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**AGENDA ITEM NO.:** 4 (Action Item and Public Hearing)

**PLANNING COMMISSION  
MEETING DATE:** April 22, 2026

**SUBJECT:** GPA 2025-04/ZR 2025-03/ Leatham

### **EXECUTIVE SUMMARY**

The applicant, Karen Leatham, is requesting a General Plan Amendment (GPA) and Zoning Reclassification (ZR) for property located at 2290 Dixon Lane in Bishop, California, owned by Danny Pool. The property currently contains two different zoning districts and general plan designations.

One portion of the property is zoned M-2-0.5 (Light Industrial) with a Light Industrial (LI) General Plan designation. This portion contains a single-story building that formerly housed Caltron Corporation, an industrial business that operated on the site for many years but is no longer in operation.

The remaining portion of the property is zoned R-1-7,200 (Single-Family Residential) with a Medium Density Residential (RM) General Plan designation. This portion of the property contains two existing mobile homes and one garage. The mobile homes are currently occupied by tenants.

The applicant is not proposing changes to the R-1-7,200 portion of the property. The request applies only to the industrial portion of the site. The applicant is requesting to change the M-2-0.5 zoning to C-1-10,000 (General Commercial) and the General Plan designation from Light Industrial (LI) to Retail Commercial (RC).

The requested changes would allow the existing industrial building to be repurposed for commercial uses, with the intent of creating multiple commercial tenant spaces within the existing structure.

**PROJECT INFORMATION**

**Supervisorial District:** 1

**Applicant:** Karen Leatham

**Landowners:** Danny J. Pool

**Community:** Bishop

**A.P.N.:** 010-352-18

**Existing General Plan:** Light Industrial (LI) and Residential Medium Density (RM)

**Existing Zoning:** Light Industrial (M-2-0.5) and One Family Residence (R-1-7,200)

**Surrounding Land Use:**

| Location | Use                     | General Plan Designation        | Zone                             |
|----------|-------------------------|---------------------------------|----------------------------------|
| North    | Misc Structure          | Residential Medium Density (RM) | One Family Residence (R-1-7,200) |
| East     | Single Family Residence | Residential Medium Density (RM) | One Family Residence (R-1-7,200) |
| South    | Single Family Residence | Residential Medium Density (RM) | One Family Residence (R-1-7,200) |
| West     | MH on foundation        | Residential Medium Density (RM) | One Family Residence (R-1-7,200) |

**Recommended Action:**

- 1.) Adopt resolution making certain findings and recommending the Board of Supervisors adopt a Resolution approving GPA 2025-04/Leatham with certain Conditions of Approval and an Ordinance approving ZR 2025-03/ Leatham, with certain Conditions of Approval.
- 2.) Certify that GPA 2025-04/Leatham and ZR 2025-03 are Exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

**Alternatives:**

- 1.) Specify modifications to the proposal and/or the Conditions of Approval.
- 2.) Make specific findings and deny the application.

- 3.) Continue the public hearing to a future date and provide specific direction to staff regarding additional information and analysis needed.

**Project Planner:** Cynthia Draper

## **BACKGROUND/STAFF ANALYSIS**

The subject property is located at 2290 Dixon Lane in the unincorporated Bishop area of Inyo County and is currently developed with both residential and industrial uses. The parcel contains two separate zoning districts and corresponding General Plan designations. The property is located in an area primarily surrounded by residentially zoned parcels developed with single-family residences.

The northern portion of the property is zoned M-2-0.5 (Light Industrial) and designated Light Industrial (LI) in the General Plan. This portion of the site contains a 24,100 square foot single-story industrial building that formerly housed the Caltron Corporation. Caltron Corporation operated at this location for many years as an industrial manufacturing business. The building remains on site but is currently vacant following the closure of the business. The building contains four restrooms which would serve the occupants of the building and may be utilized as shared facilities among the various commercial tenant spaces. In addition, the property contains sufficient area to accommodate approximately 50 parking spaces to serve the building and potential future commercial tenants and patrons.

The southern portion of the property is zoned R-1-7,200 (One-Family Residential) with a General Plan designation of RM (Medium Density Residential). This portion of the site contains two mobile homes and a garage. Both mobile homes are currently occupied by tenants.

According to the applicant, the former industrial building could be better utilized as commercial space for small businesses rather than continuing as a single industrial operation. The applicant is proposing to repurpose the existing structure for commercial uses and divide the interior of the building into multiple tenant spaces. The applicant has indicated that there has been interest from members of the public to lease space within the building for a variety of small-scale commercial uses, including fitness-related businesses, martial arts classes, wellness services, welding, and other service-oriented businesses. To allow these types of uses, the applicant is requesting a General Plan Amendment from Light Industrial (LI) to Retail Commercial (RC) and a Zoning Reclassification from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for the industrial portion of the property. The R-1-7,200 zone portion of the property is not proposed to change and will remain residential.

### **Land Use Analysis**

The proposed General Plan Amendment and Zoning Reclassification would allow the reuse of an existing industrial building for small commercial businesses. The request would change the General Plan designation from Light Industrial (LI) to Retail Commercial (RC) and the zoning

from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for the portion of the property containing the former Caltron Corporation building.

Under the County's General Plan, LI is described as:

**Light Industrial Designation (LI)** *This designation provides for industrial parks, warehousing, light manufacturing, public and quasi-public uses, and similar and compatible uses where there are no significant air, odor, water, visual or hazard issues. The standard FAR for this designation is 0.50 but may be increased under certain circumstances with a Conditional Use Permit up to 1.20.*

Under the County's General Plan, RC is described as:

**Retail Commercial Designation (RC)** *This designation provides for retail and wholesale commercial uses, service uses, offices, public and quasipublic uses, and similar and compatible uses. The FAR shall not exceed 0.40. Residential uses in this designation shall be subject to discretionary review and approval. Residential densities shall be in the range of 7.6 to 24 dwelling units per.*

Under Title 18 of the Inyo County Code, the M-2 (Light Industrial) zoning district is described as:

**The M-2 zoning district** *is intended to provide areas for light industrial uses including manufacturing, fabrication, processing, and similar industrial activities that typically occur within enclosed structures and are compatible with surrounding land uses.*

Under Title 18 of the Inyo County Code, the C-1 (General Commercial) zoning district is described as:

**The C-1 zoning district** *is intended to provide for a range of commercial uses serving the general public, including retail businesses, service-oriented uses, and other commercial activities that are compatible with surrounding land uses.*

As reflected in these definitions and descriptions, the proposed changes to the parcel's zoning and general plan land use designations will not result in a measurable impact or difference in the existing use of the parcel.

More specifically, under the current LI land use and zoning designation, the building has housed an industrial manufacturing operation employing approximately forty employees and generating regular daily business activity, including employee traffic and parking demand. Because the site has long functioned as an employment-generating use, reuse of the building for small commercial tenants is not expected to substantially increase overall activity on the property.

The former Caltron Corporation operated on the site for decades as an industrial manufacturing business with varying levels of operational intensity over time. According to the applicant, more recent operations typically occurred between approximately 6:30 a.m. and 5:30 p.m. for both production and office staff. Historically, the facility operated at a greater intensity, including periods of two-shift operations extending into evening hours, with operations occurring as late as approximately 11:30 p.m., and earlier periods of continuous 24-hour production during the work week. These operations involved the use of industrial equipment, including molding

machines and machine shop equipment such as mills, lathes, and CNC machinery. Despite the nature of the industrial use, the applicant stated that noise generated within the building was not perceptible outside the structure.

The applicant now wishes to change the land use and zoning designations so that the building may be divided into multiple tenant spaces to accommodate small commercial businesses. Potential uses that have been expressed by interested tenants include fitness-related businesses, martial arts classes, wellness services, welding, and other service-oriented businesses. The proposed C-1-10,000 zoning district would allow a variety of commercial uses that could support small local businesses while utilizing the existing structure.

The property is located in proximity to residentially zoned parcels, including R-1 properties containing single-family residences and mobile homes. As a result, compatibility with surrounding residential uses is an important consideration. The applicant is proposing potential business hours to occur between approximately 6:00 a.m. and 9:00 p.m., which is consistent with typical commercial operations. Conditions of approval addressing hours of operation, lighting, noise, and parking will help ensure compatibility with the surrounding neighborhood.

### **Zoning**

The portion of the subject property containing the former Caltron Corporation building is currently zoned M-2-0.5 (Light Industrial). The M-2-0.5 zoning district is intended to provide areas for light industrial uses including manufacturing, fabrication, processing, and other industrial operations that typically occur within enclosed structures.

The applicant is requesting a Zoning Reclassification from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for this portion of the property. The C-1-10,000 zoning district allows a range of commercial uses intended to serve the general public, including retail businesses, service-oriented establishments, and other commercial activities.

The proposed zoning change would allow the existing building to accommodate multiple commercial tenant spaces rather than a single industrial operation. The structure historically supported industrial employment and business activity on the site, and the reuse of the building for small-scale commercial tenants is not expected to result in a significant increase in activity beyond what previously occurred when the building was occupied by the Caltron Corporation.

### **General Plan**

The General Plan land use designation for the portion of the property containing the former Caltron Corporation building is currently Light Industrial (LI). The LI designation is intended to accommodate industrial uses including manufacturing, processing, and other employment-generating industrial activities. The applicant is requesting a General Plan Amendment to change the designation from Light Industrial (LI) to Retail Commercial (RC). The RC designation is intended to provide areas for retail and commercial service uses that support local businesses and provide goods and services to the community.

The proposed amendment would allow the existing building to accommodate a variety of small commercial tenant spaces rather than a single industrial use. Because the structure already exists

and historically supported an employment-generating use, the proposed amendment is not expected to significantly increase the overall intensity of activity on the property.

Approval of the General Plan Amendment would also establish consistency between the General Plan land use designation and the proposed C-1-10,000 zoning district, allowing the property to be utilized for commercial purposes while making use of the existing developed site.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the proposed project has been reviewed for potential environmental impacts. Staff has determined that the project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

Section 15301 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The proposed project involves a General Plan Amendment and Zone Reclassification to allow the reuse of an existing industrial building for commercial tenant spaces. No expansion of the building footprint or new construction is proposed.

## **TRIBAL CONSULTATIONS**

In compliance with SB 18 (Government Code Section 65352.3), which requires jurisdictions to provide Native American tribes the opportunity to consult on proposed General Plan amendments, staff sent certified letters on June 24, 2025, inviting consultation. Letters were sent to the Lone Pine Paiute-Shoshone Tribe, Utu Utu Gwaitu Paiute Tribe of the Benton Paiute Reservation, Wuksachi Indian Tribe/Eshom Valley Band, Fort Independence Indian Community of Paiutes, Bishop Paiute Tribe, and the Big Pine Paiute Tribe of the Owens Valley.

In accordance with the statute, tribes have 90 days from receipt of the notice to request consultation. No requests for consultation were received during or after the 90-day response period.

## **NOTICING & REVIEW**

Project information was circulated to relevant County departments for review, including Building and Safety and Environmental Health. Staff from these departments conducted a site visit with the applicant and identified items requiring attention to ensure compliance with applicable building and environmental health requirements. The applicant worked with the respective departments to address these matters, and the majority have been resolved.

Environmental Health has identified additional requirements related to permitting of the existing water system. These requirements are addressed through Conditions of Approval to ensure compliance with applicable State and local regulations. Additional Conditions of Approval addressing building, health, and safety codes are also included to ensure continued compliance.

The Eastern Sierra Community Services District (ESCSA) reviewed the project and determined that no additional capacity fee is required.

The project was noticed on April 2, 2026, in the Inyo Register and mailed to property owners within 300 feet of the project site. No comments have been received by staff to date.

## **RECOMMENDATIONS**

Staff recommends that the Planning Commission adopt the proposed resolution making the following findings and conditions and recommending the Board of Supervisors adopt the

proposed Resolution approving General Plan Amendment 2025-04/Leatham and the Ordinance approving Zone Reclassification 2025-03/Leatham.

### Recommended Findings

1. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that General Plan Amendment 2025-04/Leatham and Zone Reclassification 2025-03/Leatham are in conformance with the Goals and Objectives of the Inyo County General Plan.

*[Evidence: The proposed change from Light Industrial (LI) to Retail Commercial (RC) will allow the reuse of an existing 24,100 square foot building that historically supported an industrial operation on the property. The proposed RC designation will allow small-scale commercial and service-oriented businesses to operate within the existing structure while maintaining a level of activity similar to what previously occurred when the building was occupied by the Caltron Corporation.*

*The requested change also brings the General Plan designation into consistency with the proposed C-1-10,000 (General Commercial) zoning district, allowing the property to be utilized in a manner very similar to the historic use of the property and in a way that supports local businesses while making use of an existing developed site. The impact of the proposed change from LI to RC will not increase vehicle or foot traffic, noise or other impacts from that which existed when the Caltron Corporation was operating.]*

2. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that General Plan Amendment 2025-04/Leatham and Zone Reclassification 2025-03/Leatham are consistent with Title 18 (Zoning Ordinance) of the Inyo County Code.

*[Evidence: The applicant is requesting a Zoning Reclassification from M-2-0.5 (Light Industrial) to C-1-10,000 (General Commercial) for the portion of the property containing the former Caltron Corporation building. The C-1-10,000 zoning district allows a range of commercial uses including retail, service-oriented businesses, and other commercial activities intended to serve the public. The proposed zoning district aligns with the requested Retail Commercial General Plan designation and allows the existing building to be repurposed for multiple small commercial tenant spaces without requiring new or additional construction or expansion of the building footprint.]*

3. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the site is physically suited for the proposed type and density of development and finds that the existing and planned public facilities and services are adequate to meet the needs of the proposed project.

*[Evidence: The project involves the reuse of an existing building that historically supported an industrial workforce of approximately forty employees. The site contains adequate area to accommodate approximately 50 parking spaces to serve potential commercial tenants. The building contains restroom facilities and existing infrastructure to support commercial occupancy. Because the project utilizes an existing structure and does not involve new construction or expansion of the building footprint, the site is considered physically suitable for the proposed commercial reuse.]*

4. Based on substantial evidence in the record, the Planning Commission recommends that the Board of Supervisors find that the design or proposed improvements are not likely to cause substantial impacts to public health, safety or welfare.

*[Evidence: The proposed General Plan Amendment and Zone Reclassification will allow the adaptive reuse of an existing industrial building for small commercial tenant spaces. The building previously generated regular business activity associated with an industrial operation employing approximately forty individuals. The proposed commercial uses are expected to be small-scale and service-oriented and will operate within the existing structure. Conditions related to hours of operation, parking, and operational compatibility will help ensure that future uses remain compatible with surrounding residential properties and will not create impacts to the health, safety, or welfare of persons living or working in the vicinity.]*

## **CONDITIONS OF APPROVAL**

1. The applicant shall conform to all applicable provisions of the Inyo County and State Codes including the Building and Safety and Health and Safety Codes.
2. The applicant shall submit complete permit application materials and obtain a public water system supply permit for the Pool Water System (CA1400080). The applicant shall comply with all regulatory requirements as outlined by the State Water Resources Control Board, Division of Drinking Water, where applicable.
3. All uses on the property shall comply with the permitted uses and development standards of the C-1-10,000 (General Commercial) zoning district as established in Title 18 of the Inyo County Code.
4. Any exterior lighting installed on the property shall comply with the Inyo County Outdoor Lighting Ordinance and shall be shielded and directed downward to prevent light spillover onto adjacent residential properties. No exterior commercial or industrial lighting shall be illuminated outside of approved hours of operation
5. Adequate on-site parking shall be maintained to serve all commercial tenant spaces in accordance with applicable County requirements. Under no circumstances shall parking associated with the use, overflow onto adjacent residential streets.
6. Hours of operation for commercial tenant activity shall be from 6:00 a.m. to 9:00 p.m.
7. All commercial activities associated with tenant use and spaces shall occur within the building, and under no circumstances shall occur in the street, the parking lot or any other area of the property.

8. The property owner shall ensure that all leases or rental agreements for tenant spaces include provisions requiring compliance with the Conditions of Approval and all applicable provisions of the Inyo County Code.
9. The owner/developer shall defend, indemnify, and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning. GPA 2025-04/ZR 2025-03/ Leatham. The County reserves the right to prepare its own defense.

**Attachments:**

Vicinity Maps (2)  
Existing General Plan and Zoning Map  
Proposed General Plan and Zoning Map  
Site Plan/Site Layout  
Site Photographs  
Resolution 2026-02