

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

Date:

November 30, 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: 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 September 28, 2010 subject for approval.

Correspondence:

Caltrans – comments for 586 North Main Street and 380-A South Main Street

Action Items: 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) **586 North Main Street** – Request for a Conditional Use Permit to place one 8' x 20' storage container at 586 North Main Street which is located in a C-1 (General Commercial and Retail District).
 - (a) **Public Hearing** – A public hearing will be held to hear and consider public input on the request for a Conditional Use Permit to place one storage container at 586 North Main Street which is located in a C-1 (General Commercial and Retail District).
 - (b) **Planning Commission Discussion and Possible Action** – Discussion and possible action on the request for a Conditional Use Permit to place one 8' x 20' storage container at 586 North Main Street which is located in a C-1 (General Commercial and Retail District).

- (3) **380-A South Main Street** – Request for a Conditional Use Permit to place one 8' x 20' storage container at 380-A South Main Street which is located in a C-1 (General Commercial and Retail District).
- (a) **Public Hearing** – A public hearing will be held to hear and consider public input on the request for a Conditional Use Permit to place one 8' x 20' storage container at 380-A South Main Street which is located in a C-1 (General Commercial and Retail District).
- (b) **Planning Commission Discussion and Possible Action** – Discussion and possible action on the request for a Conditional Use Permit to place one 8' x 20' storage container at 380-A South Main Street which is located in a C-1 (General Commercial and Retail District).
- (4) **156 Willow Street** – Request for a Conditional Use Permit to place two 8' x 20' storage containers at 156 Willow Street which is located in a C-1 (General Commercial and Retail District).
- (a) **Public Hearing** – A public hearing will be held to hear and consider public input on the request for a Conditional Use Permit to place two 8' x 20' storage containers at 156 Willow Street which is located in a C-1 (General Commercial and Retail District).
- (b) **Planning Commission Discussion and Possible Action** – Discussion and possible action on the request for a Conditional Use Permit to place two 8' x 20' storage containers at 156 Willow Street which is located in a C-1 (General Commercial and Retail District).

Staff and Commission Reports

Adjournment: The next regularly scheduled meeting of the Planning Commission will be December 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

September 28, 2010

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Huntley.

COMMISSIONERS PRESENT:

Lowthorp, Crom, Huntley, Gardner, and Bhakta

COMMISSIONERS ABSENT (Excused):

Hardy and Bloom

OTHERS PRESENT:

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

PUBLIC COMMENT

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 Crom moved to approve the minutes of the August 31, 2010 meeting as written.

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

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 Huntley stated that he would have to disqualify himself as a commissioner because the applicant is a source of income for Huntley's personal business.

Commissioner Lowthorp opened the public hearing at 7:04 PM.

- (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).

Lowthorp stated a letter was received from Caltrans asking the City to notify them of any Conditional Use Permits for storage containers so they may comment on the matters.

Steven Joseph, representing High Country Lumber, explained that presently there is a storage container on the property used for storage of record keeping, store fixtures, and shelving. The container is located in the back lot on the east side of the property. The container has no electrical, lighting or signs.

Commissioner Lowthorp closed the public hearing at 7:06 PM.

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).

Commissioner Gardner made a motion to approve the 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) with the conditions of no electrical, lighting, or signage, the container is to be maintained every 5 years or as needed, may not be used as a storage rental and is pursuant to the plans submitted.

Ayes: Gardner, Crom, Bhakta and Lowthorp

MOTION CARRIED: 4-0

Chairman Huntley rejoined 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 Huntley opened the Public Hearing at 7:15 PM.

- (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.

Gary Colbert, 186 Edward Street, sent a correspondence to the City of Bishop in favor of this proposal.

A petition with 17 signatures in favor of the zone change was presented.

Dwayne Wilson, representing Sabrina Associates, stated that they are requesting a zone change to R-2000P to allow more flexibility in developing the property. The property is currently in need of repair. The property is two lots with more than enough room for parking. Mr. Wilson contacted local residents and property owners and obtained 17 signatures in favor of the zone change.

Bhakta commented that it is nice to have a city that is zoned well and conforms. The property at 187 Edward Street seems to be a gap in between a particular use facility. Bhakta added that this project seems to aid the City with uniformity across the city map.

Huntley asked the proponent if there are any plans for residential or retail at this time. Mr. Wilson stated that at the moment there are no concrete plans for the property. Mr. Wilson did comment that the plan will include the back building. He added that it could be taken down or turned into a duplex. The one thing Mr. Wilson stated is that he wants to clean up between the two properties where a block wall was removed. He included that his intentions are not to build apartment buildings but to make the property financially feasible.

Vice Chairman Huntley closed the public hearing at 7:29 PM.

NEW BUSINESS

- (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.

Commissioner Crom made a motion to recommend to the City Council to approve the requested zone change from R-1 to R-2000 at 187 Edward Street.

Ayes: Crom, Bhakta, Gardner, Lowthorp and Huntley

NEW BUSINESS

- (6) Assignment of Planning Commission representative to speak at the 25 October, 2010 City Council meeting regarding the Pestmaster appeal action taken.

The present five commissioners will be unavailable for the 25 October City Council Meeting. Staff will make a request to Commissioner Hardy to ask if he would be available to attend the meeting. Pucci added that if there is not a Planning Commissioner available, staff will be able to read from the minutes of the 31 August Planning Commission meeting and review the issues that were discussed.

STAFF AND COMMISSION REPORTS:

Chairman Huntley asked if the commission is allowed to grant a time limit on a Conditional Use Permit. Tracy stated that the question can be placed on the agenda for the next Planning Commission meeting and be discussed.

ADJOURNMENT:

Chairman Huntley adjourned the meeting at 7:44 P.M. The next scheduled meeting will be October 26, 2010 at 7:00 P.M. in the City Council Chambers.

Chairman Huntley

Michele Thomas, Secretary

DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
Bishop, CA 93514
PHONE (760) 872-0785
FAX (760) 872-0754
TTY 711 (760) 872-0785



*Flex your power!
Be energy efficient!*

November 22, 2010

Gary Schley
City of Bishop
P.O. Box 1236
Bishop, California 93515

File: 09-INY
NOPH
SCH #: none

Dear Mr. Schley:

Conditional Use Permit (CUP) - Storage Container at Arco AM/PM

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the CUP for a cargo storage container for the Arco AM/PM gas station/mini-mart at 586 North Main Street. We offer the following information:

- The proposed container location, on the east, is suitable as it would not compromise sight distance and safety for highway access points.
- Please be aware that any signage on any container that is visible 640-ft from either edge of pavement along a state highway falls under the jurisdiction of the Outdoor Advertising Act and Regulations (ODA) administered by Caltrans. An ODA permit (with many criteria to be met) must be applied for and acquired to legalize such signs.
- If a sign/banner is advertising an activity/product that is occurring/sold on the premises (on-site advertising), Caltrans has no jurisdiction whether or not it is visible from a state highway (unless compromising safety). Such signs are under the jurisdiction of the City. The City could consider disallowing off-site advertising on signs not visible from the State highway. This could preclude misunderstanding and could also treat property owners (both those within and not within view of the highway) more consistently regarding advertising.

We value our cooperative working relationship concerning project related transportation issues on the State Highway System. You may contact me at (760) 872-0785, with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Gayle J. Rosander".

GAYLE J. ROSANDER
IGR/CEQA Coordinator

c: Steve Wisniewski, Caltrans

DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
Bishop, CA 93514
PHONE (760) 872-0785
FAX (760) 872-0754
TTY 711 (760) 872-0785



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Be energy efficient!*

November 22, 2010

Gary Schley
City of Bishop
P.O. Box 1236
Bishop, California 93515

File: 09-INY
NOPH
SCH #: none

Dear Mr. Schley:

Conditional Use Permit (CUP) - Storage Container at Eldridge Electric and Sons, Inc.

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the CUP for a cargo storage container for Eldridge Electric and Sons, Inc. at 380 South Main Street (accessing East South Street). We offer the following information:

- Please be aware that any signage on any container that is visible 640-ft from either edge of pavement along a state highway falls under the jurisdiction of the Outdoor Advertising Act and Regulations (ODA) administered by Caltrans. An ODA permit (with many criteria to be met) must be applied for and acquired to legalize such signs.
- If a sign/banner is advertising an activity/product that is occurring/sold on the premises (on-site advertising), Caltrans has no jurisdiction whether or not it is visible from a state highway (unless compromising safety). Such signs are under the jurisdiction of the City. The City could consider disallowing off-site advertising on signs not visible from the State highway. This could preclude misunderstanding and could also treat property owners (both those within and not within view of the highway) more consistently regarding advertising.

We value our cooperative working relationship concerning project related transportation issues on the State Highway System. You may contact me at (760) 872-0785, with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Gayle J. Rosander".

Gayle J. Rosander
IGR/CEQA Coordinator

c: Steve Wisniewski, Caltrans

MEMORANDUM

Date: November 12, 2010

To: Jim Southworth, Planning Director

From: Gary Schley, Public Services Officer 

Subject: 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). regular maintenance of exterior surface (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.

MEMORANDUM

TO: Planning Commission

FROM: James M. Southworth, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
586 North Main Street

DATE: November 30, 2010

A Public Hearing has been scheduled to hear and consider public input on the request for a Conditional Use Permit to place one storage container at 586 North Main Street which is located in a C-1 (General Commercial and Retail District).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: James M. Southworth, Director of Planning 

SUBJECT: DISCUSSION AND POSSIBLE ACTION ~~X~~ – Conditional Use Permit –
586 North Main Street

DATE: November 30, 2010

The attached request is to place one 8' x 40' storage container at 586 North Main Street. The property is located in a C-1 zoning district. A site plan showing the location of the storage unit is attached. A letter from Caltrans is included in correspondence.

RECOMMENDATION:

Review the request for a Conditional Use Permit to allow one 8' x 40' storage container at 586 North Main Street.

MEMORANDUM

Date: November 12, 2010

To: James Southworth, Planning Director

From: Gary Schley, Public Services Officer 

Subject: Request of a Conditional Use Permit to allow the applicant Kamaljit Jammu, Arco AM/PM to place one 8' x 20' cargo storage container at 586 N. Main Street (APN 01-064-09).

Background: The proposed project located at 586 N. Main Street is in a C-1 zoning district which is General Commercial and Retail. The adjacent parcels are all zoned C-1. The setting to the west is North Main Street and across Main St. is a hotel, to the south is a McDonald's restraint, to the north is East Elm St. and across Elm St. is a retail convenience/fueling facility, and to the east a hotel.

The proposed storage container will be placed near the east property line between the facility bathrooms and the fueling station convenience equipment on a paved surface. Although the site does not provide the required number of parking spaces it is a grandfather use as configured. The container will not impact the facility parking spaces. The proposed storage container will not store hazardous materials or require that utilities be provided to it.

The storage container proposed site was previously utilized for environmental soil contamination cleanup equipment.

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

“Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

E) Accessory structures including garages, carports, patios, swimming pools and fences.”

Recommendation: Review the request for a Conditional Use Permit to allow the placement of one 8' x 20' cargo storage container at Arco AM/PM, 586 N. Main Street for compliance with Bishop Municipal Code, Chapter 8.21.

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:

Kamaljit Jammu 586 N Main St Bishop CA 93514

Name and address of property owner:

BP West Coast Products LLC Estate of Dan Johnson

Legal description of property:

625 West Elm St, Bishop CA

IMPS, FIXP, PPGISH Addition block 3 in 100

Lot 11 and 1

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

586 North Main St, Bishop 001-064-0902

Present zoning:

S use type Automotive

General Plan designation:

gas station

Proposed use of property:

gas station

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

Kenneth J. Jarama
Signature

09/10/2010
Date

Kenneth J. Jarama
Name

760-377-6051
Phone or email KJJ@KARAHVIM.COM

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]
Signature

Date

Kelli Van Nest
Name

(760) 872-7807
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

City of Bishop
Planning Commission
377 West Line Street
Bishop, CA 93514

High Sierra Containers
P.O. Box 1655
Bishop, CA 93514

To Planning Board,

We are writing about the property located at 586 N. Main St. also known as AM/PM. We are requesting a conditional use permit for an 8X20 cargo container to be located at 586 N. Main St. There has always been a container on the property, but it was recently removed when they remodeled the bathrooms. The container that they are going to purchase is an, esthetically pleasing no dents or rust, brand new unit. The container will be used for storage.

The container placement will have no impact on the current business or surrounding businesses. It will not have power going to the unit. It also will not store any types of perishables or hazardous material. The placement of the container will not take up parking. It will strictly replace the container that was removed.

Thank You for your Consideration and Approval,

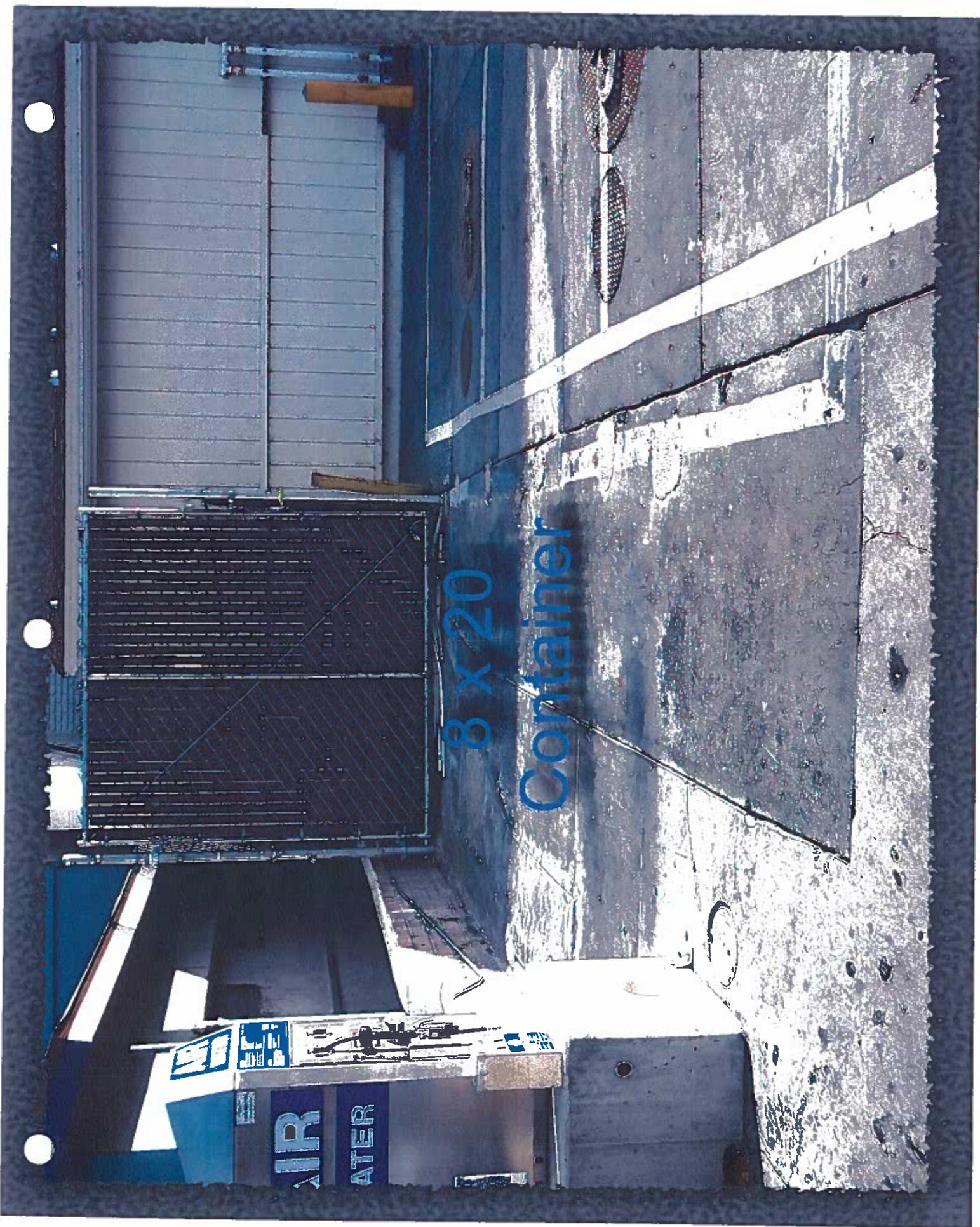


Kelli Van Nest
High Sierra Containers
P.O. Box 1655
Bishop, CA 93514
(760)872-7867

Cc: Kamaljit Jammu



8x20 container



8 x 20
Container

AIR
WATER



RODEWAY
INN

ampm

Clearance 12'-4"

2 for 2.22

2 for 3

49¢

ampm

1977

MEMORANDUM

TO: Planning Commission

FROM: James M. Southworth, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
380-A South Main Street

DATE: November 30, 2010

A Public Hearing has been scheduled to hear and consider public input on the request for a Conditional Use Permit to place one storage container at 380-A South Main Street which is located in a C-1 (General Commercial and Retail District).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: James M. Southworth, Director of Planning 

SUBJECT: DISCUSSION AND POSSIBLE ACTION – Conditional Use Permit –
380-A South Main Street

DATE: November 30, 2010

The attached request is to place one 8' x 40' storage container at 380-A 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. A letter from Caltrans is included in correspondence.

RECOMMENDATION:

Review the request for a Conditional Use Permit to allow one 8' x 40' storage container at 380-A South Main Street.

MEMORANDUM

Date: November 10, 2010

To: Jim Southworth, Planning Director

From: Gary Schley, Public Services Officer 

Subject: An application for a request of a Conditional Use Permit to allow the applicant Eldridge Electric & Son, Inc. to place one storage container at 380 S. Main Street (APN 01-212-18).

Background: The property location 380 S. Main Street is in a C-1 zoning district which is General Commercial and Retail District. The adjacent properties are all within a C-1 zone. The proposed project is located on the northeast corner of the intersection of S. Main Street and E. South Street. Adjacent parcels are all commercial uses.

Project Description: One 8' x 20' storage container will be placed on a graded dirt surface at the north east corner of the parcel. The container is being used to secure and store electrical equipment, supplies and tools.

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).

Recommendation: Review the request for a Conditional Use Permit to allow the placement one storage container at 380 South Main 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:

Eldridge Electric + Son, Inc. 380 A. South Main St. Bishop

Name and address of property owner:

Richard Perry 3502 Ranch Road Bishop

Legal description of property:

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

380 A South Main St. Bishop, CA 93514

APN # 01-212-1E

Present zoning:

C-1

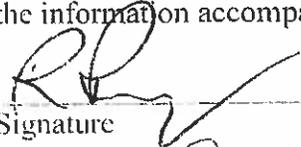
General Plan designation:

Retail

Proposed use of property:

additional storage for electrical equipment
and shop supplies

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

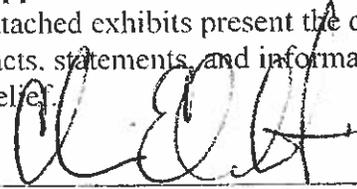

Signature

10-1-10
Date

Richard Perry
Name

760-872-4141
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

9/28/10
Date

Chris Eldridge
Name

760-873-9140
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

ELDRIDGE ELECTRIC & SON, INC.



September 22, 2010

City of Bishop
377 West Line Street
Bishop, CA 93514

Attn Planning Director;

Please find the enclosed application for a conditional use permit for the placement of a portable storage container at the northeast corner of Eldridge Electric and Son, Inc. located at 380 A South Main Street, Bishop, CA 93514.

The container will be placed in the far northeast corner of the property. The primary purpose of the container is for additional storage of electrical equipment and shop supplies.

The placement of the container will take up one parking spot and that will leave us with 8 spots for parking out of a required 5 spots. So it does not violate the City's parking requirements. The placement has no adverse effect on view or vegetation.

Thank you for the consideration please let me know if you have any questions.

Sincerely,

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

Tina Bowlan
Office Manager

S. MAIN STREET

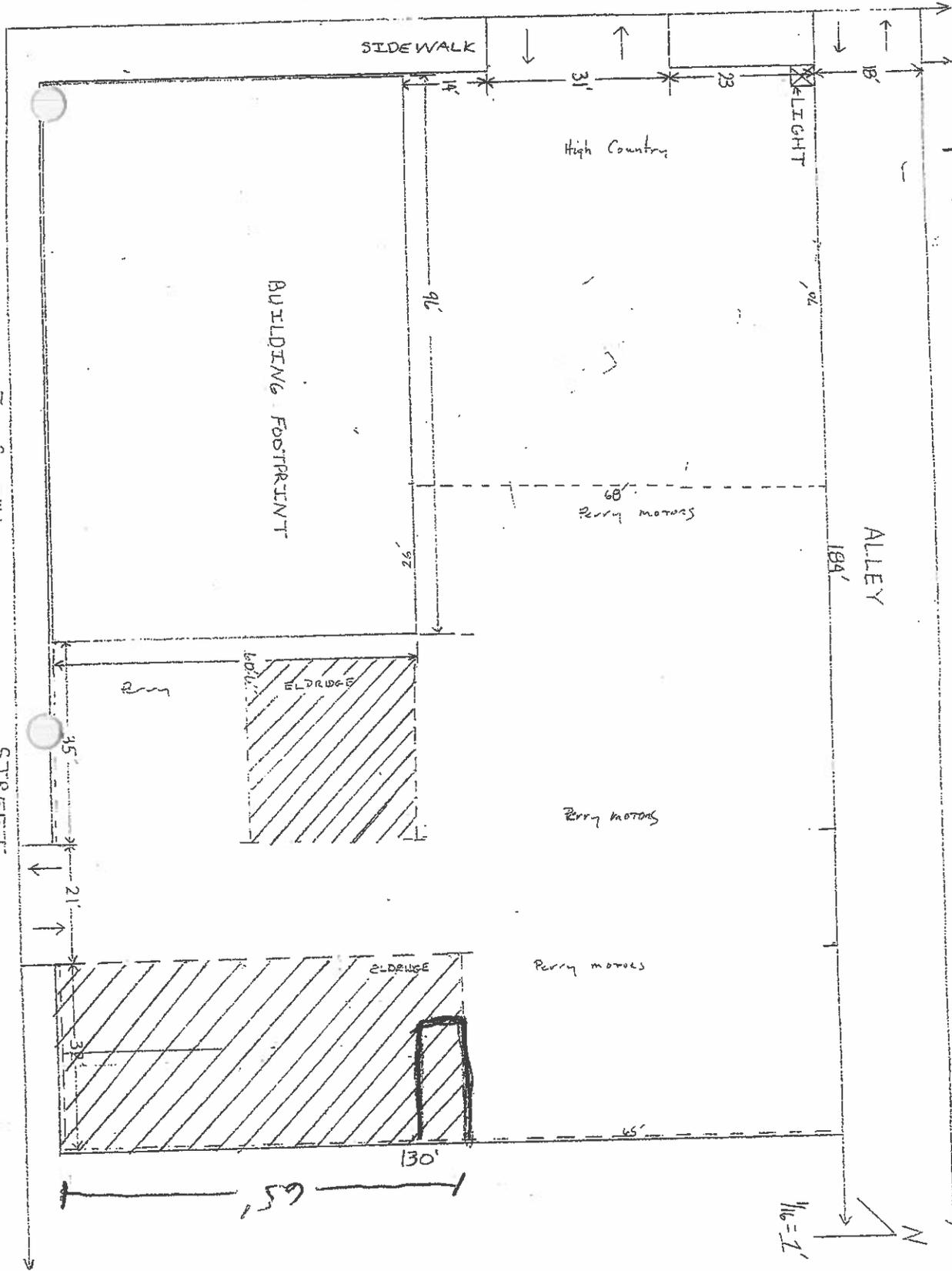


EXHIBIT B
 - Indicates Renters' parking space

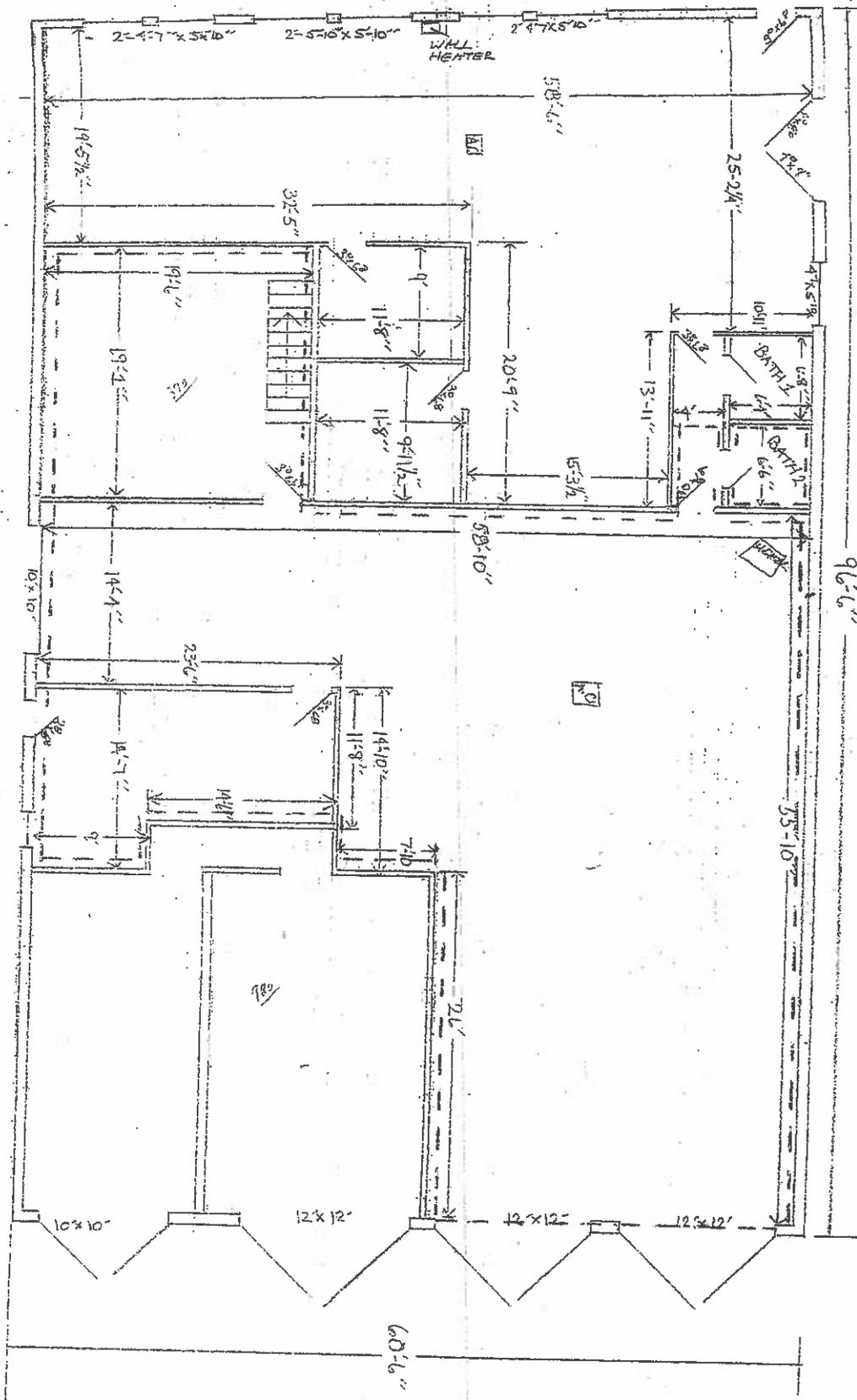
OWNER: PERRY
 380 SOUTH MAIN ST.
 BISHOP, CA 93514

U.S. 395

EXHIBIT A
--- = Rented Spa

FLOOR PLAN

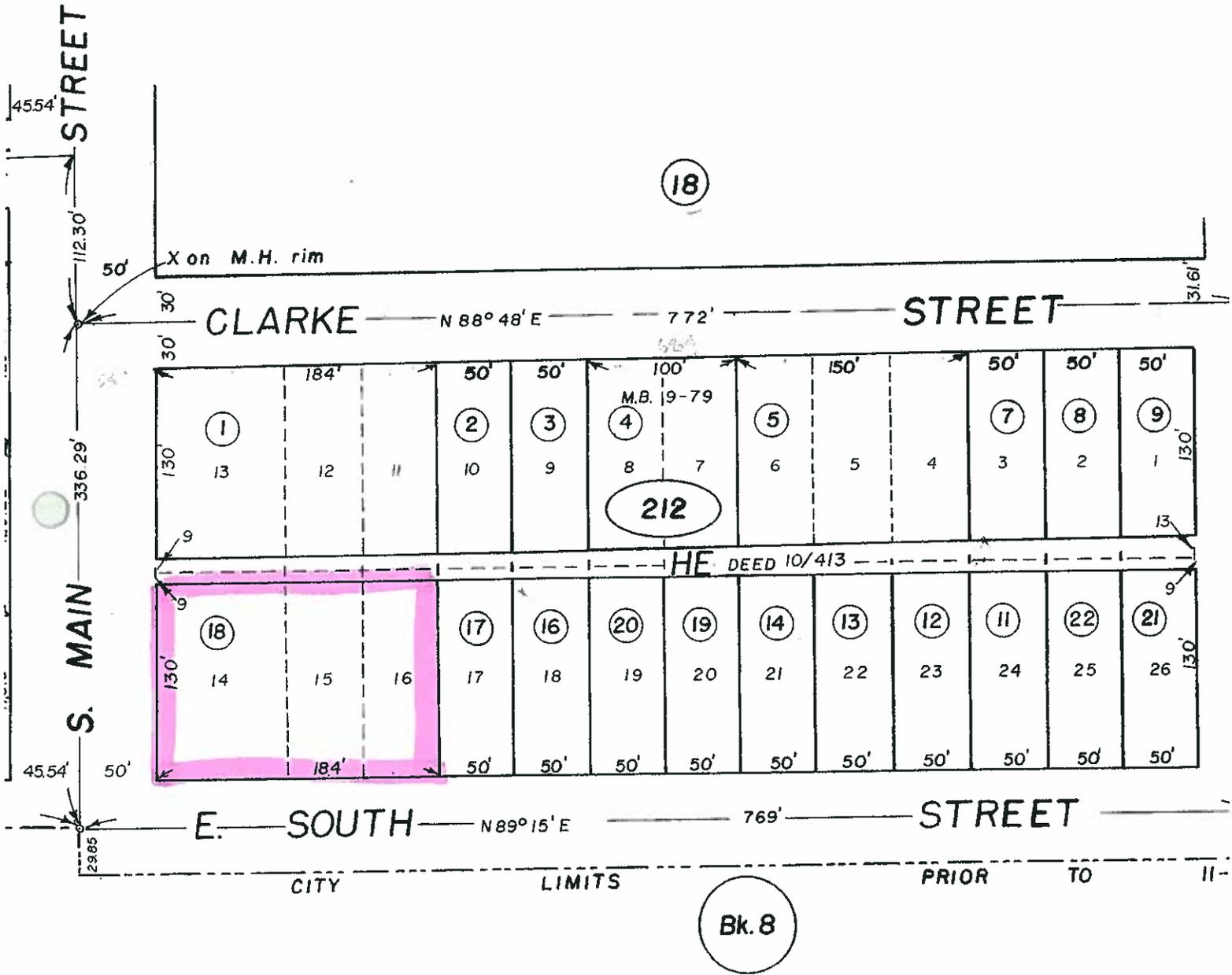
N
1/8" = 1'



OWNER: PERRY
 380 SOUTH MAIN ST.
 BISHOP, CA 93514

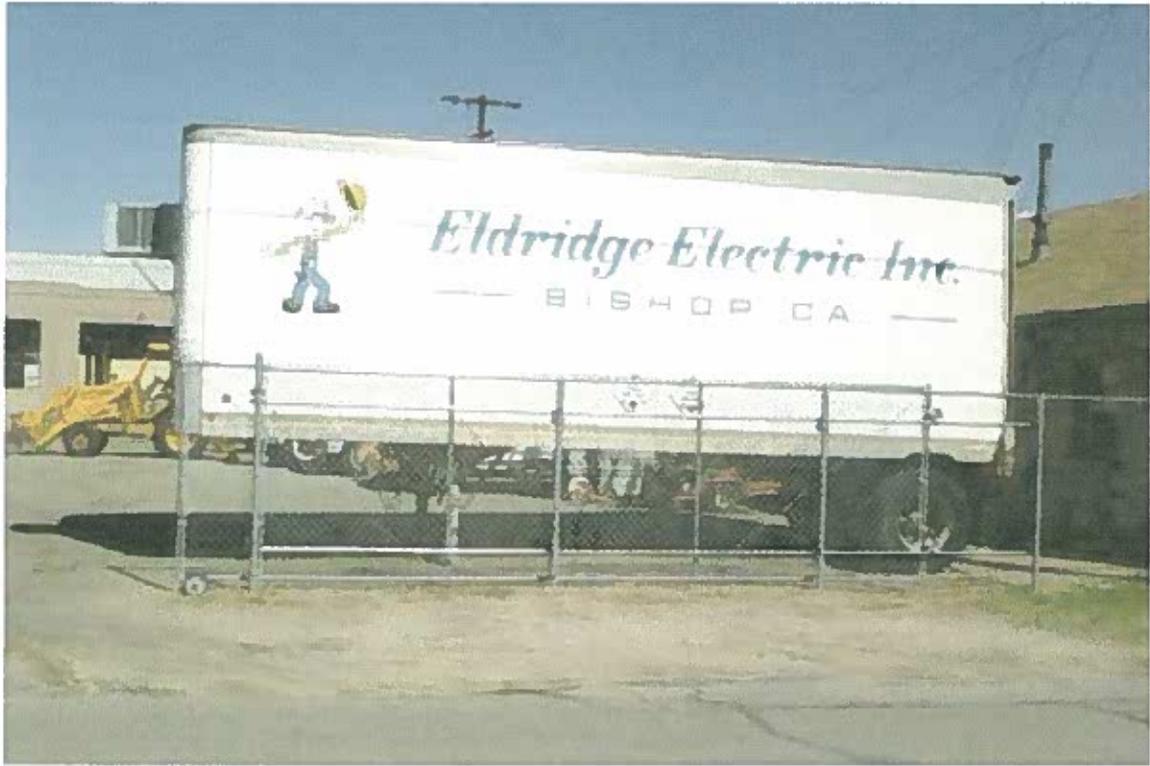
POR. N 1/2 SEC. 7, T. 7 S., R. 33 E. M. D. B. & N

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: James M. Southworth, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
156 Willow Street

DATE: November 30, 2010

A Public Hearing has been scheduled to hear and consider public input on the request for a Conditional Use Permit to place two storage containers at 156 Willow Street which is located in a C-1 (General Commercial and Retail District).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: James M. Southworth, Director of Planning 

SUBJECT: DISCUSSION AND POSSIBLE ACTION – Conditional Use Permit –
156 Willow Street

DATE: November 30, 2010

The attached request is to place two 8' x 40' storage containers at 156 Willow 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 two 8' x 40' storage containers at 156 Willow Street.

MEMORANDUM

Date: November 12, 2010

To: Jim Southworth, Planning Director

From: Gary Schley, Public Services Officer 

Subject: An application for a request of a Conditional Use Permit to allow the applicant Barnett Gatrell Rental, Inc. to place two cargo type storage containers at 156 Willow Street (APN 01-134-02)

Background: The property location 156 Willow Street is in a C-1 zoning district which is General Commercial and Retail District. Parcels to the west and south are zoned C-1, to the north and east the zoning designation is C-2 (General Commercial). The setting north of the project is Willow St. and across Willow are several heavy commercial uses, to the south and west are commercial retail uses and to the east is a commercial storage facility. The .54 acre site has three existing commercial retail facilities. All of the occupants access the rear of the facility off one driveway. The proposed storage containers will not impact facility parking.

Project Description: The cargo type storage containers will be placed at the southeast corner of the parcel upon a DG surface. The containers will be used to store materials, supplies and equipment related to the rental business. No hazardous material will be stored within the containers.

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).

Recommendation: Review the request for a Conditional Use Permit to allow the placement of two 8' x 20' storage containers at 156 Willow Street for compliance with Bishop Municipal Code, Chapter 8.21

City of Bishop

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

Date Filed October 28, 2010

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

Name and address of applicant:

Barnett Gatrell Rentals, Inc.

Name and address of property owner:

John
~~John~~ Novak 2490 Avis Court Signal Hill, CA 90755

Legal description of property:

2 each Cargo Containers 8'x8'x20'

156 Willow Street

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

156 Willow Street APN-01-134-02

Present zoning:

Heavy Industrial - Rental Store

General Plan designation:

Storage rental parts and equipment

Proposed use of property:

Each bin will have storage of scaffolding, pick boards and wheels. The other bin will have ladders and post hole diggers, augers for rental business.

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

John Nowak
Signature

10-26-10
Date

JOHN NOVAK
Name

562 595-9300
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.

Michael Barnett
Signature

11-10-10
Date

Michael Barnett
Name

760-8725555
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

November 10, 2010

**City of Bishop
Department of Public Works
377 West Line Street
Bishop, California 93514**

Attention: Planning Director

RE: Barnett-Gatrell Rentals at 156 Willow Street in Bishop, California

Pursuant to the Bishop Use Permit and Zoning Variance Submittal Requirements, we are providing this letter as part of our application for a business license regarding the above-captioned property. Our operation focuses primarily on small equipment rentals/sales for both homeowners and contractors; we also offer retail sales of various construction supplies as well as party rental items such as tables, chairs, "People Warmers" and assorted party paper-goods.

Traffic created during our regular hours of operation should not be a negative factor affecting the surrounding area/neighborhood; due to the nature of the business, customers will be parking in the back of the property for the most part. We believe our relocation from Mammoth Lakes to Bishop will offer a much-needed service to this city and the outlying towns.

We look forward to becoming a member of your community!

Sincerely,



**Michael L. Barnett
Vice-President
Barnett-Gatrell Rentals, Inc.**

MLB/lab

Storage SHED 8'x26'
NOT USED

PARKING For Equip.

8'x20'
CONTAINERS
CONTAINERS
8'x20''

SCALFOLD
Ladders

SCALFOLD

Equip.
PARKING

Equip.
PARKING

BACK Lot
PARKING

60'

STORAGE OF
Small Equip.

12'
Rollup Door

41'

42' wide

Show Room

DRIVEWAY

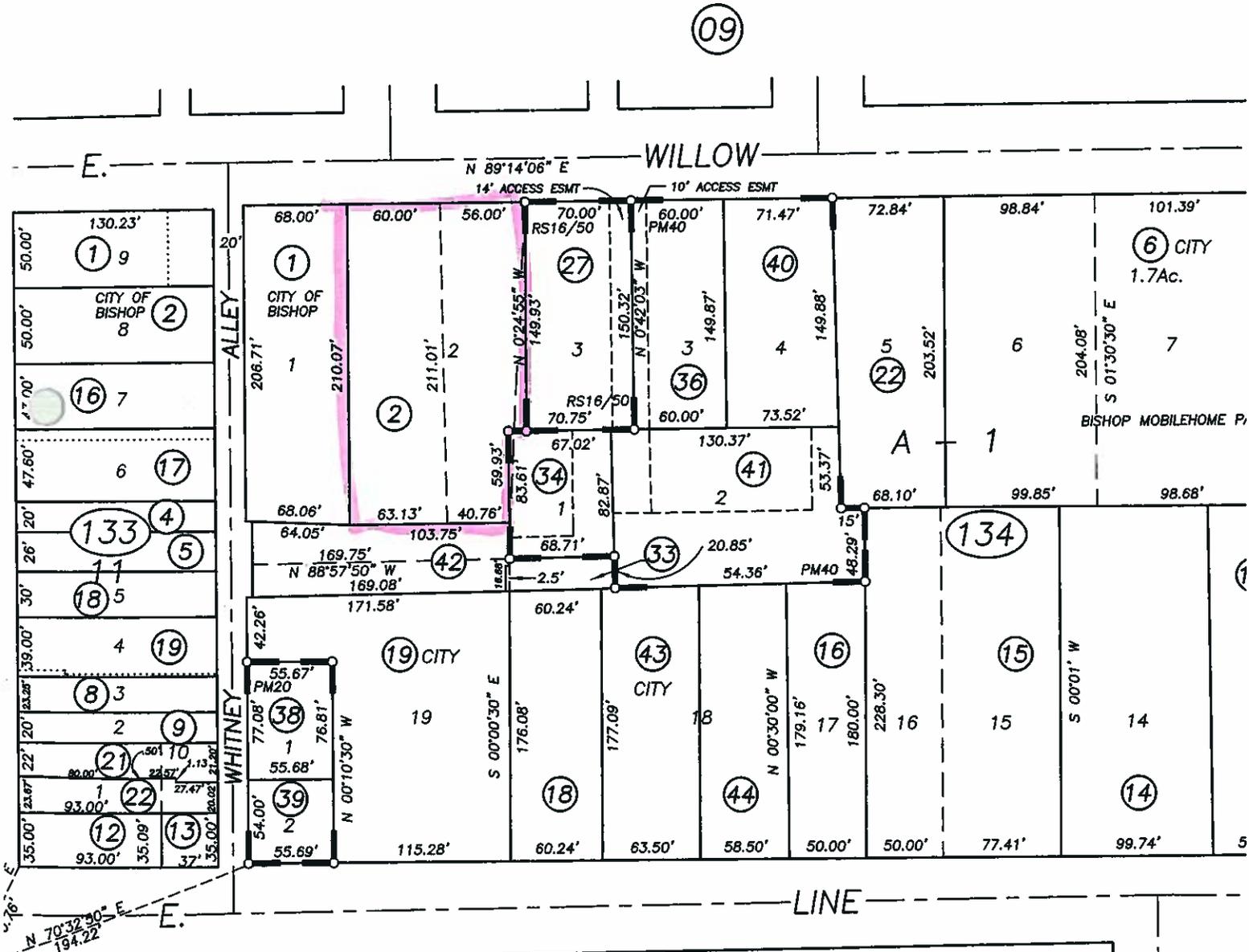
Rollup
12' Door

20'

sidewalk

156 Willow STREET

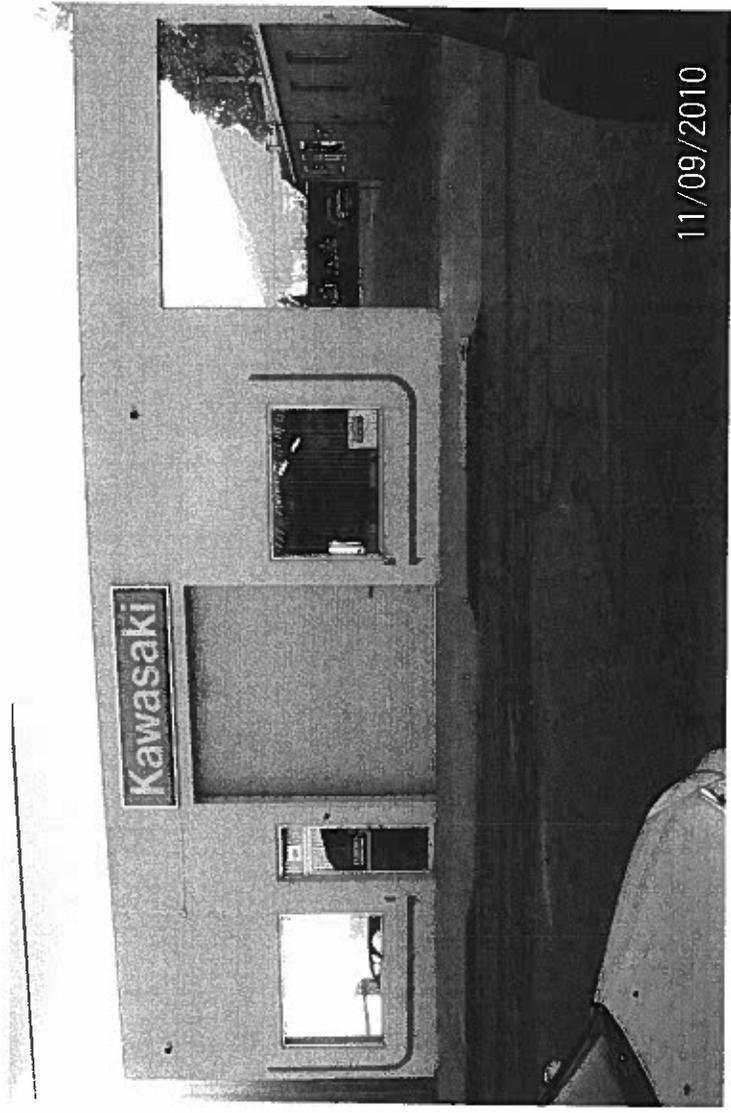
POR. S1/2 SEC. 6 T.7S., R.33E., M.D.B. & M.

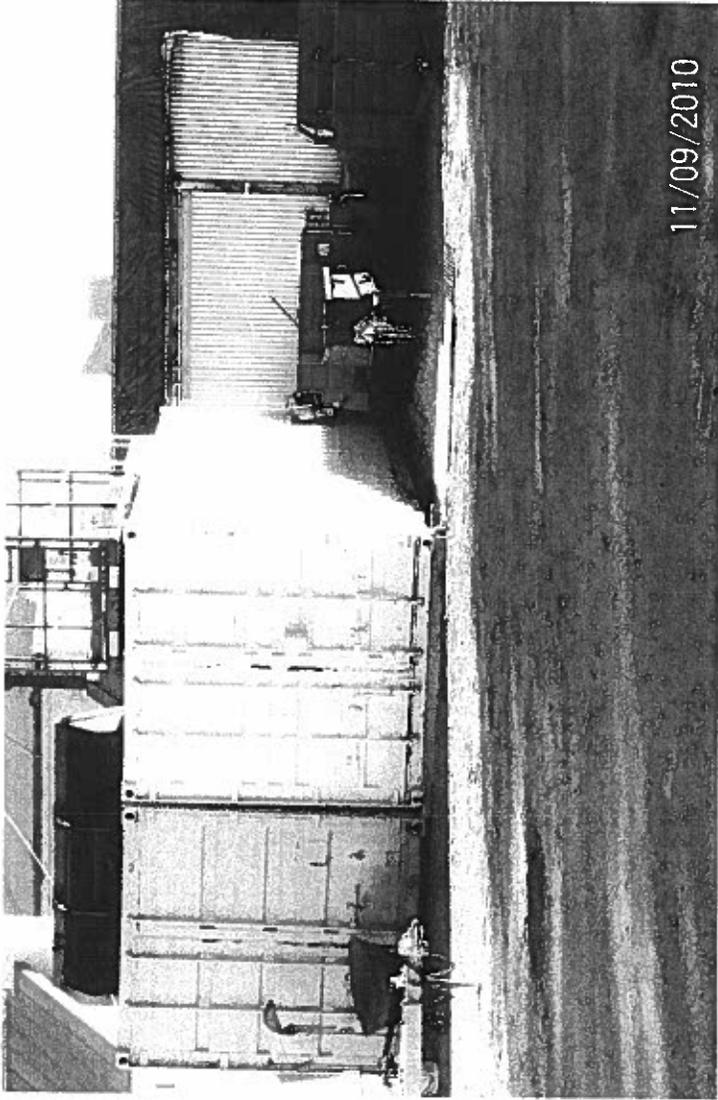


S1/4 COR SEC 6

BISHOP M.O.R. Bk. 1 Pg. 22
 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 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.





11/09/2010

