

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

DATE:

May 25, 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 April 27, 2010 subject for approval.

CORRESPONDENCE

PUBLIC HEARING

- (2) Request for a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 281 East South Street, which is in a C-1 zone (General Commercial and Retail).
- (3) Request for a Conditional Use Permit to place one 8' x 20' storage container at 873 North Main Street, which is located in a C-1 district (General Commercial and Retail).

NEW BUSINESS

- (4) Request for a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 281 East South Street, which is in a C-1 zone (General Commercial and Retail).
- (5) Request for a Conditional Use Permit to place one 8' x 20' storage container at 873 North Main Street, which is located in a C-1 district (General Commercial and Retail).

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be June 29, 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

April 27, 2010

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Foote.

COMMISSIONERS PRESENT:

Hardy, Foote, Lowthorp, Crom, Huntley, 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

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

(1) APPROVAL OF MINUTES

MOTION

Chairman Foote moved to approve the Minutes of the March 30, 2010 meeting as written.

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

MOTION CARRIED: 7-0

CORRESPONDENCE

PUBLIC HEARING

Chairman Foote opened the public hearing at 7:32 PM.

- (2) Request for a Conditional Use Permit to place four storage containers at 640 South Main Street, which is located in a C-1 district.

Doug Clair, owner of Doug's RV Storage, explained he bought the facility four years ago to move his construction company to the location and later started an RV storage business. Three of the storage containers were on the site at the time Clair purchased the property. Two of which are tied into the building, one with axles but is not able to be moved, and both have been on the property since the 1960's. Another one of the containers is a 40' trailer. In addition, there are van trailers that are currently registered with DMV. These trailers are used for Clair's construction company to store construction equipment.

Schley stated that the Conditional Use Permit is only related to the four storage containers and not the registered trailers. One of the storage containers does have an axle but can not be moved because it is tied into the building.

Chairman Foote closed the public hearing at 7:37 PM.

NEW BUSINESS

- (4) Request for a Conditional Use Permit to place four storage containers at 640 South Main Street, which is located in a C-1 district.

Pucci advised the commissioners to review the possible standards check list provided regarding storage containers. Pucci also commented to Clair that the Conditional Use Permit states the existing location of the containers and they can not be moved to different locations on the property in the future.

Crom asked the locations of the storage containers that were not attached to the building. Schley explained that the containers are behind a five foot solid fence, one to the south side of the shop another is at the north east corner of the property and two containers attached to the east side of the existing shop structure. Crom requested there be no electrical to any of the containers. Clair explained that the two containers attached to the building have existing florescent lighting in them. Crom asked the electric to be inspected and up to code. Also, if the building is painted, the containers are to be painted as well.

Bhakta asked what the lighted storage containers are used for. Clair replied that they are used as parts rooms. The container next to the shop is a truck tire room.

Hardy asked whether the solid fence goes down the Jay Street side or only the Main Street side. Clair and Schley explained that nothing is visible from Jay Street due to the solid fence around the perimeter. Foote also added that the fourth container was very difficult to find and is not visible.

Crom made a motion to allow for a Conditional Use Permit to place four storage containers at 640 South Main Street, which is located in a C-1 district, with the condition that the existing electrical in the two storage containers be up to code, the two containers attached to the building are painted the next time the building is painted and all containers are to be for personal use not commercial rentals.

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

MOTION CARRIED: 7-0

PUBLIC HEARING

Chairman Foote re-opened the Public Hearing at 7:47 PM.

- (3) Request for a Conditional Use to place one storage container at 137 East South Street, which is located in a C-1 district.

No comment was required.

Chairman Foote closed the public hearing at 7:47 PM.

- (5) Request for a Conditional Use to place one storage container at 137 East South Street, which is located in a C-1 district.

Chairman Foote stated that a letter from the proponent, Pestmaster Services, was received requesting that this item be postponed to a later date.

No action will be taken at this time.

OLD BUSINESS

- (6) Consideration of Planning Commission Time Change.

Hardy made a motion to change the Planning Commission meeting time from 7:30 pm to 7:00 pm starting with the next scheduled meeting of May 25, 2010.

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

MOTION CARRIED: 7-0

STAFF AND COMMISSION REPORTS:

Pucci informed the commission of an application that was received for development in Inyo County, approximately 10 miles northwest of the City of Bishop, for a new project of 198 residential units. The County has issued a Notice of Preparation (NOP) of Draft EIR for the project inviting comments on the scope of the EIR. Pucci stated that it was mentioned to the commission for informational purposes only.

Foote also mentioned that she works in the County Clerks office and has a distribution list for similar notices and can add anyone interested in receiving them.

ADJOURNMENT:

Chairman Foote adjourned the meeting at 7:51 P.M. The next scheduled meeting will be May 25, 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 –
281 East South Street

DATE: May 25, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 281 East South Street, which is in a C-1 zone (General Commercial and Retail).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

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

DATE: May 25, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to place one 8' x 20' storage container at 873 North Main Street, with is in a C-1 district (General Commercial and Retail).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

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

DATE: May 25, 2010

Mr. Colin Broadwater, representing Crossfit of Bishop, has requested a Conditional Use Permit (CUP) to set aside the described parking requirements at 281 East South Street. The proposed use is a change from general commercial to a fitness center. The minimum parking, which is presently being met with 12 legal spaces for the complex, would require an additional 11 on site parking spaces.

A staff report is included for Commission review. The City has received 15 letters which are included for Commission review.

RECOMMENDATION:

Review the request to set aside 11 on site parking spaces at 281 East South Street.

MEMORANDUM

Date: May 17, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: Conditional Use Permit/ Crossfit Bishop

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

Project Location: 281 E. South Street
Bishop, California.
(APN 01-213-12)

Subject: Request of a Conditional Use Permit by Crossfit Bishop to set aside the minimum parking requirement for a commercial gym use at 281 E. South Street which is in a C-1 zone (General Commercial and Retail).

Background The applicant is seeking approval for a Conditional Use Permit to set aside the commercial parking requirements for gymnasium occupancy, pursuant to Bishop Municipal Code, Section 17.48.070. The proponent is proposing a change of use of a 2000 sq. ft. area of an existing 4410 sq. ft. industrial facility to a commercial gym use. The site currently has twelve (12) legal onsite parking spaces which is sufficient parking for the current industrial type use. The change to a gym use would require an additional eleven onsite paved parking spaces for the facility which it cannot provide. The facility does provide six (6) parking spaces for the existing 2000 sq. ft. area and six (6) for the two other facility occupancies. The project is zoned properly for the proposed commercial use.

Several onsite and public parking surveys were performed. The surveys determined that public parking during business hours is not heavily impacted adjacent to the project site on E. South Street and south of the site on S. Third Street. The six onsite parking spaces on the north side of the facility (which will be designated for the gym use) were all vacant during the surveys.

The project is zoned properly for the proposed use. The subject property and adjacent parcels to the south and west are in a C-1 Zone (General Commercial and Retail District). To the east is an R-1 Zone (Single-family Residential District) and to the north is an R-2000 Zone (Medium High Density Residential). The settings to the north is single and multi-family residential to the east a Church and residential, to the south is vacant DWP parcels and to the west are commercial facilities.

The City has received fifteen (15) letters in support of the proposed project.

Recommendation: Review the request for a Conditional Use Permit to set aside the minimum parking requirements for a gym use at 281 E. South Street.

To the Planning Director,

CrossFit Bishop proposes to use 281 #D South Street for our strength and conditioning program. CrossFit is a fitness program used by many police academies, military special operations units, champion martial artists, and thousands of other high level and professional athletes around the world.

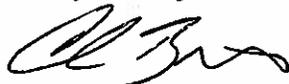
There are now nearly two thousand gyms around the world using the Cross Fit method. A facility is little more than a covered space and a few pieces of specialized gear such as rowing machines, barbells and bumper plates, jump ropes, plyometric boxes, etc.

Currently the proposed building is divided into three units: 1)Eddy's Auto Upholstery 2)Gary Woodcock, Maxofacial Surgeon, and 3)The empty space we hope to move into. Dr. Woodcock uses his office a total of three days per month and requires very little parking area due to the nature of his work. Eddy's Auto Upholstery also requires very little parking. Potential traffic generation from our business is nearly a non-issue as we primarily operate during non-business hours and street parking is ample to the south, east, and west of the building, along with the 15 legal off street parking spaces on the property.

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

Our business has, as expected, outgrown the capacity of our garage in a very short time, and moving into a larger facility will better meet the needs of the Bishop community. As well as contributing to the tax base as a single business, we also hope to hold events that will attract visitors from outside the area, thus increasing revenue for many other small and large business owners.

Thank you for your time,



Colin Broadwater

City of Bishop

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

Date Filed _____

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

Name and address of applicant:

COLIN BROADWATER

Name and address of property owner:

RICHARD EDDY 36 Ponderosa St Bishop

Legal description of property:

GENERAL COMMERCIAL + RETAIL

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

281 #D SOUTH ST C-1 GENERAL COMMERCIAL + RETAIL APN-01-213-12

Present zoning:

C-1 GENERAL COMMERCIAL + RETAIL

General Plan designation:

NA

Proposed use of property:

Gym

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

Richard A. Edelf
Signature

2-4-10
Date

Richard Gordon
Name

760-876401
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]
Signature

2-1-10
Date

COLIN BROADWATER
Name

(206) 919-8923
Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

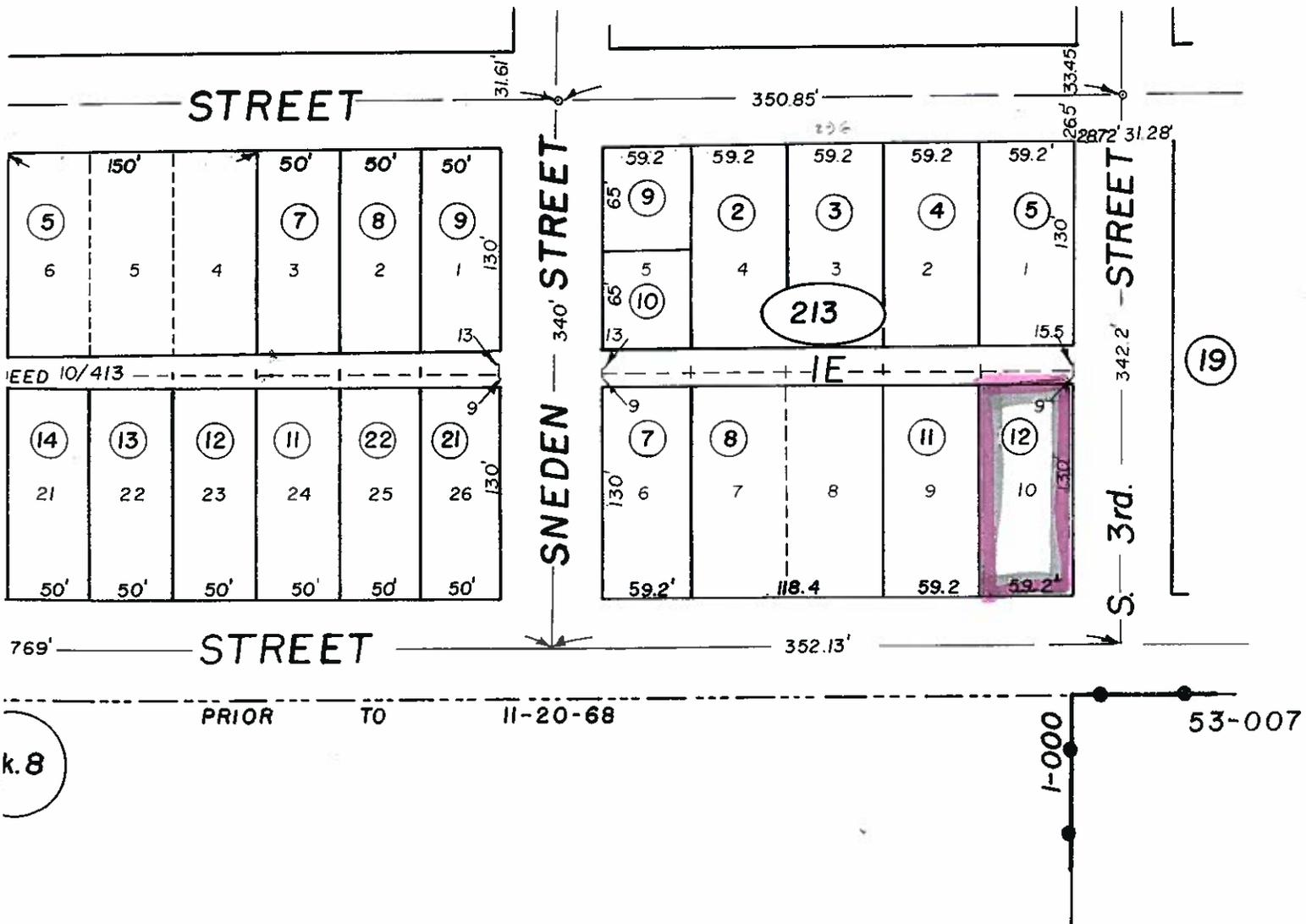
Remarks

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

TAX RATE AREA
1-000

1-21

ARKE ADDITION



k.1-Pg.51
c.8 Pg.8
c.1-Pg.22

Assessor's Map Bk.1-Pg.21
City of Bishop
County of Inyo, Calif.
1949

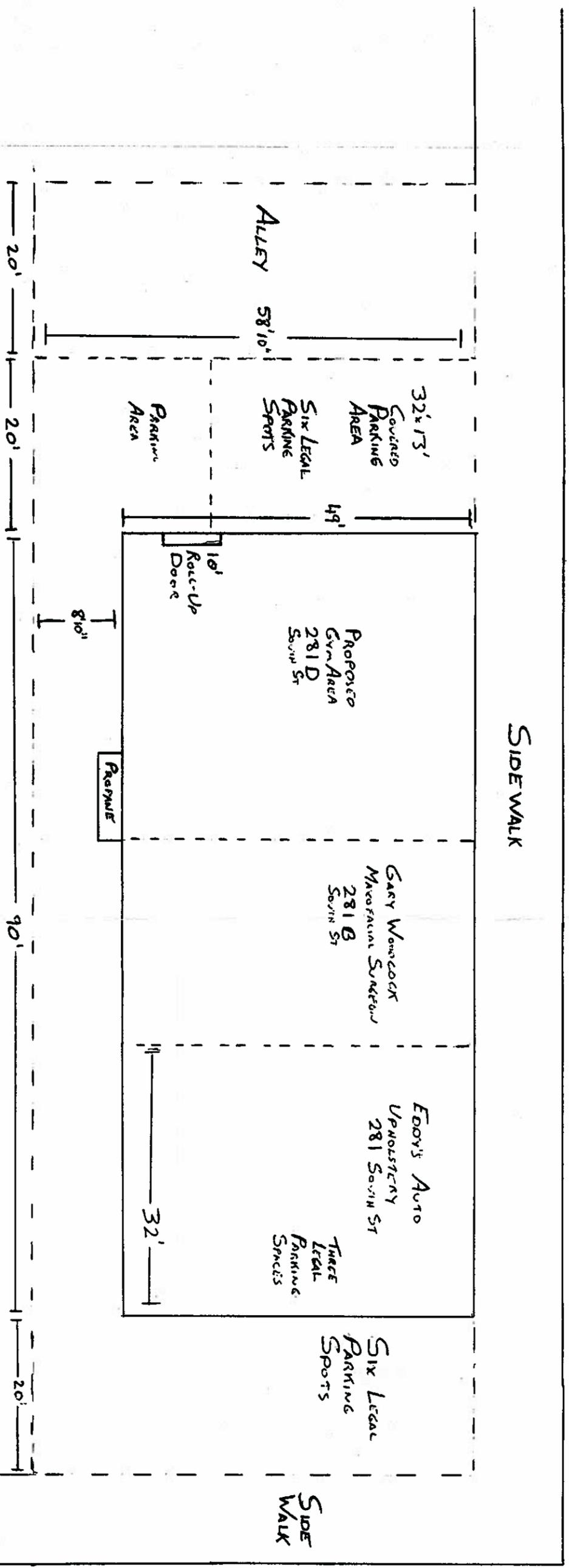
12-21-80

THIRD STREET

1568 ÷ 500 = 2
1911 ÷ 350 = 7 spaces

SIDE WALK

SOUTH STREET



← NORTH

SCALE
1" = 10'

LOUIS BROADWAY
175 CLARK ST
(206) 919-8923
PROPERTY OWNER
RICHARD EDDY
281 SOUTH ST

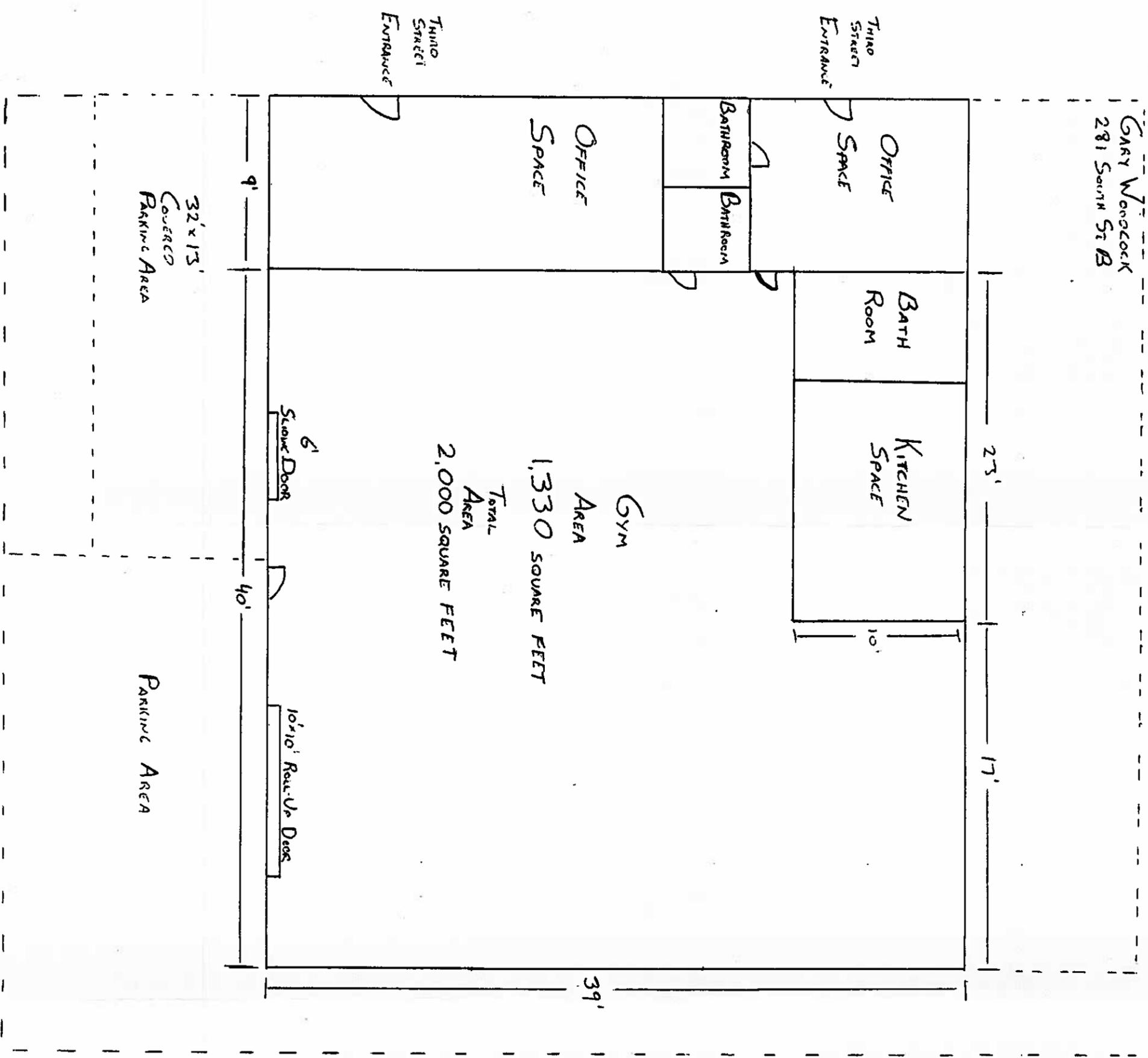
COLIN BRADSWATER
175 CLARK ST
(866) 919-8923

PROPERTY OWNER
RICHARD COOY
281 SOUTH ST

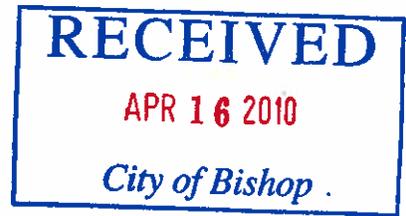
SCALE 1" = 5'

NORTH
↓

GARY WOODCOCK
281 SOUTH ST B



April 14, 2010
Teresa M Boys
389 Wildrose Lane
Bishop, CA 93514

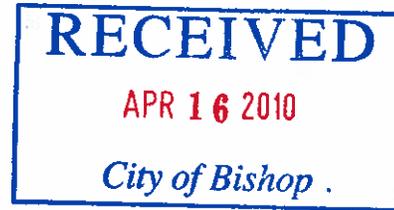


Crossfit is a great for the community and as a community we need new things. I love the classes and will continue to go and develop.

A handwritten signature in black ink that reads "Teresa M Boys". The signature is written in a cursive style with large, flowing letters.

150 Hanby Ave
Bishop, CA, 93514
4/13/2010

Bishop City Council
POB 1236
Bishop, CA, 93514



To whom it may concern on the Bishop City Council:

I am writing today to express my support for the granting of a Conditional Use Permit to Colin Broadwater and CrossFit Bishop for use of the property on S 3rd Street. I believe that Colin and CrossFit Bishop offer a unique service to the community, one that is not replicated by any of the fitness facilities currently in Bishop. In particular, CrossFit Bishop offers to the people of Bishop instruction in Olympic weightlifting techniques such as the clean and jerk, as well as gymnastic techniques such as the use of the still rings. These exercises offer a different sort of fitness than that which can be gained by using the Nautilus machines at a typical gym. The increasing membership of CrossFit Bishop is a testament to the efficacy of its techniques. For this reason I urge you to grant to CrossFit Bishop the necessary permits to use the facility in question. Doing so will benefit the people of Bishop.

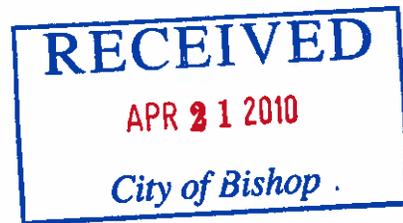
Thank you,

Tavis Ricksecker

A handwritten signature in black ink, appearing to read "Tavis Ricksecker", written over a horizontal line.

April 10, 2010

To whom it may concern,



I am writing to give my support to Crossfit Bishop, owned by Colin and Molly Broadwater. My husband and I love having a Crossfit Gym in town and we feel like its existence has brought happiness and health to our lives. The workouts we do cannot be done at the Bishop Fitness Center or at our home, so Crossfit Bishop is our only option. We often ride our bikes to Crossfit, as many of its members do and we are kindly asking the city to waive the parking restrictions so that we can have a bigger gym facility just right down the street from where we currently work out. There is not a facility in town that can accommodate us and we feel like we can be pretty low key (parking-wise) in this residential neighborhood.

Thank you for your consideration.

Annie Trujillo & Jed Porter.

APRIL 7, 2010

RECEIVED

APR 22 2010

CITY OF BISHOP

BISHOP CITY COUNCIL
P.O BOX 1236
BISHOP, CA 93514

BISHOP CITY COUNCIL MEMBERS,

I AM WRITING THIS LETTER TO EXPRESS MY DESIRE TO SEE THE CONTINUED NEW GROWTH OF FITNESS AND HEALTH ENHANCEMENT PROGRAMS IN OUR COMMUNITY.

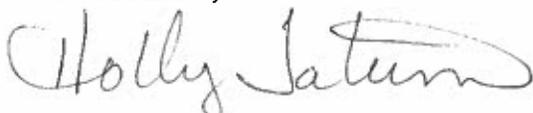
WITH THIS IN MIND I WANT TO URGE YOU TO GRANT THE CROSSFIT BISHOP FOUNDERS, A PARKING VARIANCE, ALLOWING THEM TO UTILIZE THE SPACE AT 281 E SOUTH ST. FOR THIS ACTIVITY.

UNDERSTANDING THAT THERE IS VERY LIMITED AFFORDABLE SPACE AVAILABLE FOR THIS TYPE OF ACTIVITY IN OUR COMMUNITY, I HOPE YOUR COUNCIL WOULD TAKE THIS INTO CONSIDERATION.

IT WOULD MAKE SENSE THAT THE BISHOP CITY COUNCIL AND PLANNERS WOULD HAVE THE VISION OF HELPING SMALL BUSINESSES GET A SOLID START BY GRANTING SUCH VARIANCES WHEN POSSIBLE.

THANK YOU FOR TAKING THE TIME TO CONSIDER THIS IMPORTANT OPPORTUNITY FOR OUR COMMUNITY.

SINCERELY,

A handwritten signature in cursive script that reads "Holly Tatum". The signature is written in dark ink and is positioned above the printed name.

HOLLY TATUM

April 14, 2010

To Whom It May Concern:

I have now been living in Bishop with my family for just over ten years. Initially, we were drawn to the area for its surroundings and access to so many of the outdoor activities that I enjoy. Since then, my connection and attraction to the Bishop community has grown to match my love for the outdoors. For the past five years, I have worked as a Mental Health Therapist, at Inyo County Behavioral Health. This has been both rewarding and emotionally challenging. The recent inclusion of CrossFit Bishop has provided an important and healthy balance to my work. The dedication, knowledge, and attention to my fitness provided by CrossFit Bishop has been a great catalyst fueling a new level in my health and overall well being. For me, it is clear that CrossFit Bishop is providing something very worthy to the Bishop community in helping individuals move towards greater physical health, as well as its natural positive influence into other areas. The larger, new space is an indication of the need that CrossFit Bishop filling.

Sincerely,



Paul Elia
298 May Street
Bishop, CA 93514
(760) 872-1775



INSPIRED MOUNTAIN LIVING
Eastside

Publisher Nils Davis
Editor-in-Chief Stacy Corless
Senior Editor Mike McKenna

Graphic Design: Keri Davis
Advertising Director Jen Heintzelman

Bishop City Council,

4/14/10

I am writing on behalf of CrossFit Bishop in support of their Conditional Use Permit.

The service and community that CrossFit Bishop provides to the Town of Bishop and surrounding population is invaluable. The expert coaching, health and well-being that Colin and Molly Broadwater—as owners of CrossFit Bishop—provide to both those that take advantage of it and those that will, is greatly appreciated and would be sorely missed if they were to be denied the permit because of lack of parking.

Please grant the permit and the parking as we as a town need CrossFit Bishop.

Thank you,

Sincerely

Nils Davis
Publisher
Eastside Ventures, LLC

EASTSIDE MAGAZINE

237 May Street Bishop, California 93514 Phone 760.872.7418 Fax 760.923.6077 www.theeastsidemag.com



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Thank you,

Sincerely

Keri Davis
Graphic Design
Eastside Ventures, LLC

EASTSIDE MAGAZINE

237 May Street Bishop, California 93514 Phone 760.872.7418 Fax 760.923.6077 www.theeastsidemag.com

RECEIVED
APR 28 2010
CITY OF BISHOP

April 17, 2010

To the City Council of Bishop,

I would like the City of Bishop to know that I support their waving of parking regulations for the new Crossfit facility, owned by Colin Broadwater. The idea behind Crossfit attracts and supports a young, healthy, and active community in Bishop. Colin Broadwater, as well as his wife Molly, have an outstanding expertise in the field of physical health. Their business is already a great asset to our town, and a bigger facility would likely attract more people to live healthy lifestyles.

Although I do understand, that the city, as well as residential neighbors, may be concerned about the parking situation, I am certain that members of Crossfit will continue to ride their bikes as most of them already do. Therefore, I strongly support this new facility, and the proposed waiving of parking regulations for Colin Broadwater's new Crossfit facility by the City of Bishop.

Sincerely,



Sandra Sommer
2781 Highland Drive
Bishop, CA 93514

Jessica Scida
P.O. Box 32
Big Pine, CA 93513
April 13, 2010

RECEIVED
APR 22 2010
CITY OF BISHOP

Bishop City Council
City of Bishop
P.O. Box 1236
Bishop, CA 93514

Dear Members of the Bishop City Council:

I am a resident on Big Pine, and an employee with the City of Bishop Police Department, and I am writing this letter on behalf of Colin and Molly Broadwater and in support of their business, CrossFit Bishop.

Colin and Molly are attempting to relocate their business, CrossFit Bishop to a larger facility at the corner of S. Third and South Streets, and are currently working with the city to resolve issues over the parking easements. Currently, the business, which is a private fitness facility that provides its members with elite personal and group training, is located in their garage in the 100 block of Clarke Street.

I have been a member of CrossFit Bishop for over a month now. As a member of the Bishop Police Department as both a Reserve Officer and a full time Dispatcher, fitness is a priority. The service that Colin and Molly are providing here is fantastic and beneficial to all of its members.

Their business, like all other small business here, should be viewed as an asset to the City, and I would request that we assist our small business entrepreneurs in any way that we can, including with issues over accommodating parking.

Thank you for your time.

Sincerely,



Jessica Scida

RECEIVED

APR 28 2010

CITY OF BISHOP

To whom it may concern,

My name is Victor Lawson and I am writing to voice my support for the success of a local business. The business I refer to is CrossFit Bishop, of which I am a patron and customer. As you know, current parking restrictions prohibit CrossFit Bishop's move into an improved facility. I am in favor of the City Council and Planning Commission granting owner Colin Broadwater a conditional use permit to ease or eliminate the restrictions that, in effect, are preventing him from running a successful business.

I originally moved to Bishop in 2005, lured by the open space, high mountains, small community, and ample opportunities for outdoor recreation. I began training under Colin Broadwater at CrossFit Bishop in Dec. 2009.

I've been working at Manor Market since I moved to Bishop and as my responsibilities have increased over the years, so has my knowledge and connectivity to our community. I can say from direct experience that CrossFit Bishop is enriching our community! The training philosophy behind Colin's prescribed workouts encourages healthy, positive living as well as an awareness of eating right to sustain physical performance. I know this personally as well as professionally. As the assistant store manager and the natural/organic dept. manager at Manor Market, I have actually seen an increase in the sales of certain foods that are associated with Crossfit. Lean meats, eggs, nuts, seeds, and leafy greens are selling like crazy since CrossFit Bishop has opened!

As a member of Think Local First I have had the opportunity over the last few years of befriending many local business owners/managers. I know from experience that we all support each other as often as possible. If CrossFit Bishop moves into a new facility it will set off a chain reaction; the increase in facility quality will encourage more people to train there. Colin will be able to provide more sessions per day to discourage congestion. Colin will probably begin to advertise locally. He will purchase goods and services locally that will improve his business and facility. At this point it's possible that he will need to hire an employee or two, creating jobs. Everybody wins!

It is here that I imagine you saying to yourself, "yes, increasing his business is great...for everything except the parking situation!" Well, despite appearances, I'd have to disagree. You see, CrossFit Bishop is a business rooted in health and fitness. That fact alone, coupled with the attractively small size of the town of Bishop, means that *most of us ride our bikes anyway!* I am positive that if Colin asked us to, we *all* would. And if it came to it, I would be willing to sign an agreement stating that as a member of CrossFit Bishop, I would not drive to my training session.

The bottom line here is that CrossFit Bishop has a very attractive and foolproof business model that has been proven effective by many other CrossFit affiliates worldwide. It promotes community and health awareness. By waiving/amending current parking regulations you would be supporting a very real and positive thing.

Thank you for your time and consideration.

Sincerely,

Victor Lawson
Assist. Manager, Manor Market Inc.
760-920-0654
3043 W. LINE ST.

RECEIVED

APR 16 2010

CITY OF BISHOP

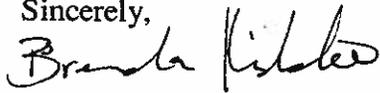
April 14, 2010

Dear City Council and Planners,

I have had the grand honor and opportunity to be a member of CrossFit Bishop. Joining CrossFit has been one of the most inspirational, motivating life changing experience for me. Not only have I seen my personal changes, but all the CrossFit members as well have had the most positive outlook and experience as well.

I could only encourage for anyone to join CrossFit and if CrossFit could have the opportunity to grow here in our community and allow others to experience the amazing levels of fitness they could accomplish and to better their health, it would be worth seeing. Please consider setting aside the parking restrictions and give CrossFit Bishop the chance to grow, this truly could be one of the most positive outcomes for our community.

Sincerely,



Brenda Kiddoo
CrossFit Bishop Member

2281 Longview
Bishop

RECEIVED
APR 16 2010
CITY OF BISHOP

To: City Council PO Box 1236 Bishop, CA 93514

From: Savannah Jackson 486 N. Second Street Bishop, CA 93514

Date: April 13, 2010

To Whom it May Concern-

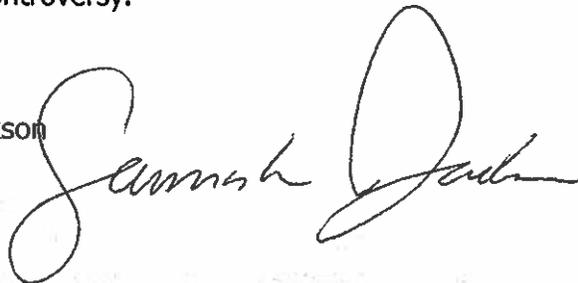
Re: Conditional Use Permit for Cross Fit Bishop, Parking Restrictions

Hello, I am a long time resident of Bishop, and have known about and heard of CrossFit for many years, when I heard there was now a trainer and possibly a gym here in Bishop, I was ecstatic. It's a major addition and benefit to the whole community, young and old, fit and couch potato alike (well those wanting to begin some sort of fitness program). I have felt the existing gym in Bishop is sorely lacking, and I have never even considered being a member there. However, now that we have one of the best fitness regimens out there, I am a member and ride my bike to work out a few times a week. This program is catching like wildfire and there are more folks in our community that are now becoming certified coaches, so it's only going to keep growing.

I am requesting you alleviate the parking restrictions on the building they are considering leasing to make this a public facility that can accommodate many more members of the community. Most of the folks I know do ride their bikes or run or walk there, and will continue to do so if we can keep it so centrally located in the main part of town which is so easily accessible to so many. The potential location is also on the edge of South Street, so there is much street parking that runs along the south side of the street, against DWP land and not near any homes. There is also a storage unit and automotive garage adjacent, so this is a slightly industrial and commercial block already.

Thank you very much, please consider the request and hopefully see the benefit outweighing the potential controversy.

Savannah Jackson

A handwritten signature in black ink, appearing to read "Savannah Jackson", written in a cursive style.

RECEIVED

APR 19 2010

CITY OF BISHOP

Dave Gardner

PO Box 147 Bishop, CA 93515

April 19, 2010

Dear Members of the Bishop City Council:

I am writing this letter in support of Colin Broadwater's application to relocate his existing business, CrossFit Gym, to a new and larger location. I understand that the proposed location does not meet the City's requirement for number of parking spaces for a gym/health club facility use.

As a former City Planner, I know first hand the necessity of applying consistent development standards for all development. Although the City's parking requirement serves as a guideline for *new* development, it can also present an insurmountable obstacle when applied to existing and previously non-conforming uses.

Holding the applicant to the strict interpretation of the City's parking requirement can be unduly burdensome, especially if there are few options available for the applicant if they are unable to meet those requirements. Such requirements often inhibit prospective new businesses from establishing themselves in neighborhoods where the proposed use may actually be very well-suited. This is indeed the case with Mr. Broadwater's proposal. The City should thoroughly weigh the value of its parking space requirement, in a neighborhood that has no parking problem, when compared to enabling meaningful small business growth and development.

I'm not suggesting that you let Mr. Broadwater completely off the hook here. What I am suggesting is that you approve his application with reasonable accommodation considering the site's inability to meet the City's strict interpretation of the municipal code parking requirement for the proposed use.

Two things are plainly obvious about Mr. Broadwater's business endeavor: that his proposed location is far better suited considering the use to his existing one, and that his business has succeeded brilliantly during the past year, while developing a dedicated following amongst many members of the community.

Please consider his request an opportunity to further support a vibrant and growing small business endeavor within our community.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Gardner", with a long horizontal flourish extending to the right.

4/14/2010

RECEIVED
APR 15 2010
CITY OF BISHOP

To Whom it May Concern:

This is a letter of support for Crossfit Bishop owner Colin Broadwater. As a Crossfit coach, Colin has brought the residents of Bishop a service that is invaluable. Crossfit is an original and beneficial physical fitness program unlike any other. I have been training with Colin for approximately 8 weeks and have experienced changes in my health and physical fitness that I have not been able to attain via any other resource in the Eastern Sierra. As a healthcare provider, I am acutely aware of the need for our residents to have access to a physical fitness program such as Crossfit. Moving to the facility on South St. would provide Colin the opportunity to include a greater population of the valley's residents in this tremendous and enriching program. The benefits of this program far outweigh any parking concerns the city may have. Currently, many members walk, run, or ride bicycles to class. The gym operates now in a residential/business area and has not received a single complaint related to parking. It would be in the City's best interest to approve a Conditional Use Permit for Crossfit Bishop that would in turn benefit the residents of Bishop.

Thank you for your consideration,

Lisa Erwin



2394 Cheyenne Drive

Bishop, Ca. 93514

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Conditional Use Permit –
873 North Main Street

DATE: May 25, 2010

The proponent, Inyo Mono Title at 873 North Main Street, is requesting permission to place an 8' x 20' storage container at the location. A site plan is included for Commission review. Staff has also provided a list of possible standards utilized for storage containers within permitted zones.

RECOMMENDATION:

Review the request to place an 8' x 20' storage container at 873 North Main Street.

MEMORANDUM

Date: May 18, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: Conditional Use Permit / Inyo-Mono Title Co. Storage Container

Subject: An application for a request of a Conditional Use Permit to allow the applicant Inyo Mono Title Company to place one 8' x 20' storage container at 873 N. Main Street (APN 08-113-13).

Background: The project site 873 N. Main Street is in a C-1 zoning district which is General Commercial and Retail District. The adjacent properties to the north, south and east are zoned C-1, to the west is an R-3 zone (Multiple Residential District). North of the project is Sierra Street, a commercial / retail facility and a church, to the east is Main Street and commercial retail facilities, to the south is a hotel and to the west is a residential multi-family facility. The requested approval would allow the continued use of one existing storage container. The 1.11 acre site use is a business office with facility parking.

Project Description: The existing storage container is placed on the south property line on a paved surface behind a solid fenced area. The container is being used to store office materials, supplies and furniture. The storage container does not impact facility parking. The container will need to be placed ten (10) feet away from the south property line to bring the container into compliance with fire life safety codes.

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 placed 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.

Recommendation: Review the request for a Conditional Use Permit to allow the placement of one storage container at 873 N. Main Street for compliance with City of Bishop Ordinance No. 499.



Bishop Escrow and Title Division
873 N. Main Street, Bishop, CA 93514
Phone (760) 872-4741 Fax (760) 873-8938

Escrow Dept. 218 Sierra Park Rd., P. O. Box 1030
Mammoth Lakes, CA 93546
Phone (760) 934-3302 Fax (760) 934-6206

April 29, 2010

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

Attn: Richard F. Pucci
City Administrator/Planning Director

Re: Use Permit for storage containers

Dear Mr. Pucci,

This letter is attached to our Use Permit and Zoning Variance Application Form to describe our proposed project.

Our proposed project is to add one 8 x 20 storage container on the south side of our property that backs up to the Comfort Inn. This project area is currently used for open storage and is fenced off from our parking lot. We would like to place the storage containers within this fenced area for protection of the items being stored. The proposed container color will blend in with the color of the fence and all buildings.

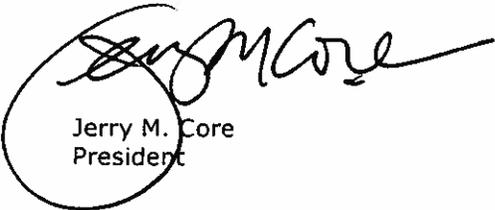
We feel that our request will not have any adverse affect on our neighbors in any way. The adjacent property to our south, the Comfort Inn, does not use this north side of their property. The back of their building that faces our property and has no open windows that can be seen from any of their rooms. The windows that do exist have been painted over on the exterior and have been dry walled over inside each of their rental rooms.

The other neighboring property is the backside of the Town and Country Buffet (formerly known as Sizzler). Again, our proposed project site should have no affect on their property since the site is behind their building out of the view of their customers.

In addition, there are no potential traffic problems that could be affected by our project because the location of our project does not have any direct street access.

We appreciate your attention and consideration of our project.

Sincerely,


Jerry M. Core
President

City of Bishop

Use Permit and Zoning Variance Application Form

(To be completed by applicant)

Date Filed 12-17-09

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

Name and address of applicant:

Inyo-Mono Title Company, Jerry M. Core, President, 873 N. Main Street, Bishop, CA 93514

Name and address of property owner:

Inyo-Mono Title Company, a California Corporation, 873 N. Main Street, Bishop, CA 93514

Legal description of property:

Parcel 1 of Parcel Map 294, in the City of Bishop, County of Inyo, State of California, as per

Map recorded in Book 4 Page 35 of Parcel Maps, in the office of the County Recorder of said county.

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

873 N. Main Street, Bishop, CA 93514 APN: 08-113-13

Present zoning:

C-1

General Plan designation:

Proposed use of property:

One 8 x 20 storage container

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


Signature

12-17-09
Date

Inyo-Mono Title Company
Name: Jerry M. Core, President

Phone or email: 760-937-6024
jcore@inyomonotitle.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

12-17-09
Date

Inyo-Mono Title Company
Name: Jerry M. Core, President

Phone or email: 760-937-6024
jcore@inyomonotitle.com

This Section For City Use

Filing Fee:

Receipt/application number:

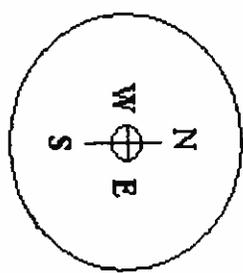
Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks

SIERRA STREET



PARKING LOT

INYO-MONO TILE CO.

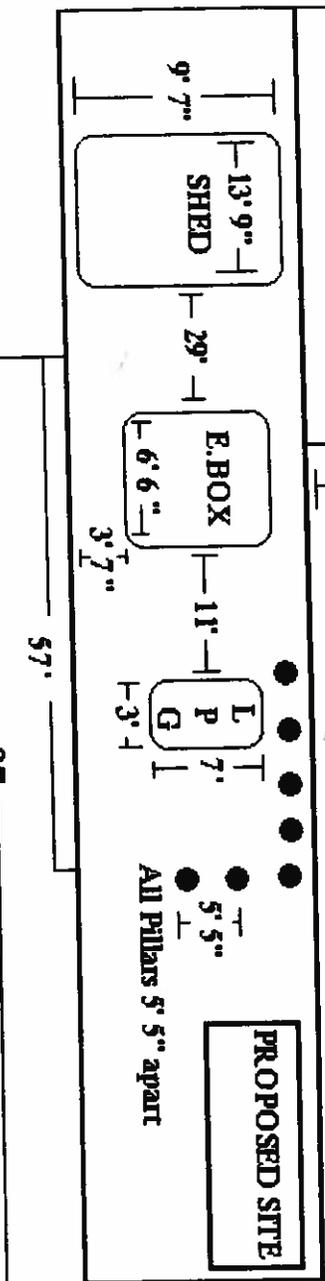
163'

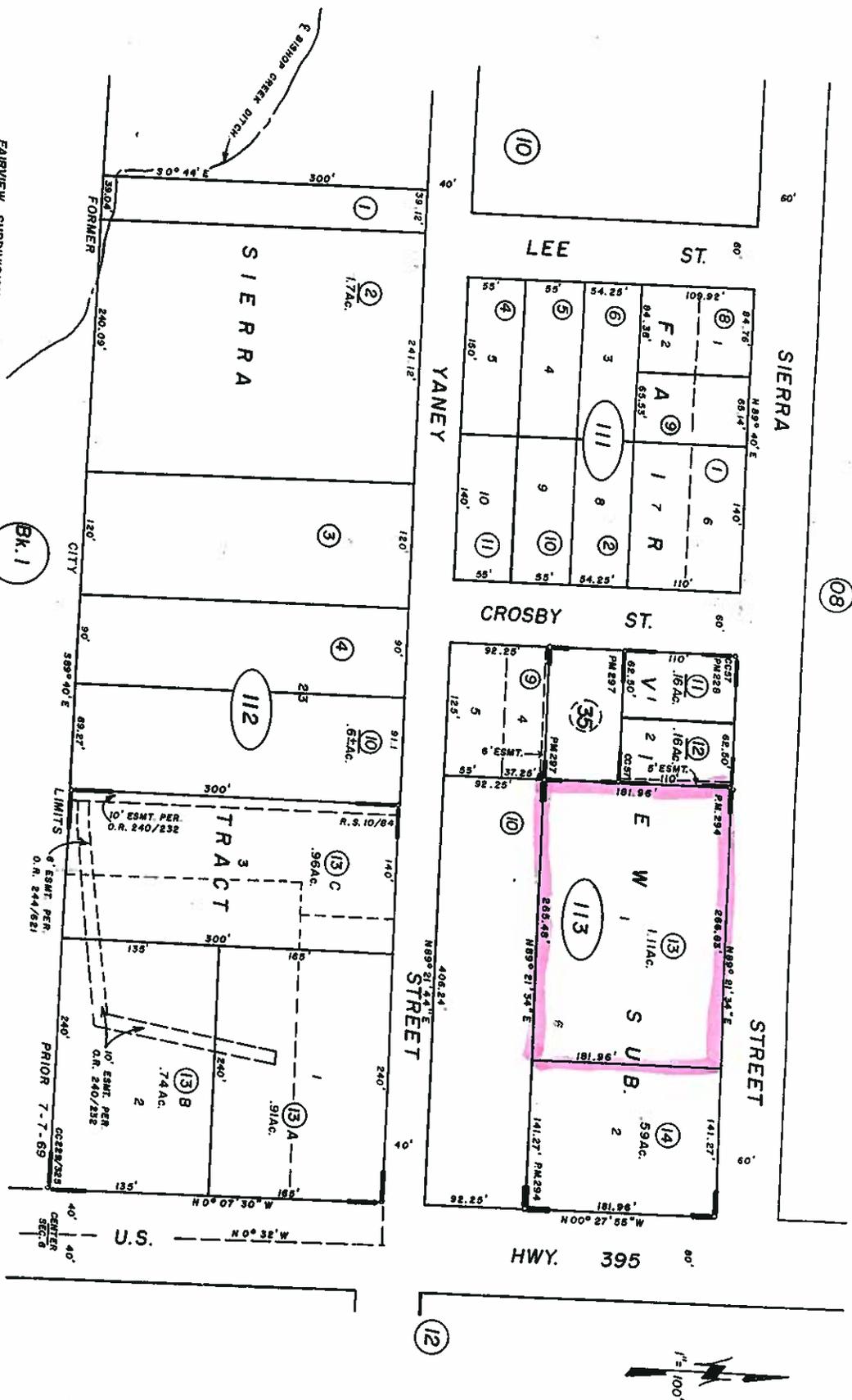
100'

SIZZLER/
HOMETOWN BUFFET

HIGHWAY 395 (MAIN STREET)

COMFORT INN





FAIRVIEW SUBDIVISION M.O.R. Bk. 1, Pg. 65
 SIERRA TRACT M.O.R. Bk. 1, Pg. 52
 R.S. Bk. 10, Pg. 84
 CC 57 VOL. 250, Pg. 52
 P.M. 228 Bk. 3, Pgs. 29, 30
 P.M. 237 Bk. 4, Pgs. 29, 30

P.M. 294 Bk. 4 Pgs. 35, 36

Bk. 1

Assessor's Map Bk. 8 - Pg. 11
 County of Inyo, Calif.
 1950

7-27-93

