



CITY OF BISHOP

377 West Line Street - Bishop, California 93514

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HOUSING POLICY
DEVELOPMENT, HCD

MAR 24 2011

March 21, 2011

State Clearinghouse
P. O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

RE: CITY OF BISHOP GENERAL PLAN ANNUAL PROGRESS REPORT 2010

Enclosed is the City of Bishop's General Plan Annual Progress Report for the calendar year 2010. This report was approved by the City Council at its regular meeting on March 14, 2011.

If you have any questions, please contact our office at 760-873-5863.

Sincerely,

Denise Gillespie
Assistant City Clerk

Enclosure

cc: Gary Schley, Public Services Officer



CITY OF BISHOP

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General Plan 2010 Annual Progress Report

Introduction

The City of Bishop is required by State law to have a legally adequate General Plan (Government Code sec. 65300 et seq), which primarily addresses the physical development of the City. As part of its General Plan, the City must include the following seven elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, 7) Safety (sec. 65301(c)). The City's General Plan also includes three optional elements: Economic Development, Public Services/Facilities, and Parks/Recreation.

State law further requires the preparation of an annual progress report to the City Council, the Governors Office of Planning and Research (OPR), and the State Housing and Community Development Department (sec. 65400(b)). The purpose of the report is to provide the City Council and state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies, and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

Background

The City of Bishop is the only incorporated City in Inyo County with a geographic area of approximately two square miles and a current population of three thousand five hundred fifty one (3551). The 2000 Census data reported a population for Bishop of three thousand five hundred seventy five (3575) which reflects zero to negative growth the past ten years. City population growth, housing, and job generation have been consistent with no anticipated growth or job generation. Bishops City Council, Planning Commission, Sewer and Water Advisory Committee, and Parks and Recreation Advisory Committee hold regular meetings encouraging implementation of the General Plan and its various elements.

Analysis

An update of the City's General Plan Housing Element was completed and approved by the City Council for the 2009/2017 planning period. The approved Housing Element update was formally submitted to the State of California Housing and Community Development Department. State of California Housing and Community Development Department gave approval and acceptance of the document. The City initiated the progress being made towards an update of the General Plan Circulation Element during the 2010. There were no General Plan amendments introduced or implemented during the calendar year 2010.

The following discussion summarizes the status and the implementation progress of individual Elements during the calendar year 2010.

Land Use Element

The Land Use element designates the location and extent of land categories such as housing, business, industry, public facilities, and open space. It includes policies and a land use map. The progress towards implementation of the Land Use Element includes the continued processing of development applications throughout the community.

Circulation

The purpose of the Circulation Element is to set forth policies and programs which promote effective use of transportation facilities in order to efficiently and safely move people and goods, while striving to protect and manage the environmental, economic, and natural resources of the city.

The Circulation Element indicates the general location, extent, and inter-connection of existing and proposed public facilities for cars, buses, trucks, pedestrians, bicycles, wheelchairs, and other transportation modes. The system of facilities is coordinated with existing and proposed land uses and known constraints. The improvement of existing facilities and the construction of new facilities can further the purpose of the Circulation Element. During the 2010 calendar year, the city:

- Started work on an update of the Circulation Element (to be called Mobility Element) of the Bishop General Plan.
- Constructed the Hanby Avenue Pavement Reconstruction project that replaced pavement on Hanby Avenue.
- Advertised Road Improvement Project A for construction bids. Project A will replace pavement and construct new curb, gutter, and sidewalk.
- Continued environmental work on the Seibu to School Bike Path.
- Restarted environmental work on the Pine to Park Path project using a new alignment.
- Completed environmental document for Wye Road Intersection Improvement project.
- Started the process of dropping the Sneden Street Improvements project and moving the funding to a new project to improve Warren Street from South Street to its north end.
- Performed street maintenance including filling potholes, sealing cracks, painting, and signs.

Housing

The City's growth is constrained on all four sides: on the north, east and south by properties owned by other public entities; and the west by the Bishop Paiute Indian Reservation.

Bishop has approximately four hundred acres of undeveloped land of varying zoning designations. However, the City is constrained in planning for their future use because these lands are owned by other public entities and are not available for development. Existing available residential vacant land within the City limits is minimal. In a sense, these constraints require the City to emphasize compact development; that is, there are very limited locations allowing City growth.

The City initiated an Environmental Constraints Study pertaining to development of vacant properties within and adjacent to the City during the 2008 year. The study was complete in the 2010. No development applications were processed during the 2010 planning year.

A. Progress in Meeting the City's Share of Regional Housing Needs for 2009 Housing Element Planning Period 2009 – 2017

The following information is provided to comply with progress report requirements of the Government Code in regard to meeting the City's share of regional housing needs for the draft 2009 Housing Element planning period 2009-2017.

- 26 units very low income households.
- 15 units low income households.
- 19 units moderate income households.
- 50 units above moderate income households.

Table B (attached) provides a detailed summary of Bishop's progress in meeting regional housing needs for the 2009 Housing Element planning period. The information in the table shows the number of residential units that have been built and units that have been rehabilitated.

As shown in Table B, the City is at the beginning of the 2009 - 2017 RHNA planning period which shows 8 housing units being built or rehabilitated. During this planning year no new units were constructed and four (16 actual) were rehabilitated. The rehabilitated units were within the low, moderate and above moderate income levels. The total needed units are considered by income category. The City has a remaining need of 102 units for the 2009 - 2017 planning period. The State Department of Housing and Community Development allows limited credit toward meeting the Regional Housing Need Analysis numbers incorporated into the City's Housing Element for rehabilitation projects. Criteria was set establishing what a rehabilitated unit is. A combination of items to be considered are weatherization, such as a new roof, new windows, weatherproofing, high efficiency mechanical equipment, ventilation, new electrical services and electrical equipment and updated plumbing systems. The State allows a 1:4 ratio for rehabilitated units. The rehabilitated units in Table B reflect the 1:4 ratio.

IMACA performed minimal or partial rehabilitation of 32 dwelling units in the low and very low income levels within City of Bishop during 2010. Of these 32 partial rehabs none were included as part of the 1:4 housing unit/rehabilitated unit ratio. These partial rehabilitations consisted of weatherization, insulated window replacement, energy efficient hot water heaters and space heating units, electrical and plumbing repairs.

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2009	2010	2011	2012	2013	2014	2015	2016	2017				
Very Low	Deed Restricted													26
	Non-deed restricted													
Low	Deed Restricted													12.5
	Non-deed restricted	1.5	1									2.5		
Moderate	Deed Restricted													14.5
	Non-deed restricted	2.5	2									4.5		
Above Moderate			1									1		49
Total RHNA by COG. Enter allocation number:														
Total Units		4	4									8		102
Remaining Need for RHNA Period														

B. 2009 Housing Element

The 2009 General Plan Housing Element was adopted by the Bishop City Council, April 21, 2010. The adopted Housing Element was submitted and reviewed by the Department of Housing and Community Development and was found to be in full compliance with State housing element law (Article 10.6 of the Government Code). The process of updating the Housing Element was a continued effort by City of Bishop Planning Department, Bauer Planning and Environmental Services, an outside consultant, and State of California Housing and Community Development Department. Progress is being made toward the Housing Element 2010 goals and the City anticipates that an Emergency Shelter Overlay Zone will be in place by April 2011.

Conservation/ Open Space

The purpose of the Conservation and Open Space Element is to identify goals, objectives, and policies for the management, preservation and conservation of open space and natural resources. The progress toward implementation includes ongoing review of development projects for conformance to the Conservation/Open Space Element.

Noise

The Noise Element is a guide to be used to identify and mitigate problems which may result from excessive noise levels. The Noise Element also serves as a guideline for compliance with the State's noise insulation standards. The progress toward implementation of this element includes ongoing control of excessive noise in accordance with the Bishop Municipal Code Sec 8.12 Noise Control.

Safety

The Safety Element identifies goals, objectives, and policies for the protection and safety of the general public concerning air quality, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress toward implementation of this Element includes ongoing review of development projects for conformance to the Safety Element.

Public Services/Facilities

The purpose of the Public Facilities and Services Element is to set forth policies for the provision of services that are essential to assure the public health and safety. These services include domestic water supply, treatment, and distribution, wastewater collection, treatment, and disposal, building safety, fire protection and police. During the 2010 calendar year, the City:

- Through three construction projects, constructed about 6,000 feet of new water line on Hanby, Schley, May, Willow, and North Third Streets.
- Started work on a SCADA (Supervisory Control and Data Acquisition) system for the City water and sewer systems.
- Replaced 1,100 feet of sewer and constructed services on a portion of Hanby Avenue as an emergency project.

- Replaced 1,000 feet of sewer and constructed services on Keough and Hobson Streets.
- Performed normal water maintenance and operation activities including repairing water leaks, replacing fire hydrants, exercising systems valves, testing backflow devices, and conducting water quality tests.
- Performed normal sewer maintenance and operation activities including cleaning and video-inspecting sewers, repairing collapsed lines, clearing blockages, inspecting grease interceptors, and constructing manholes.
- Continued updates to the city Geographic Information System (GIS).

Parks/Recreation

The Parks and Recreation Element establishes goals and policies to identify parks and recreational resources and suggest ways in which additional recreational needs can be satisfied, and guide the acquisition and development of future parks and recreational areas.

Parks and Recreation Mission Statement – To offer and promote recreational, educational, and volunteer opportunities in a fun, safe, well maintained environment to persons of all ages. Thereby, promoting good health, teamwork, and accentuating a positive quality of life.

- Completed safety related projects and facility upgrades – Provided a safe alleyway, traffic calming devices and stop signs in roadway adjacent to children’s ball fields. Re-construction/dedication of picnic pavilion, added (2) new water fountains.
- Began Community Garden Project at the City Park and continuation of Garden Project in Sunrise Mobile Home Park.
- Creation of Arboretum Master Plan.
- City Park Draft Conceptual Design approved by City Council.
- Hired (3) full time employees – Community Services Secretary, City Park Supervisor, City Park Facilities Maintenance Worker.
- Collaboration with the following committees, work groups and organizations – Community Garden Committee, Inyo County Collation on Youth Obesity, National Association of Youth Sports, California Parks and Recreation Society, Continuation of the Tree Forum, Youth Sports Council and Bishop and Mammoth High Schools.
- Programs, Events and Services;
 - Programs*
 - Adult - Softball, Basketball, Volleyball, Self Defense, Cardio-Fitness, Swim Lessons, Water Aerobics, Tennis, Dog Obedience.
 - Children – Self Defense, Tennis, Gymnastics, Art, Swim Team, Swim Lessons, Home Street Ski Program.
 - Events*

Mule Days and Labor Day Arts & Crafts Festival, Community Band Concerts, Trunk or Treat, Farmer's Market, Softball Tournaments, a Wedding, Pavilion Rentals, Rainbow Days, Big Day in the Park (4th of July).

Camps

Summer Fun, Baseball, Basketball, Soccer, Tennis, Gymnastics and Thanksmas.

Planning Action January 1, 2010 – December 31, 2010

DATE	ACTION
1/11/10	<p>Ordinance No. 526 – Amending City Zoning Map - The City Council approved the first reading of Ordinance No. 526, by title only, zoning areas previously unzoned and adopting the Zoning Map of the City of Bishop.</p> <p>Ordinance 276 – Relating to Keeping of Poultry in City Limits – The City Council tabled further discussion on the issue until a future uncertain date.</p> <p>Request for Proposals – The City Council authorized the release of Request for Proposals for the Sewer Plant Headworks Improvement Project for engineering work.</p> <p>Advertisement for Bids – The City Council authorized advertisement to go to bid for the Schley Street Water Line Replacement Project.</p>
1/25/10	<p>CDBG Homeowner Assistance Program – Develop guidelines for the loan program through CDBG for first time homeowners. The City Council agreed on the following parameters for the program: (1) Limit funding to \$200,000 per household. (2) Houses eligible for purchase within the City limits. (3) Applicants first preference is working or living within the City for past 6 months and second preference is living or working within greater Bishop area for past 6 months. A document will be submitted to the State for approval and be brought before the City Council at the February 25th meeting for action.</p>
1/26/10	<p>No Planning Commission meeting scheduled.</p>
2/8/10	<p>Bid Award – The City Council awarded bid for the Schley Street Improvement Project to Conspec Incorporated in the amount of \$61,225.46.</p>

2/22/10

CDBG Homebuyers Program Guidelines – The City Council accepted the Community Development Block Grant Homebuyers Program Guidelines as presented.

CDBG Homebuyer Program Income Reuse Plan – The City Council adopted Resolution No. 10-03 by title only, a resolution of the City of Bishop authorizing the Program Income Reuse Plan for CDBG funds.

Ordinance No. 276 – Relating to keeping chickens and animals in City Limits. Guidelines were established for the draft ordinance.

Advertise for construction bids – The City Council approved the request to advertise for construction bids for the Hanby Pavement Reconstruction Project funded through American Recovery and Reinvestment Act economic stimulus funding.

Advertise for construction bids – The City Council approved the request to advertise for the construction of Keough and Hobson Streets Sewer Improvements project.

City Park conceptual design – The City Council adopted the conceptual design of the City Park as presented.

2/23/10

No Planning Commission meeting scheduled.

3/8/10

Negative Declaration of Environmental Assessment – The City Council moved to adopt a Negative Declaration and file a Notice of Determination with a finding that the project at 312 North Main Street, to allow 165 feet of signage, involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.

Mitigated Negative Declaration – The City Council moved to adopt a Mitigated Negative Declaration and file a Notice of Determination with the finding that the project at 636 North Main Street, regarding the method of calculating the square footage of signage, with the mitigations for Geology and Soils and Transportation/Traffic, involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.

Draft Ordinance No. 530 – Keeping of Poultry/Animals in City Limits. The City Council decided to move forward with developing an ordinance to be placed on the November election ballot.

Bid Award – Hanby Street/May Street Utility Project Construction -
The City Council approved the execution of a construction contract in the amount of \$279,617.00 with PE Engineering.

Contract Award – Water SCADA – The City Council approved the execution of a contract with Ecologic, of Rocklin, CA for the Water SCADA project with expenditure not to exceed \$97,965.00.

3/22/10 **Bid Award –** The City Council voted to award the bid for the Keough/Hobson Sewer Construction Improvement Project to Zenitram from Lancaster with expenditure not to exceed \$125,687.10

Ordinance No. 530 – Keeping of Animals and Poultry – The City Council moved to adopt the introduction/first reading of Ordinance No. 530 and set April 12, 2010 for second reading/adoption, relating to keeping chickens and rabbits in the City of Bishop.

3/30/10 **Conditional Use Permit –** The Planning Commission approved the request to increase the allowable 80 square feet of signage to 165 feet of signage at 312 North Main Street, which is located in a C-1 district.

Conditional Use Permit – The Planning Commission approved the request to increase the allowable 80 square feet of signage to 166 square feet of signage at 636 North Main Street which is located in a C-1 district.

Conditional Use Permit – The Planning Commission approved the request to place one storage container at 636 North Main Street, which is located in a C-1 district, with the condition the storage container to be in a clean and sanitary condition with no electric or signage pursuant to the plan submitted.

4/12/10 **Ordinance No. 530 – Keeping of Chickens and Rabbits –** The City Council adopted Ordinance No. 530 by title only amending Bishop Municipal Code Title 6, Chapter 6.08 miscellaneous animal provisions by adding a new section 6.08.101 allowable exception thereto relating to keeping chickens and rabbits.

Bid Award – The City Council awarded the Hanby Avenue Pavement Reconstruction Project contract to Granite Construction with expenditure of up to \$328,161.75.

Contract Amendment – The City Council approved the contract amendment with Triad Holmes Associates in the amount of \$25,300.00 for the utility project delivery services for waterline work with total expenditures on the contract not to exceed \$102,300.00.

- 4/26/10 **Housing Element** – The City Council adopted the 2009 City of Bishop Housing Element.
- 4/27/10 **Conditional Use Permit** – The Planning Commission approved the request 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 be brought up to code.
- 5/10/10 **Negative Declaration of Environmental Assessment** – The City Council adopted a Negative Declaration to allow the set aside of commercial parking requirements for a gymnasium with the finding that the project has no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.
- CDBG FY 2010-11 Planning and Technical Assistance Program Public Hearing** – No public comment was provided.
- CDBG FY 2010-11 Homeownership, Housing Rehabilitation, Public Facilities, Public Services and Public Improvements activities Public Hearing** - Comments were received from the Executive Director for Inyo Mono Advocates for Community Action and Director of the Inyo Mono Association for the Handicapped stating there is a desperate need of affordable housing for developmentally disabled residents in the Bishop area.
- 5/24/10 **Negative Declaration Notice of Determination** – The City Council adopted a Negative Declaration determining that the Wye Road Intersection Improvements Project involves no potential for adverse effect either individually or cumulatively on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.
- Measure C – Ordinance No. 530 relating to Keeping Chickens and Rabbits.** The City Council agreed to allow arguments for or against the measure to come from the registered voters within the City.
- Emergency Hanby Sewer Improvements** – The City Council approved to waive the normal procurement process and authorize the expenditure of up to \$200,000 for improvements due to the collapse of two main branches of the City’s sewer system on Hanby Street.
- 5/25/10 **Conditional Use Permit** – The Planning Commission granted a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 281 East South Street, which is located in a C-1 zone.

Conditional Use Permit – The Planning Commission approved the request for a Conditional Use Permit to place one 8'x 20' storage container at 873 North Main Street, located in an C-1 district, with the condition that there is no electrical service or lighting to the container and no signage be placed on the container.

6/14/10

Environmental Review/Mitigated Declaration – Silver Peaks 74-unit attached residential complex for seniors and persons with disabilities. The City Council voted to adopt a Mitigated Negative Declaration and authorize the filing of a Notice of Determination with the finding that the proposed mitigations for Noise, Geologic Issues, Water, Air Quality, Biological Resources, Aesthetics and Cultural Resources, the proposed Silver Peaks Project involves no potential for adverse effect, either individually or cumulative, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.

CDBG Application for Silver Peaks Project – 74-unit multi-family residential units which would be occupied by income-restricted seniors and persons with disabilities. Resolution 10-09 was adopted by resolution only approving a 2010/2011 application for funding and execution of a grant agreement and any amendments thereto from the general allocation of the State CDBG Program.

Long Term Monitoring Agreement – Willow Plaza Apartments. The City Council approved the five-year extension to the long-term monitoring agreement with Mammoth Lakes Housing for the Willow Plaza workforce housing project in an annual amount of \$2,500. The contract is effective July 1, 2010 through June 30, 2015.

6/28/10

CDBG GRANT – The City Council voted to accept the final product by Enplan for the 07-PTAG-3577 Environmental Constraints funded by the 2007-2008 Community Development Block Grant Planning and Technical Assistance Program.

Water Line Project – The City Council authorized to advertise for the May/Willow/North Third Street Water Line Improvements Project for construction. The project is estimated to cost \$600,000.

Resolution 10-10 – The City Council voted to adopt Resolution No. 10-10 by title only "A resolution calling for a special municipal election relating to City Measure C - The keeping of chickens and rabbits".

6/29/10

No Planning Commission meeting scheduled.

- 7/12/10 **ESTA Advanced funding agreement** – The City Council voted to approve the line of credit for \$40,000 to Eastern Sierra Transit Authority and authorized the City Administrator to execute the document.
- 7/26/10 **Traffic Safety Grant** – The City Council accepted the Office of Traffic Safety grant in the amount of \$53,000 to be used to conduct traffic speed, driving under the influence and motorcycle enforcement.
- 7/27/10 **Conditional Use Permit** – The Planning Commission approved the request for a conditional use permit to place one 8' x 20' storage container at 221 East Yaney Street, which is located in a C-1 district with the condition that there is no electrical service, lighting, or signage placed on the container, the exterior is painted every 5 years and the container may not be used as storage rental; the container is to be placed as pursuant to the site plan provided.
- Conditional Use Permit** – The Planning Commission approved the request for a conditional use permit to place one 8' x 20' storage container at 725 North Main Street, located in a C-1 district, with the condition that there is no electrical service, lighting, or signage placed on the container, the exterior is painted every 5 years, the container may not be used as storage rental and the container is to be placed as pursuant to the site plan provided.
- 8/9/10 **Negative Declaration** – The City Council voted to adopt the Negative Declaration and file a Notice of Determination with the finding that the project to allow Pestmaster Services, 137 E. South Street, to set aside the commercial parking and driveway requirements for the placement of one cargo type storage container and one office trailer. The project has not potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.
- Environmental Review** – The City Council voted to adopt the Negative Declaration and file a Notice of Determination to allow William Talbot to develop a vacant property into a 1,530 sq. ft. professional office facility with parking and site improvements at 537 Hammond Street. The project will have no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings.
- 8/23/10 **Bid Award** – The City Council voted to award the bid for the May/Willow/N. Third Street Water Improvements Project to Marzano and Sons in the amount not to exceed \$479,461.50 and authorized the execution on the construction contract.

8/31/10

Conditional Use Permit - The Planning Commission approved the request to place three storage containers at the SCE pole yard, which is located in a C-2 district, with the conditions of no electrical service or lighting, no placement of signage upon the containers and the exterior surface be painted every 5 years. The containers may not be used as storage rental and the containers shall be placed pursuant to the site plan provided.

Conditional Use Permit - The Planning Commission denied a request (without prejudice) for a Conditional Use Permit to set aside the required number of 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 Pestmaster Services Inc. 137 East Line Street, which is located in a C-1 district.

Tentative Parcel Map – The Planning Commission approved the request for an extension of 18 months to complete the requirements of Tentative Tract Map 388 for the conversion of a four-unit rental to condominiums.

9/13/10

Negative Declaration Notice of Determination – The City Council voted to adopt a Negative Declaration and file a Notice of Determination that the proposed zone change at 187 Edward Street from R-1 (single family residential) to R-2000-P (medium high density residential district and/or professional and administrative offices) involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams, water courses, scenic or historic resources and human beings. The proposed zone change is in conformance with the City's General Plan and is contiguous to other zoning in the area.

Maclver Street Lighting Project – The City Council voted to approve the advertisement of the Maclver Street Lighting Project for construction bids.

Water and Sewer Systems Appraisals – The City Council approved the release for the Request for Proposal for appraisals for the City's water and sewer systems relevant to the GASB 34 requirements.

Sewer Plant Headworks Improvements Project – The City Council approved the execution of a contract with the Frost Company for the Sewer Plant Headworks Project, not to exceed \$10,000.

9/27/10

Environmental Review – The City Council voted to adopt a Mitigated Negative Declaration to allow Southern California Edison to construct a 36,400 sq. ft. paved surface with drainage system at the pole yard located at 500 Lagoon Street, C-2 Zoning District (General Commercial Zoning District) with a finding that the project involves no potential for adverse effect, either individually or cumulatively, on wildlife, native plants, streams,

water courses, scenic or historic resources and human beings with the required mitigation relating to Public Services as indicated in Section XIII of the Initial Study.

9/28/10

Conditional Use Permit – The Planning Commission approved the request for a Conditional Use Permit to place one storage container at 444 South Main Street which is located in a C-1 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.

Proposed Zone Change – The Planning Commission approved the request to recommend to City Council to approve the proposed zone change request from R-1 to R-2000P at 187 Edward Street.

10/12/10

Ordinance No. 531 – Amending City Zoning Map - The City Council approved the first reading of Ordinance No. 531, by title only, amending the zoning map of the City of Bishop.

Ordinance No. 532 – Providing Contracting Preferences for Local and Small Businesses – The City Council approved the first reading of Ordinance No. 532, by title only, with the deletion of “distribution point” from section B.1, adding Chapter 3.26 to the Bishop Municipal Code to provide contracting preferences for local and small businesses.

10/25/10

Ordinance No. 531 – Amending City Zoning Map – The City Council approved the second reading adopt Ordinance No. 531, by title only, amending the zoning map of the City of Bishop.

Ordinance No. 532 – Providing Contracting Preferences for Local and Small Businesses – The City Council approved to amend Ordinance No. 532 by returning “distribution point” into Chapter 3.26.020 B.1; approve as the first reading; and set November 8, 2010 for the second reading, by title only, adding Chapter 3.26 to the Bishop Municipal Code to provide contracting preferences for local and state businesses.

City Park Community Garden Design – The City Council approved the final design of the City Park Community Garden Project.

Appeal of Planning Commission Decision – Conditional Use Permit – The City Council approved to return a conditional use permit application to the Planning Commission with an amended proposal from Pestmaster Services Inc. 137 East South Street, for a revised site plan and recommended consideration by the Commission of a potential lot line adjustment as part of the process.

Contract Amendment – The City Council approved the execution of Amendment 2 to the contract with Stantec (formerly Eco:Logic Engineering) for the addition of the sewer SCADA and tower change with a new not-to-exceed amount for the contract of \$158,522.00

General Plan Update – Professional Services Contract – The City Council approved the execution of a professional services contract with Bauer Planning & Environmental Services Inc. in the amount not-to-exceed \$133,600.00.

Re-advertise for Construction Bids – The City Council approved the re-advertisement of the Mac Iver Street Lighting Project.

10/26/10 No Planning Commission meeting scheduled.

11/08/10 **Ordinance No. 532 – Providing Contracting Preferences for Local and Small Businesses** – The City Council approved to adopt Ordinance No. 532, by title only with passage to print, adding Chapter 3.26 to the Bishop Municipal Code to provide contraction preferences for local and small businesses.

New Water Storage Tank – The City Council approved the release of the RFP for consultant services for a new water storage tank project.

11/22/10 **Road Improvement Project A** – The City Council approved the advertisement for construction bids for Road Improvements Project A.

Pine to Park Path Amendment 1 – The City Council approved Amendment 1 to the project delivery services contract with R. O. Anderson for the expanded environmental on the Pine to Park Path Project and authorized the total expenditure of up to \$71,742.00 for the contract.

Conditional Use Permit – The Planning Commission approved 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 zone with the conditions of no electrical, no lighting, no signage upon the container, the maintenance and appearance is to be maintained as needed, the container may not be used as a storage rental and is pursuant to the plans submitted.

Conditional Use Permit – The Planning Commission approved the request for a Conditional Use Permit to place two 8' x 20' storage container at 156 Willow Street which is located in a C-1 zone with the conditions of no electrical, no lighting, no signage upon the containers, the

maintenance and appearance is to be maintained as needed, the containers may not be used as a storage rental and is pursuant to the plans submitted.

- 12/13/10 **LiDAR** – The City Council approved the release for RFP for the Light Detection and Ranging (LiDAR) data collection. The information collected through this process will be useful for environmental and fire risk studies and emergency planning and response.
MacIver Street Light Project Bid Award – The City Council approved the bid award for the Mac Iver Street Light project to Conspec Inc. of Lee Vining in the amount of \$9,448.95 which includes the 5% contingency costs.
- 12/27/10 No City Council meeting scheduled.
- 12/28/10 No Planning Commission meeting scheduled.

Business License

There were a total of 72 new business license applications reviewed and approved in 2010. Of the total applications, 32 listed business locations are within the City of Bishop.

Building Permits

There were 139 building permits application reviewed and issued in 2010. Of these permits reviewed, 0 for new single-family residential dwelling units, 0 for multi-family residential dwelling units, 16 for residential remodel improvements, 22 re-roof permits (16 residential re-roofs), 60 for various electrical / plumbing / mechanical improvements (of these 60 permits, 39 were for residential improvements), 27 commercial occupancy permits, 11 sign permits, and 3 demolition permits for 1 small accessory building and 2 commercial occupancies.

Website

Municipal (Zoning) Code and General Plan information can be located at the City of Bishop website at www.ca-bishop.us. Active CEQA documents are available on the City's website. In addition, Planning Commission and City Council agendas and minutes are posted on the City's website. The City's website is under continuous development with regular additions.