

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

March 30, 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 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.

APPROVAL OF MINUTES

MOTION

Chairman Foote moved to approve the Minutes of the December 17, 2009 meeting with the corrections noted.

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

MOTION CARRIED: 6-0

CORRESPONDENCE

PUBLIC HEARING

Chairman Foote opened the public hearing at 7:34 PM.

(3) Request for a Conditional Use Permit to increase the allowable 80 square feet of signage to 165 square feet of signage at Sage to Summit, 312 North Main Street, which is located in a C-1 district.

Karen Schwartz, owner of Sage to Summit at 312 North Main Street, is requesting a Conditional Use Permit to allow an additional 85 square feet of signage to the allowable 80 square feet at her business. The new signage will be a 3-D sign attached to the building on the west facing Main Street and will match the signage design currently painted on the south wall facing Willow Street.

Chairman Foote closed the public hearing at 7:35 PM.

NEW BUSINESS

(6) Request for a Conditional Use Permit to increase the allowable 80 square feet of signage to 165 square feet of signage at Sage to Summit, 312 North Main Street, which is located in a C-1 district.

Commissioner Hardy questioned staff how the existing signage on the south facing wall is measured. The existing signage is a painted picture of a mountain scene with the business name and the new sign will be a sign attached to the wall facing Main Street. Hardy asked why the painted sign is only measured by the letters and the additional sign is measured in whole. Schley explained that the new west facing sign protrudes out from the wall three to four inches and is three-dimensional and not part of the wall. The signage on the south facing wall, being painted and part of the wall, is measured by the letters only. Pucci added that the issue came from murals painted on walls. A mural may be painted on a wall and not be considered signage unless you add your name for advertising. Only the name is counted as the signage, not the mural. Schley added if the sign is not part of the wall, the entire sign is counted.

Chairman Foote asked staff if the Conditional Use Permit is approved, and another business takes over the property, could they put up a large pylon sign under this CUP for the property. Pucci explained that a new business would have to use the same template and only change the text. Even if the amount of square footage declined, the new business would need to apply for a Conditional Use Permit again.

Lowthorp would like the new sign on the front of the building to mimic the south facing sign and also be painted on the building. Schley explained that the sign on the front of the building facing Main Street will have a back lighting around the sign to illuminate the letters.

Huntley and Hardy both agree the existing mural signage is an attractive addition to Main Street's appearance. Crom also agrees with the existing signage as well as Bloom.

Foote questioned if the rear entrance is an advertised public entrance. Schwartz commented that the back entrance is not specified as an entrance but she allows customers to use it if necessary. Foote stated that the signage for the back door is 25 square feet and eliminating that sign would bring the total amount of signage down.

Vice-Chairman Huntley made a motion to allow for a Conditional Use Permit to increase the allowable 80 square feet of signage to 165 square feet of signage at Sage to Summit, 312 North Main Street, which is located in a C-1 zone (General Commercial) pursuant to the plan that was submitted.

Ayes: Crom, Lowthorp, Huntley and Hardy

Noes: Foote and Bloom

MOTION CARRIED: 4-2

PUBLIC HEARING

Chairman Foote re-opened the Public Hearing at 7:49 PM.

(2) Request for a Conditional Use to increase the allowable 80 square feet of signage to 166 square feet of signage at the Holiday Inn Express, 636 North Main Street, which is located in a C-1 district.

David Bhakta, owner of the Holiday Inn Express at 636 North Main Street, stated there currently is a Conditional Use Permit for the existing 119 square feet of signage. Bhakta is requesting 166 square feet of new and reconfigured signage. The Holiday Inn Express Brand is changing their signs to be more environmentally friendly with less verbiage. The proposed sign will reduce the sign height to 19 feet which will be 11 feet under the allowable height of 30 feet. The base of the proposed pylon sign is 7 feet by 13 feet which accounts for 91 square feet of the pylon sign area. The advertising portion of the sign has an area of 75 square feet which is less than what is in place presently and also the brightness of the sign will be decreased.

Lowthorp questioned the 166 square feet of signage requested and what part is actually the sign portion. Schley explained that the 7 feet by 13 feet white boxes on the pole are included in the footage because of the size. Bloom asked if approved, could more writing be added to the white boxes. Bhakta stated that the company only allows the properties address in this area and if the hotel was to close down, the signage would be removed and could not be used by another business as it is a branded sign. Tracy also commented that it could be added as a condition that there could be no text on the white box areas.

Chairman Foote closed the public hearing at 7:58 PM.

NEW BUSINESS

(5) Request for a Conditional Use Permit to increase the allowable 80 square feet of signage to 166 square feet of signage at the Holiday Inn Express, 636 North Main Street, which is located in a C-1 district.

Chairman Foote made a motion to approve the Conditional Use Permit to increase the allowable 80 square feet of signage to 166 square feet of signage at the Holiday Inn Express, 636 North Main Street, which is located in a C-1 district with the condition that there is no text on the pylon panels other than the address pursuant to the plan that was submitted.

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

MOTION CARRIED: 6-0

PUBLIC HEARING

Chairman Foote re-opened the Public Hearing at 8:01 PM.

(4) Request for a Conditional Use Permit to place one storage container at the Holiday Inn Express, 636 North Main Street, which is located in a C-1 district.

David Bhakta, owner of the Holiday Inn Express at 636 North Main Street, explained that the storage container was originally leased to store bedding and carpeting during a renovation. Record retention was additionally stored inside the container as well. Over time, the hotel's storage requirements increased and there became the need to keep the container and it was purchased from High Sierra Containers. The container was painted to match the building and landscaping was planted on the east making it not visible on the east and south sides.

Chairman Foote closed the public hearing at 8:06 PM.

NEW BUSINESS

(7) Request for a Conditional Use Permit to place one storage container at the Holiday Inn Express, 636 North Main Street, which is located in a C-1 district.

Crom stated he feels there should be wording in the Conditional Use Permit regarding the storage containers appearance and maintenance. Pucci explained that the commission could add a condition in the permit regarding maintenance to the container and electrical concerns should be listed as well.

Huntley asked about the parking for the hotel with the storage container occupying a couple of the spaces. Schley explained that there are sixty-six rooms and sixty-nine parking spaces. With the container located in the parking lot, there is one additional space over what is required.

Commissioner Crom made a motion to approve a Conditional Use Permit to place one storage container at the Holiday Inn Express, 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 that was submitted.

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

MOTION CARRIED: 6-0

(8) Selection of Chairman and Vice-Chairman

Chairman Foote turned the nominations for chairman over to the Rick Pucci, City Administrator. A call for nominations for the position of chairman was made. Commissioner Lowthorp nominated Kammi Foote. No further nominations were made.

The motion by Commissioner Hardy to close the nominations for chairman passed 6-0.

The roll call vote was taken on the election of Kammi Foote as chairman. Ayes: Hardy, Huntley, Lowthorp, Crom, Bloom, Foote.

Foote will serve a one-year term as chairman.

Chairman Foote opened the nominations for the position of vice-chairman. Commissioner Lowthorp nominated Shane Huntley. No further nominations were made.

The motion by Commissioner Hardy to close the nominations for vice-chairman passed 6-0.

The roll call vote was taken on the election of Shane Huntley as vice-chairman. Ayes: Lowthorp, Bloom, Crom, Hardy, Huntley, Foote.

Huntley will serve a one-year term as vice-chairman.

(9) Discuss the change of time for Planning Commission from 7:30 pm to 7:00 pm.

Pucci explained that the City Council recently changed their meeting time to 7:00 pm. The commission may vote to change their meeting time or keep it the same. Chairman Foote directed staff to prepare a resolution on the time change to be discussed at the next planning commission meeting.

STAFF AND COMMISSION REPORTS:

Pucci commented to the commission regarding recent surveys in city limits on storage containers placed on properties without a Conditional Use Permit. Letters were sent out to property owners and occupants and we expect to receive more applications in the coming months. Residential properties are only allowed to have a storage container during construction with a building permit or in disaster situations. Commercial properties may have a storage container with a Conditional Use Permit. The permit may include stipulations regarding color, location, electricity and lighting.

Chairman Foote asked if there was any new news regarding Cottonwood Plaza. Lowthorp added he has been contacted by a real estate agent regarding the conditions of the property and if the owner has been contacted about its appearance. Pucci said the City has not spoken to the owner and will contact him regarding this concern.

ADJOURNMENT:

Chairman Foote adjourned the meeting at 8:30 P.M. The next scheduled meeting will be April 27, 2010 at 7:30 P.M. in the City Council Chambers.

Chairman Foote Michele Thomas, Secretary