

Description of Proposed Project




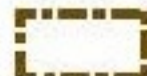
The Downtown Bishop Specific Plan & Mixed-Use Overlay (proposed project) proposes to create both a Specific Plan to supplement the City of Bishop's General Plan and a Mixed-Use Zoning Overlay to establish additional development standards and guidance for a subset of properties within the Specific Plan. The Specific Plan is a strategic document that provides guidance to City officials and staff, addresses the community's needs, and links implementing policies of the General Plan with individual projects. The Mixed-Use Overlay is intended to allow greater flexibility for development typologies and uses, especially higher density residential development and live-work buildings in appropriate areas of the City. For properties located within the Specific Plan's boundaries that are designated as part of the Mixed-Use Overlay, the mixed-use standards and requirements supersede those of the Specific Plan.

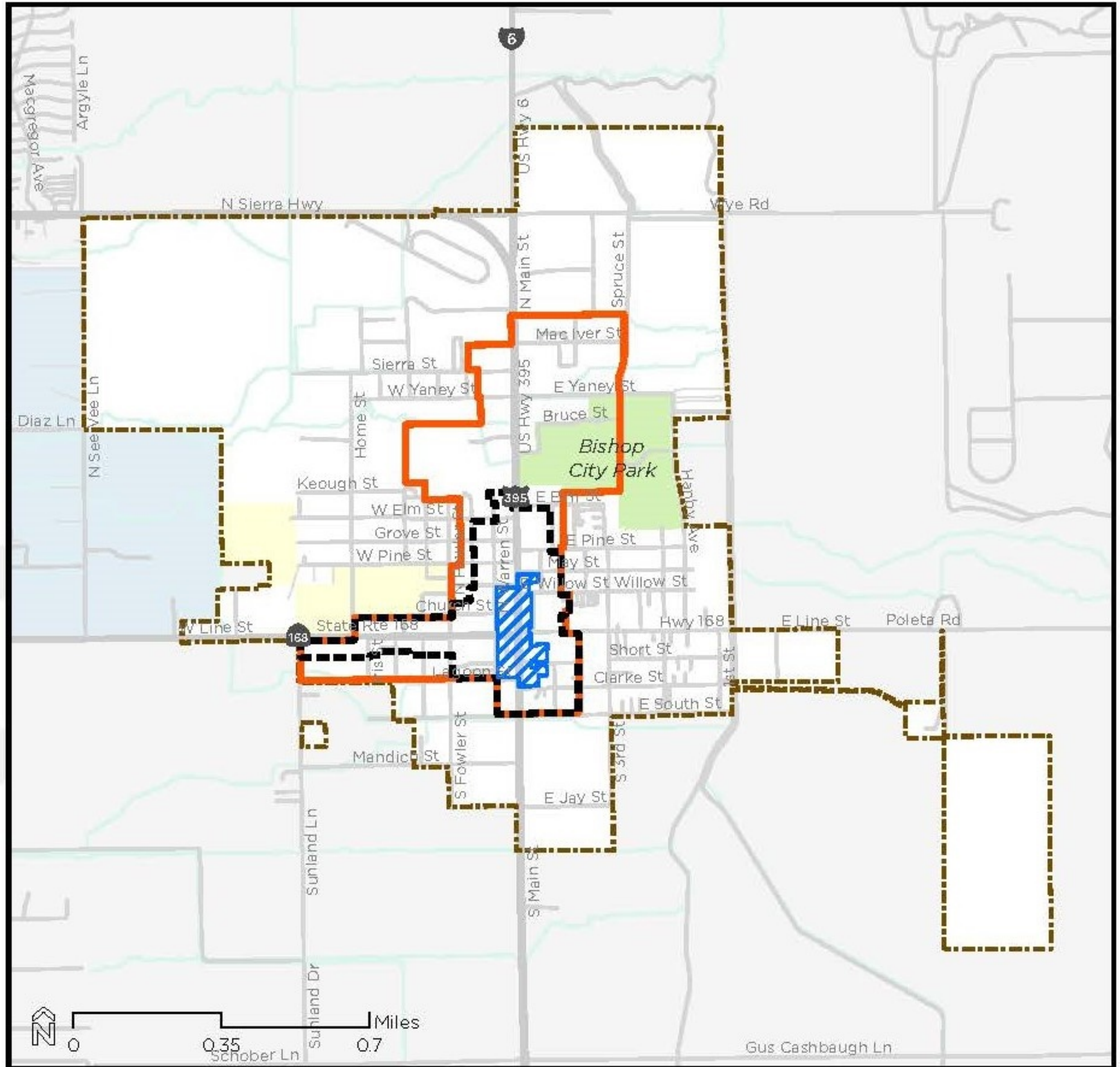
The goals of the proposed project include managing growth and maximizing opportunities for housing, accommodating and encouraging alternative transportation modes (e.g., pedestrian, bicycle) in the downtown area, and enhancing the character of downtown Bishop. The Downtown Bishop Specific Plan provides regulations for the development, redevelopment, infill and new land uses within the boundaries of the Specific Plan. The Downtown Bishop Mixed-Use Overlay aims to concentrate density on parcels that front Main Street and Line Street, reduce potential VMT impacts from higher density development, protect natural viewsheds, and provide regulations that step down the intensity of downtown to the surrounding residential neighborhood.

Once the Specific Plan and Mixed-Use Overlay have been established, an Environmental Impact Report (EIR) would be conducted to evaluate the potential environmental impacts of the proposed project under CEQA and identify mitigation measures as necessary.

After CEQA evaluation is completed, the Downtown Bishop Specific Plan & Mixed-Use Overlay would be presented to the Planning Commission for consideration. Adoption of the Specific Plan and Mixed-Use Overlay would establish additional development standards and guidance for future development in downtown Bishop.

Bishop Context Maps

-  Downtown Core
 -  Mixed Use Overlay Boundary
 -  Downtown Specific Plan Area
 -  Schools
 -  Park
 -  Bishop Paiute Reservation
 -  Waterway
 -  Bishop City Boundary
- Data provided by the City of Bishop, TIGER, Caltrans



Downtown MUO Boundary Map

-  Mixed Use Downtown Zone (MUO-DT)
-  Mixed Use Neighborhood Transition Zone (MUO-NT)
-  Mixed Use Overlay Boundary
-  Downtown Specific Plan Area
-  Schools
-  Park
-  Bishop City Boundary
-  Waterway

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