

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

March 31, 2009

CALL TO ORDER:

Chairman Hardy called the meeting to order at 7:31 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Hardy

COMMISSIONERS PRESENT:

Hardy, Foote, Lowthorp, Bloom and Huntley

COMMISSIONERS ABSENT (Excused):

Hess

OTHERS PRESENT:

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

PUBLIC COMMENT:

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

(1) APPROVAL OF MINUTES

Chairman Hardy asked if there were any additions or corrections to the minutes of the December 9, 2008 meeting.

MOTION

Commissioner Huntley moved to approve the Minutes of the December 9, 2008 meeting as written.

Ayes: Lowthorp, Bloom, Huntley and Hardy

Abstain: Foote

MOTION CARRIED: 4-0

CORRESPONDENCE

PUBLIC HEARING

- (2) Request for a Conditional Use Permit by Cecilio Haro-Cortez to set aside a change of use from commercial to an exclusive residential use facility; reduce the required on site parking space dimension from a standard 9 ft. by 20 ft. to an 8 ft. by 20 ft. area; set aside the requirement of providing two covered parking spaces and residential yard setback standards at 151 East South Street which is in a C-1 zone.

Chairman Hardy opened the public hearing at 7:36 PM and stated that if anyone wished to appeal any decision by the Planning Commission, they may do so by writing to the City Council within five days of this meeting.

Mr. Reed B. Turney, representative for Cecilio Haro-Cortez, explained that Mr. Haro-Cortez would like to use this site as his primary residence. The property has a residence in the back with a commercial building in the front of the property. He is aware that at the moment the site does not fit all the requirements for either residential or commercial.

Mr. Pucci explained that at this time the property is grand-fathered in and there are no parking requirements for commercial use. If a conditional use permit was granted, the grand-fathered in clause would go away. If someone wanted to turn the property back to commercial in the future, all building standard requirements would have to be met.

Mr. Haro-Cortez and Mr. Turney asked for an intermission to discuss concerns related to the conditional use permit and the grand-fathered clause with staff.

Mr. Pucci explained to the commissioners that there was a miss-understanding and the applicant would like to post-pone the hearing for thirty days.

Commissioner Hardy made a motion to continue the public hearing and the new business for a conditional use permit by Cecilio Haro-Cortez to set aside a change of use from commercial to an exclusive residential use facility; reduce the required on site parking space dimension from a standard 9 ft. by 20 ft. to an 8 ft. by 20 ft. area; set aside the requirement of providing two covered parking spaces and residential yard setback standards at 151 East South Street, which is in a C-1 zone, for the next Planning Commissioner meeting scheduled April 28, 2009.

MOTION

Ayes: Hardy, Foote, Huntley, Bloom and Lowthorp

MOTION CARRIED: 5-0

Public Hearing was closed at 7:56.

NEW BUSINESS

- (4) 2009 draft Housing Element update discussion. (Set date for Public Workshop Housing Element Update)

Bauer and Associates was hired to update the City of Bishop's General Plan. The Housing Element is one element of the General Plan and is required to be updated every 5 years. We are required by the State of California to have an updated Housing Element by August 2009.

A special meeting for a Public Hearing is scheduled for Thursday, April 23, 2009 at 7:00 p.m. in the City Council Chambers to discuss the 2009 draft Housing Element.

- (5) Letter of resignation from Planning Commissioner Richard Harries.

Unfortunately Richard Harries will be resigning from the Planning Commission. There will be a review committee to interview a new Planning Commissioner and to make a recommendation to the City Council. Hardy and Foote volunteered to sit on the review committee.

STAFF AND COMMISSION REPORTS:

Mr. Schley stated that an Environmental Review/Conditional Use Permit application has been accepted for an extension to a church facility on a residential zoned parcel. A question was raised as to the status of Cottonwood Plaza. Mr. Tracy stated that there is an application for an environmental review filed by Mr. Maudsley to tear down the buildings. The land owner and both lessees have been requested to acknowledge and agree to the demolition permit.

ADJOURNMENT:

Chairman Hardy adjourned the meeting at 8:30 P.M. The next scheduled meeting will be April 28, 2009 at 7:30 P.M. in the City Council Chambers.

Chairman Hardy

Michele Thomas, Secretary