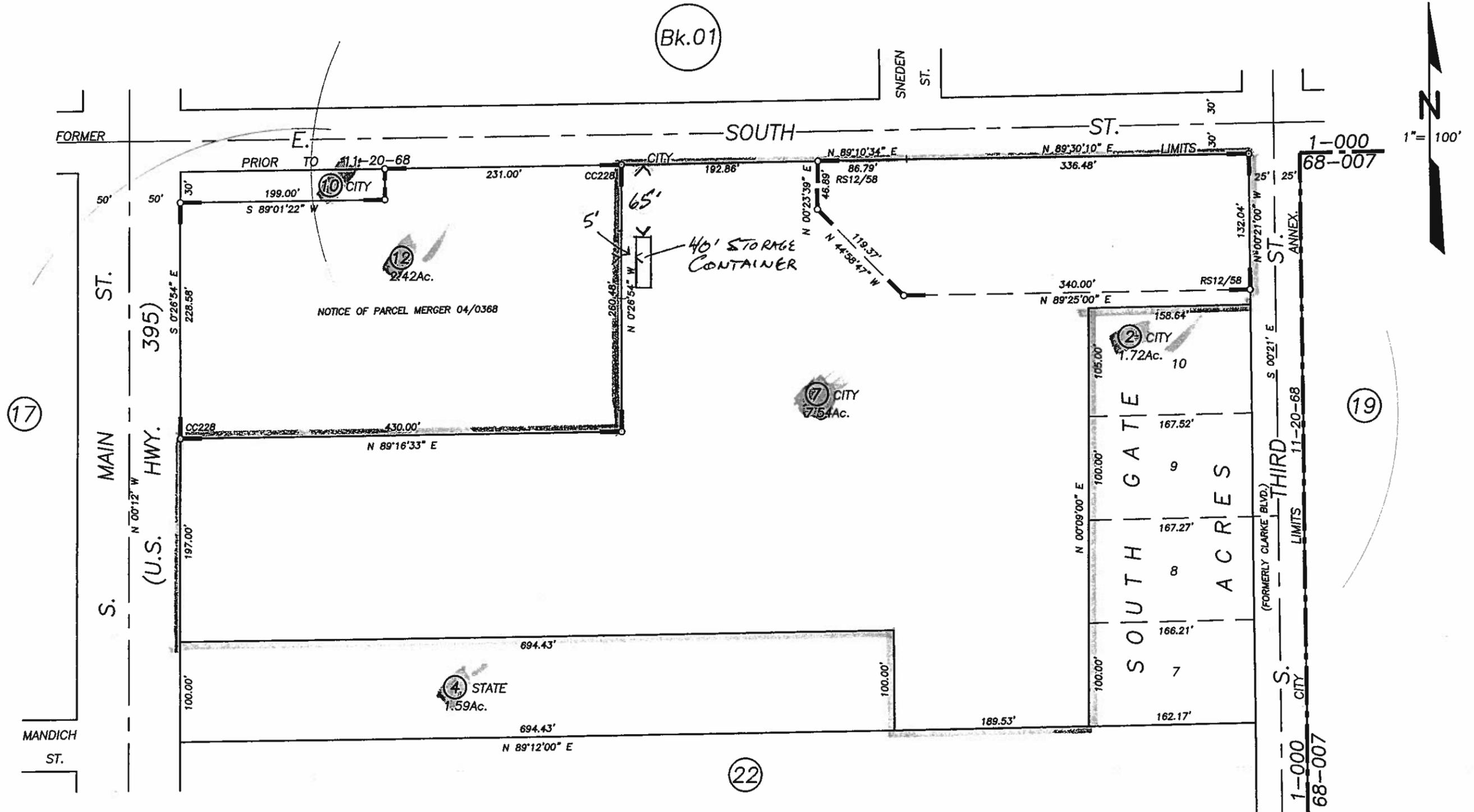
11-15-93  
07-27-04  
03-22-10

# SITE PLAN LOCATION OF STORAGE CONTAINER

## POR. W1/2 NE1/4 SEC. 7 T.7S., R.33E., M.D.B. & M.

TAX RATE AREA  
1-000

08-18



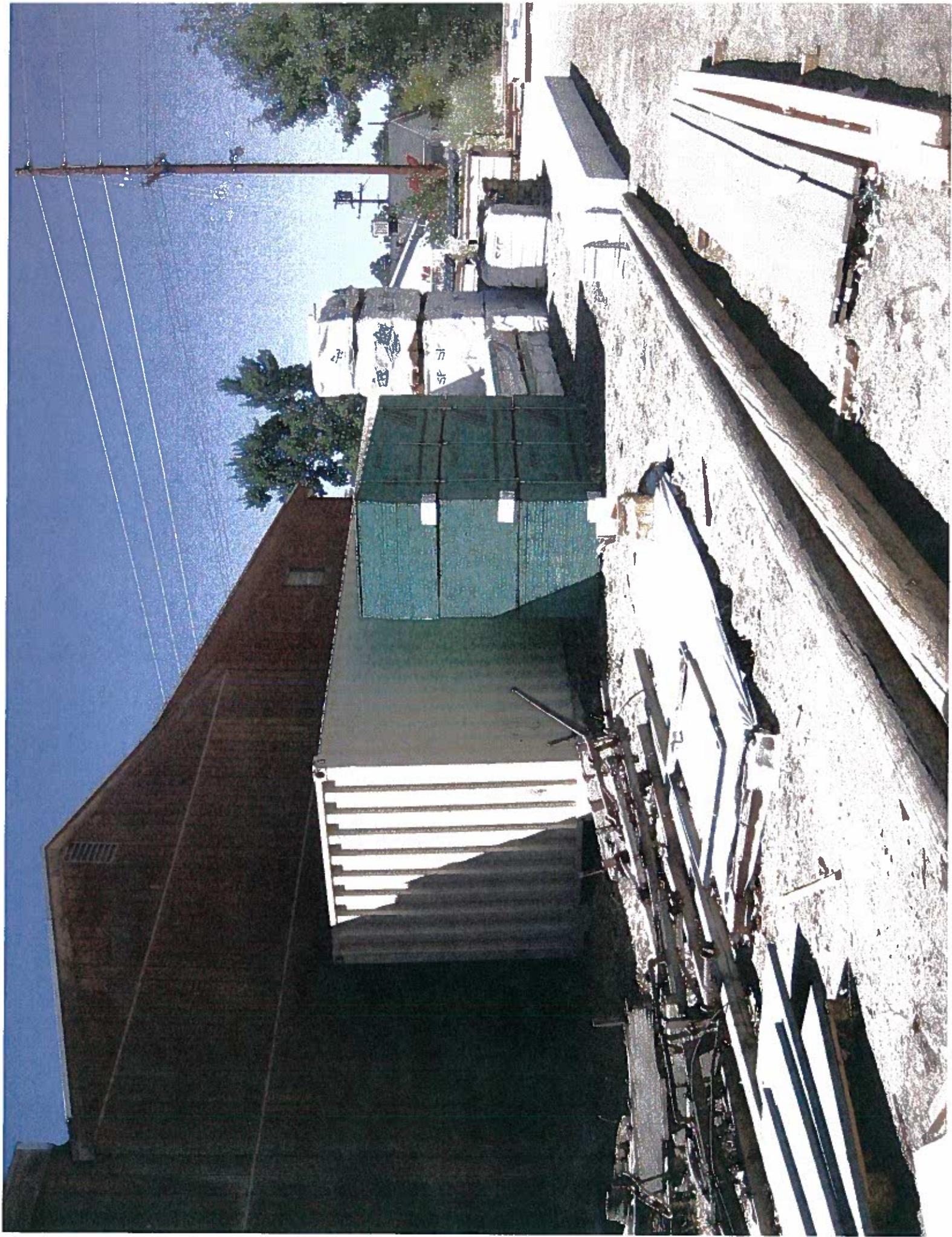
MISC. MAPS M.O.R. Bk. 1 Pg. 22  
SOUTH GATE ACRES M.O.R. Bk. 1 Pg. 56  
R.S. Bk. 8 Pg. 8  
R.S. Bk. 12 Pg. 58  
C.C. 228 - 04/0367

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. 18  
County of Inyo, Calif.

1950  
03-22-10  
07-27-04









# MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Zone Change – 187 Edward Street

DATE: September 28, 2010

The owner of the property at 187 Edward Street has requested a zone change from R-1, single family residential, to R-2000P, medium high density residential district and/or professional and administrative offices. The zoning on the contiguous properties and areas is presented on the attached maps.

A “petition” which was circulated by the proponent is included for the Commission’s review. Zone change issues require a review and findings with a recommendation from the Planning Commission. These findings and the recommendation are then forwarded to the City Council for final determination.

## RECOMMENDATION:

Review the request for a zone change at 187 Edward Street and make any appropriate findings with a recommendation to the City Council.

## MEMORANDUM

Date: September 20, 2010

To: Richard F. Pucci, Planning Director

From: Gary Schley, Public Services Officer 

Subject: Request of a Zone Change / 187 Edward Street

Background: The City has received a request by Sabrina Associates (Dwayne Wilson) for a one parcel zone change of 187 Edward Street, APN 01-184-8. The present zoning is R-1, single family residential district. The proposed zone change would be R-2000P, medium high density residential district and/or professional and administrative offices. The zone change would affect one privately owned parcel located to the west side of Edward Street. The proposed zone change would tie two separate R-2000 zones together which would create a consistent zone between a C-1 zone (General Commercial and Retail) and an R-1 zone (Single Family Residential).

A petition was circulated to the property owners in the adjacent area which seventeen have signed in support of the proposed zone change.

Permitted uses in the R-2000P district are:

1. Uses permitted in the R-1 district;
2. Uses permitted in the R-2000 district;
3. Combination of the uses allowed in R-2000 with professional and administrative offices.

According to the Governor's Office of Planning and Research, General Plan Guidelines, When a rezone occurs, the newly adopted zone must be appropriate and consistent with all elements of the general plan. It also states; that in all cases, the regulation or ordinance must have a "real and substantial" relationship to the public welfare.

The City of Bishop General Plan description of Office and Professional:

"This commercial land use category is somewhat specialized and oriented toward commercial or professional services which provide in an office environment, rather than retail activity. Professional offices, medical, dental, real estate, insurance and financial offices are examples of such uses. Many of these uses might also be located within other commercial areas, particularly General Commercial. However, this category is more exclusive, providing a buffer or transition between residential areas and other more intensive non-residential uses. Office and Professional uses can often utilize former residential structures on the fringe of the CBD. Higher density residential development is compatible with the purpose and intent of uses in this category, depending on scale and location. The General Plan designates approximately 23 acres for Office and Professional land use within the City of Bishop."

Most of the 23 acres designated for Office and Professional on the general plan land use map is undeveloped land at this time.

Topics to consider include:

- Would the proposed change be contrary to the General Plan land use policies?
- Is the proposed change incompatible with established land use patterns?
- Will the change adversely influence living conditions in the neighborhood?
- Will change create or excessively increase traffic or parking congestion?
- Are there adequate sites for the proposed use in districts permitting such use?
- Will an undesirable precedent be set by allowing the zone change at this location?

Proposed zoning amendments must be submitted to the planning commission and given a noticed public hearing. After the hearing, the planning commission must render its decision in the form of a written recommendation to the City Council that includes the reasons for the recommendation.

Recommendation: Review the request for change in zoning with the appropriate bodies and hold a public hearing.

CITY OF BISHOP

LAND USE APPLICATION FORM

\_\_\_ CONDITIONAL USE PERMIT

\_\_\_ GENERAL PLAN AMENDMENT

\_\_\_ VARIANCE

X ZONE CHANGE

\_\_\_ OTHER \_\_\_\_\_

(See reverse side for project submittal requirements)

Applicant's name and address SABRINA ASSOCIATES

3533 BROOKSIDE DRIVE, BISHOP, CA. 93514

Owner's (if different) name and address DWAYNE N. WILSON

3683 BROOKSIDE DRIVE, BISHOP, CA. 93514

Legal description of property (AP#, address, lot & tract #, etc.)

187 EDWARD STREET - AP# 01-162-02 - LOT 8 AND 9

IN BLOCK DW OF THE JOHN B. CLARKE ADDITION, IN THE CITY OF BISHOP, COUNTY OF INYO, STATE OF CALIFORNIA

Present zoning R-1 General Plan designation \_\_\_\_\_

Proposed use of property (if different than above) R-2000-P

I, (we), the undersigned hereby certify that I am (we are) the owners of the above described property or that I am the authorized agent of the owner.

Executed under penalty this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Applicant SABRINA ASSOCIATES  
Dwayne N. Wilson  
Signature

Owner Dwayne N. Wilson  
Signature

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: 760-872-2522  
760-872-1984  
760-937-2012

Telephone: 760-872-2522  
760-872-1984  
760-937-2012

Statement giving reasons and justifications for this application:

The site is currently zoned R-1 and is occupied by two buildings. One building is a single family residence and the other building is a two story two apartment unit that has served as a rental. The two story unit is in poor condition and will be demolished or completely remodeled. By rezoning this property to R-2000-P, it will bring the zoning into better compliance with the neighborhood, allow the property to be more fully utilized, and better serve the Bishop community.

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FOR CITY USE ONLY

Filing Fee: \_\_\_\_\_ Receipt (Application) No. \_\_\_\_\_

Accepted or processing \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Staff Action \_\_\_\_\_

Planning commission Action \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_

## **Zoning Change Application**

Dwayne N. Wilson

July 13, 2010

Attachment

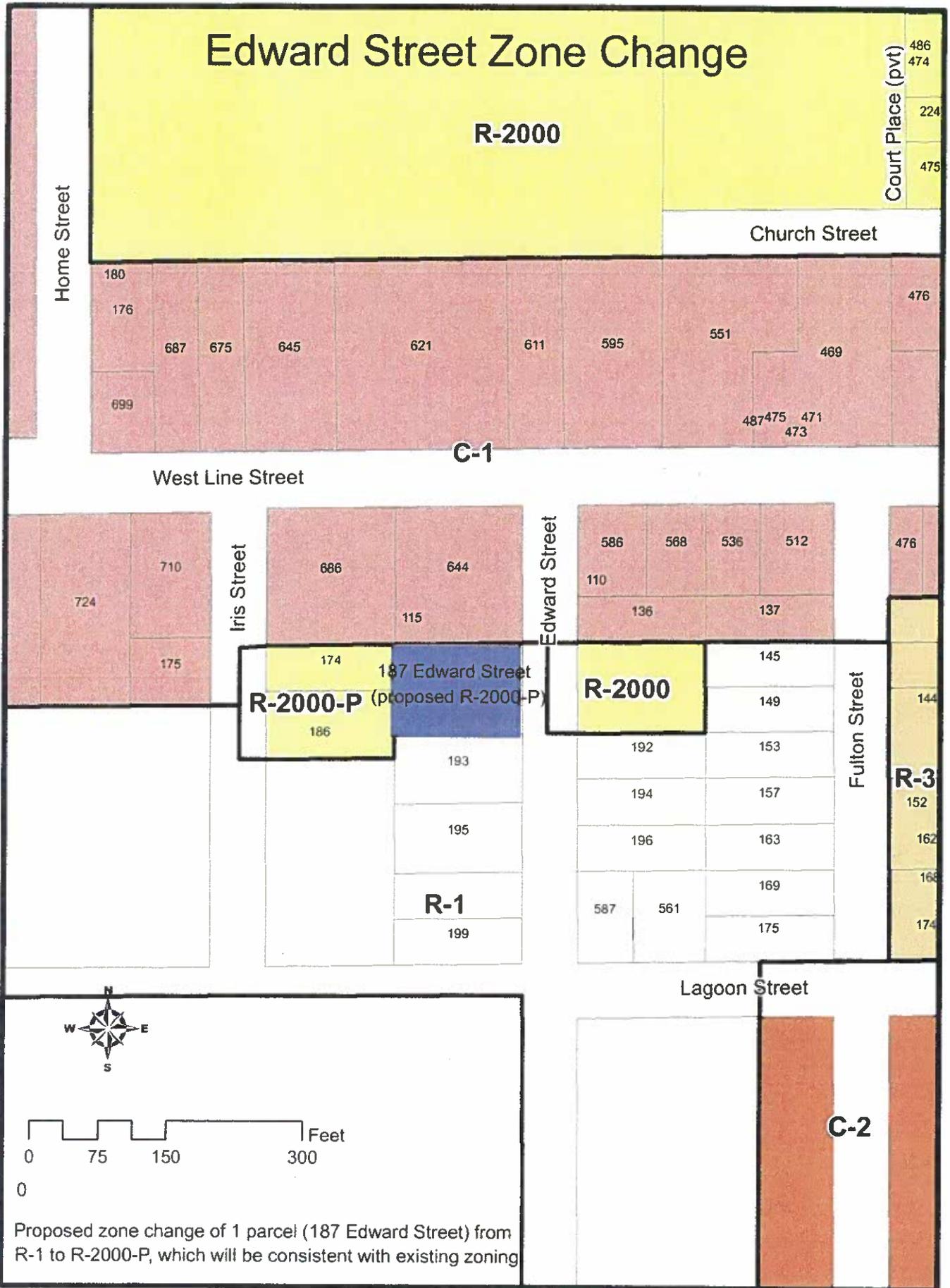
### **Statement Giving Reasons and Justification for the Application:**

Our request is for the simple rezoning of lots 8 and 9 in block DW of the John B. Clarke addition (187 Edward Street) from R1 (single family residence) to R200P. R200P zoning adds the flexibility of medium-high density residential use and professional and administrative office use. It does not remove single family residential use.

The granting of R200P zoning is a "win-win" situation for everyone. The R200P zoning allows us to develop the property to best meet current demand while still providing flexibility for future use demands. The property has been allowed to fall into a state of disrepair and neglect; this will be corrected and will be aesthetically pleasing. Parking on Edward Street will not be affected in any adverse way because off-street parking will be provided on this site.

We have obtained 17 signatures from surrounding property owners on a petition favoring R200P zoning for our site. The petition signatures include all adjacent neighbors. R200P zoning will provide a transitional buffer between commercial property and single family residential property and better serve "long term" planning efforts.

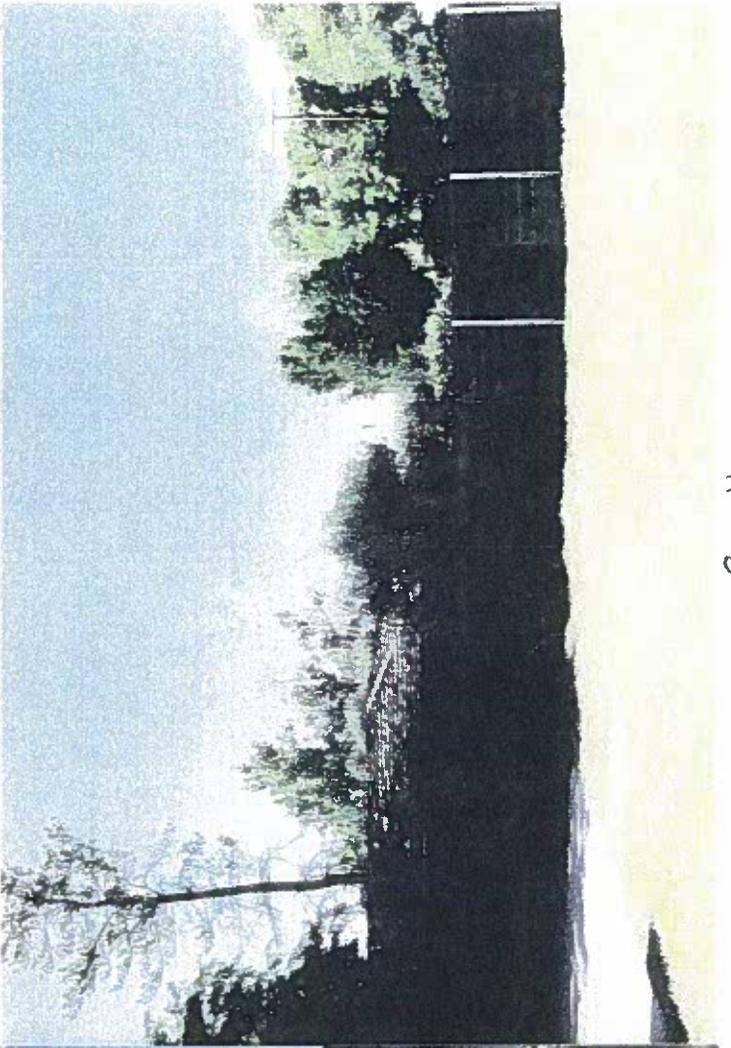
# Edward Street Zone Change



0 75 150 300 Feet

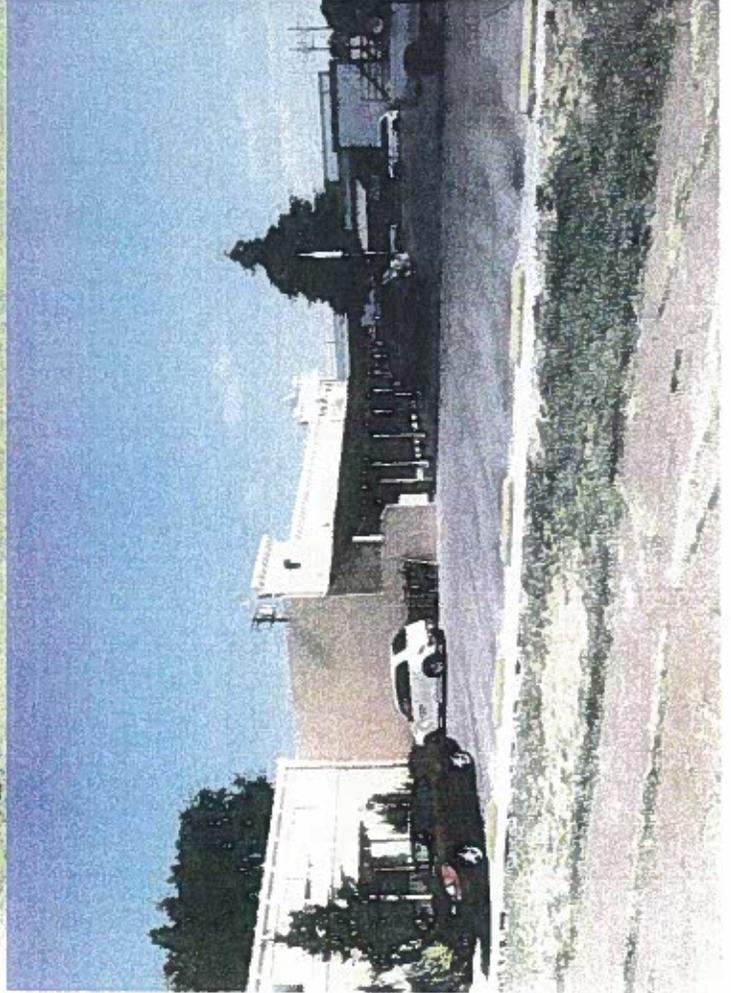
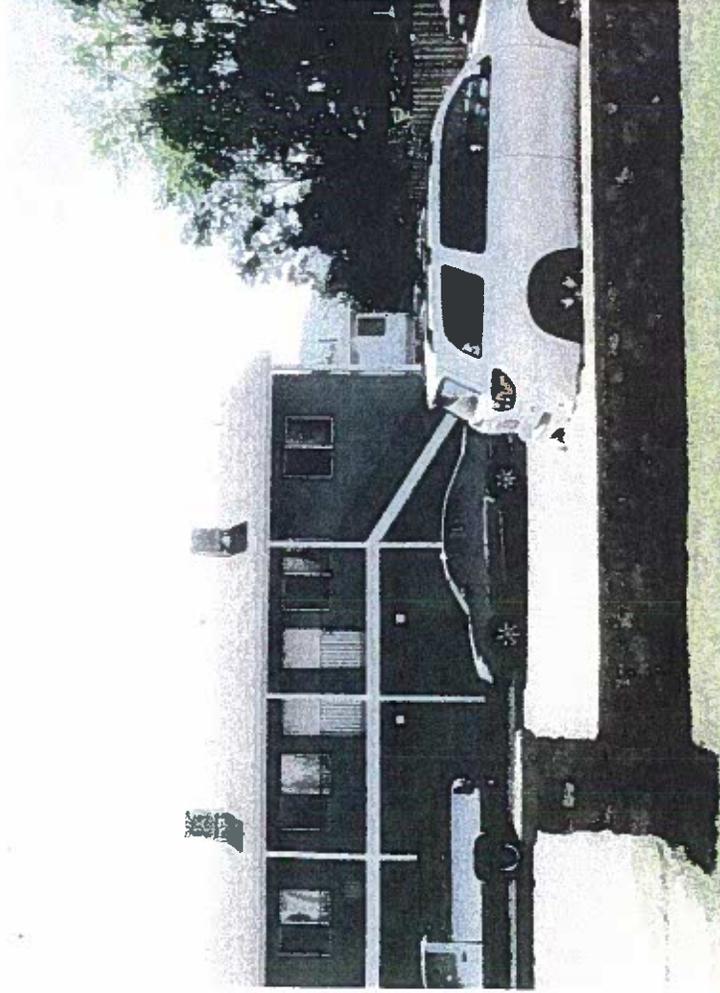
Proposed zone change of 1 parcel (187 Edward Street) from R-1 to R-2000-P, which will be consistent with existing zoning

West



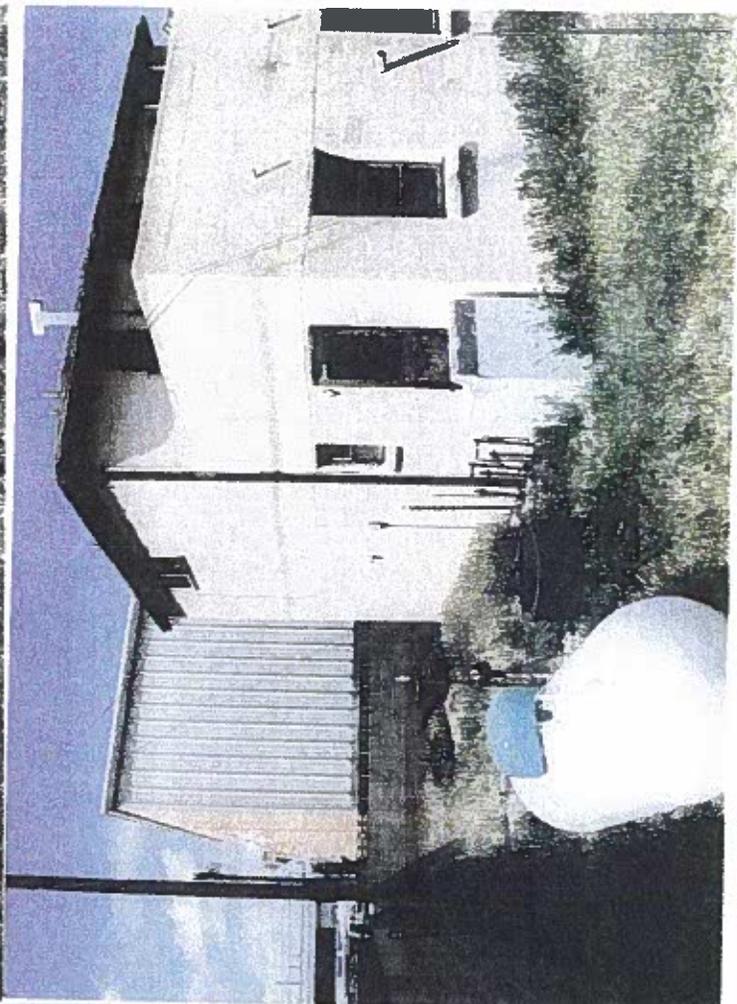
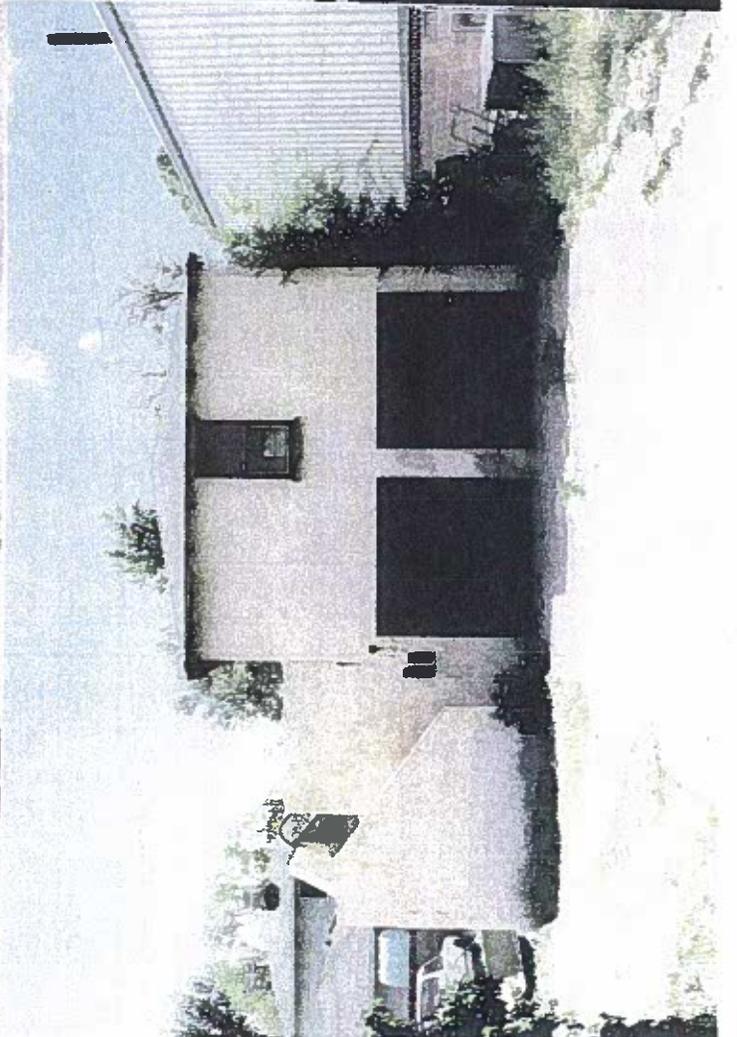
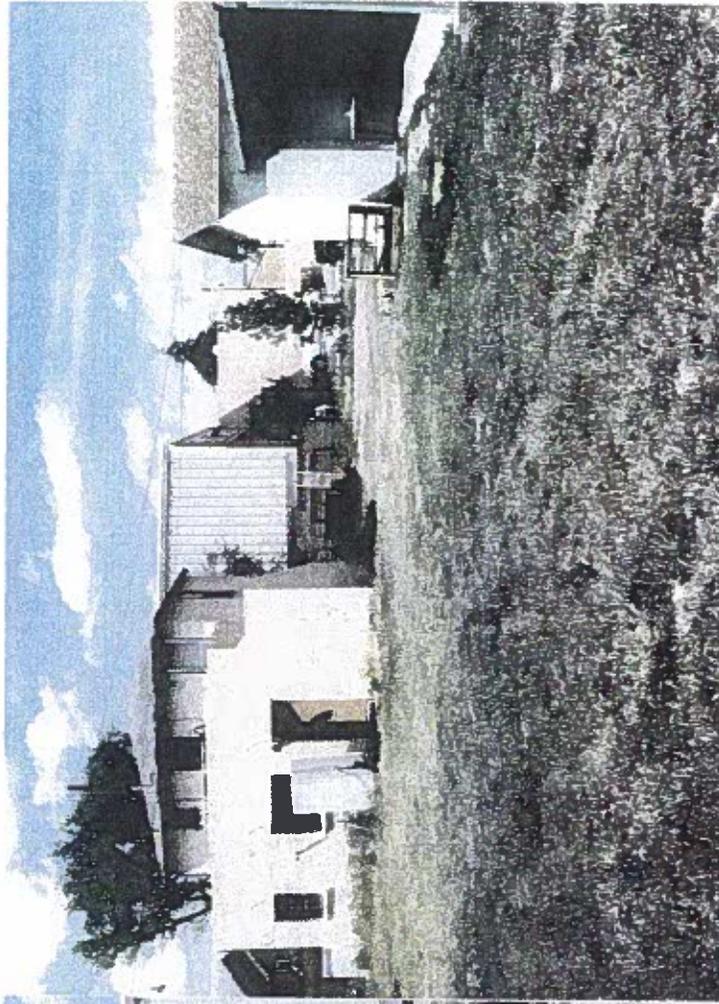
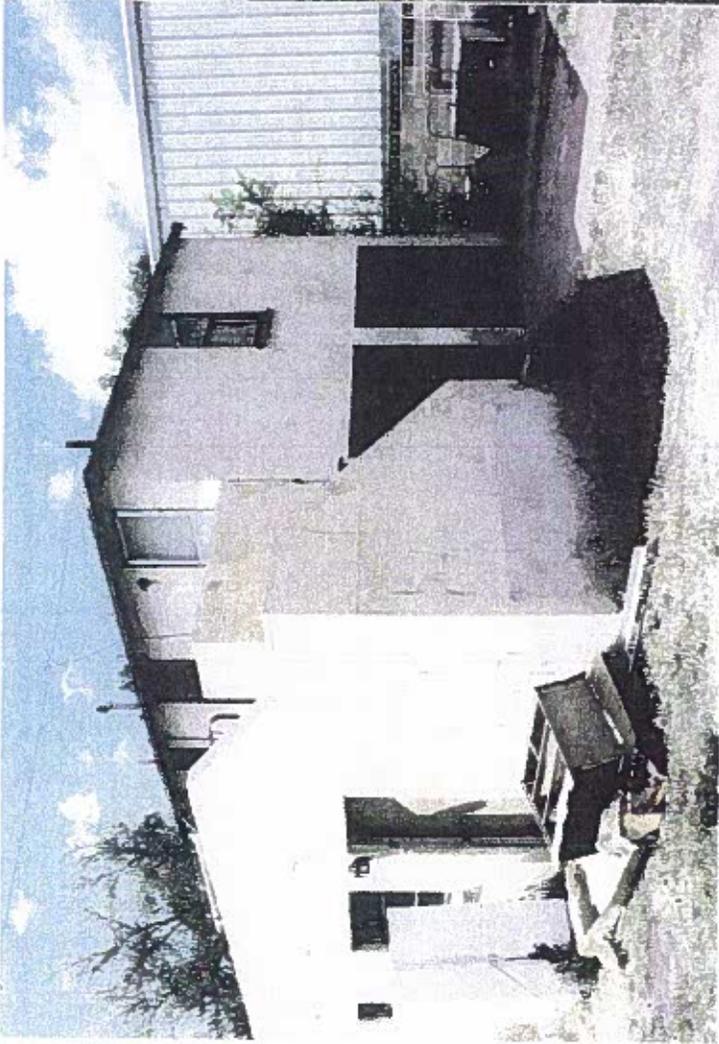
South

East

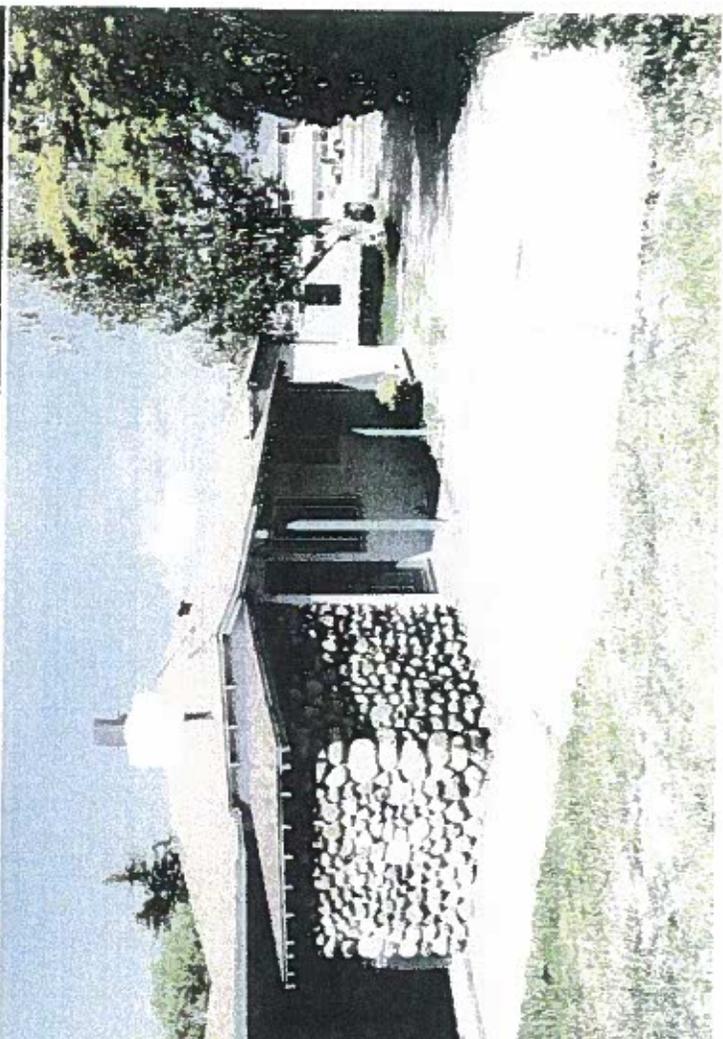
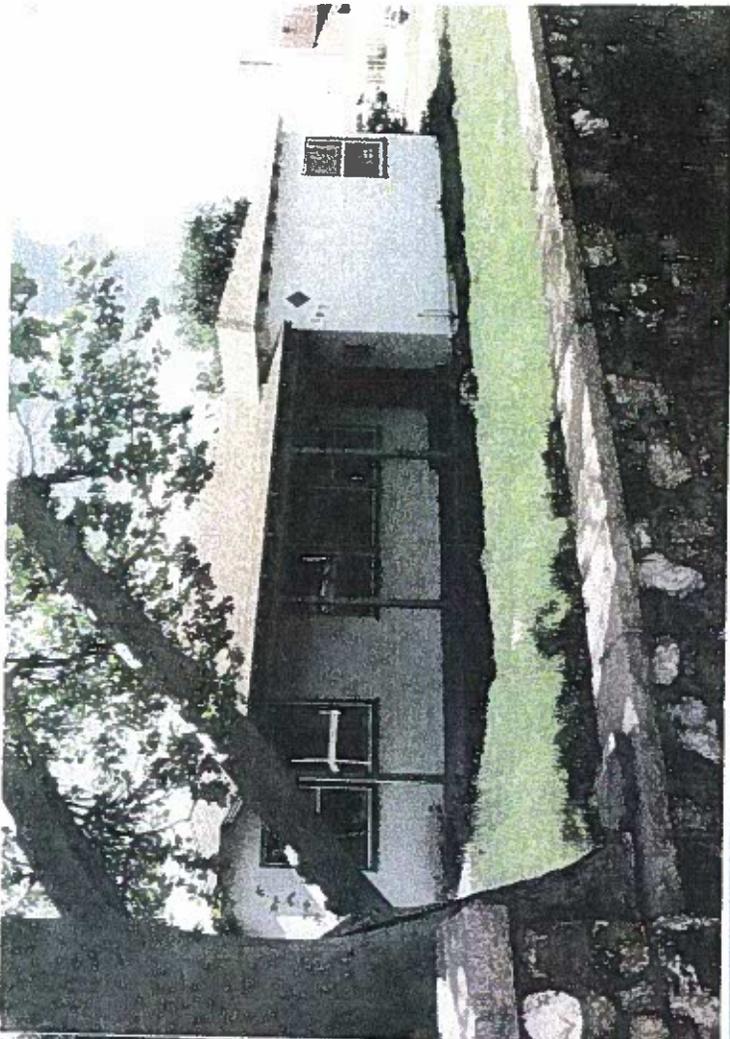
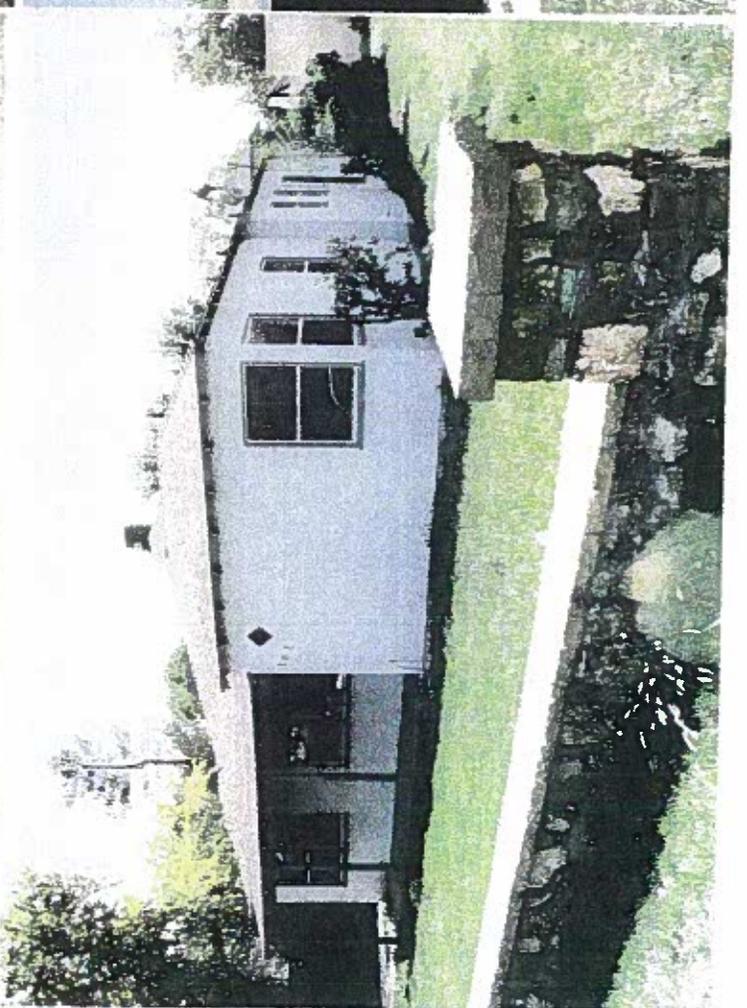
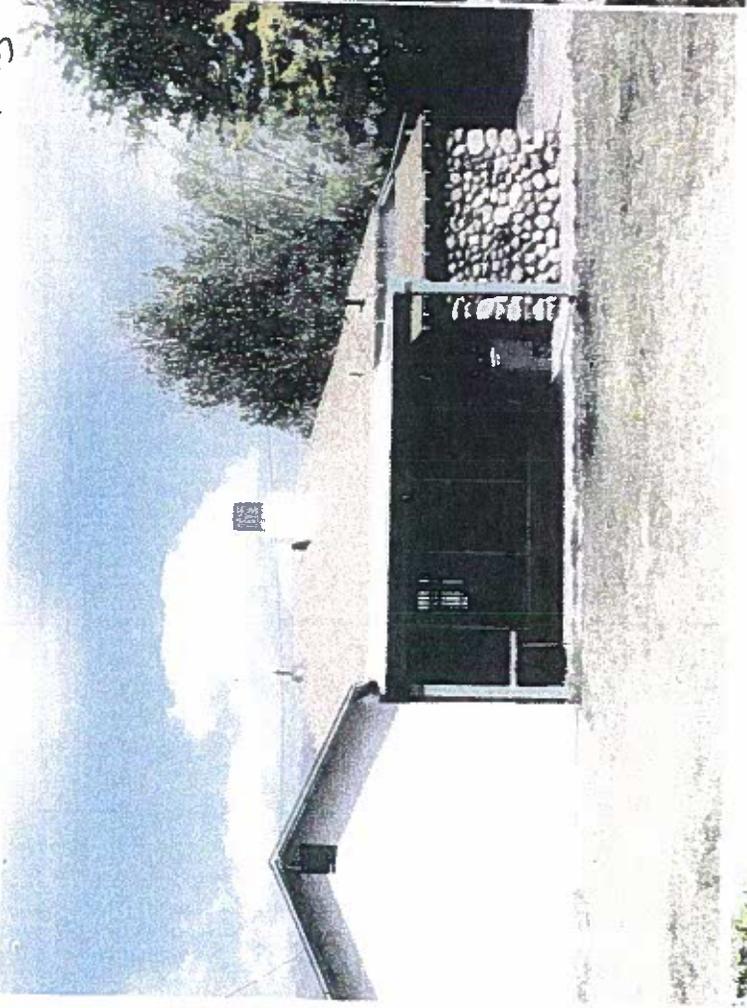


North

Existing Two-Unit Apartment



Existing Front Structure



**LEGAL DESCRIPTION**

**LOTS 8 AND 9 IN BLOCK DW OF THE JOHN B. CLARKE ADDITION, IN THE CITY OF BISHOP, COUNTY OF INYO, STATE OF CALIFORNIA, AS PER MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

## MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Assignment of Planning Commission Representative  
– 137 East South Street

DATE: September 28, 2010

The Planning Commission denied a request for a Conditional Use Permit proposed by the Pestmaster Corporation at 137 East South Street. The proponent filed a timely appeal to the Planning Commission decision. The matter has been set to be heard by the City Council at their regular meeting of October 25, 2010. The Planning Commission will be asked to present their findings.

### RECOMMENDATION:

Assign a member of the Planning Commission to be present to summarize the findings and answer any questions.