

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

DATE: March 30, 2010
7:30 P.M.

NOTICE TO THE PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (760) 873-5863. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35.104 ADA Title II).

Any writing that is a public record that relates to an agenda item for open session distributed less than 72 hours prior to the meeting will be available for public inspection at City Hall, 377 West Line Street, Bishop, California.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT: NOTICE TO THE PUBLIC: This time is set aside to receive public comment on matters not calendared on the agenda.

APPROVAL OF MINUTES

- (1) Minutes of the Planning Commission meeting held on December 17, 2009 subject for approval.

CORRESPONDENCE

PUBLIC HEARING

- (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.
- (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.

- (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.

NEW BUSINESS

- (5) 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.
- (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.
- (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.
- (8) Selection of Chairman and Vice Chairman (City Administrator will conduct the election for Chairman. After the selection of Chairman, the newly-elected Chairman will conduct the selection of Vice Chairman).
- (9) Discuss the change of time for Planning Commission from 7:30 pm to 7:00 pm.

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be April 27, 2010 at 7:30 P.M. in the Bishop City Council Chambers, 301 West Line Street, Bishop.

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

December 17, 2009

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, Hess, Huntley and Bloom

COMMISSIONERS ABSENT (Excused):

none

OTHERS PRESENT:

Richard F. Pucci, City Administrator
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

Commissioner Hardy moved to approve the Minutes of the April 23, 2009 meeting as written.

Ayes: Hardy, Lowthorp, Bloom and Foote

Abstain: Crom, Huntley, Hess

MOTION CARRIED: 4-0

MOTION

Commissioner Crom moved to approve the Minutes of the November 24, 2009 meeting as written.

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

Abstain: Huntley

MOTION CARRIED: 6-0

CORRESPONDENCE

PUBLIC HEARING

Chairman Foote opened the public hearing at 7:33 PM.

- (3) Request for a Conditional Use Permit to set aside the minimum parking requirement for a gym use and allow a residential use in a commercial zone at 175 Clarke Street which is in a C-1 zone (General Commercial and Retail).

Colin Broadwater stated he is interested in opening a cross-fit strength and conditioning training facility in Bishop to offer our community a better way to reach their health and fitness goals. The goal is to start small in the garage and grow to a larger facility in town. The only legal issue is parking. Broadwater feels parking will not be an issue as clients will primarily use the gym before 9 AM or after 5 PM while other local businesses are closed. Due to the size of the facility, it is difficult to have more than three clients at one time. Also, many clients would walk or bike, rather than drive a vehicle.

Ted Metz, property owner, spoke in support of the gym with his major interest being that the property remains a residential property grandfathered in 1941. Pucci explained that if the Conditional Use Permit goes into effect, the property is no longer a grandfathered use. It would change from a legal non-conforming use to a conditional use permit. The CUP would set aside the parking requirements and in addition, allow for a residence in a commercial area.

Chairman Foote closed the public hearing at 7:47 PM.

NEW BUSINESS

- (6) Request for a Conditional Use Permit to set aside the minimum parking requirement for a gym use and allow a residential use in a commercial zone at 175 Clarke Street which is in a C-1 zone (General Commercial and Retail).

Lowthorp is concerned whether the CUP for the residence would continue if the gym facility were to move out of the property. Pucci and Tracy explained that the CUP is listed stating the residence would stay a residence without a commercial business.

A gym has the highest parking requirement with four needed spaces. Huntley asked how many parking places are there to be waived. Pucci stated that all five parking requirements are needed to be waived, four for the gym and one for the residence. If the business were to change at a later date to an office space, it would only require one parking space.

Crom made a motion to allow for a conditional use permit to set aside the minimum parking requirement for a gym use and allow a residential use in a commercial zone at 175 Clarke Street which is in a C-1 zone (General Commercial and Retail) with the requirements of no more than three clients from the hours of 9:00 am to 5:00 pm and the abandonment of use as a fitness center would not constitute abandonment of the right to use the property as a single family residence.

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

MOTION CARRIED: 7-0

PUBLIC HEARING

Vice Chairman Hess re-opened the Public Hearing at 7:59 PM. Chairman Hardy stated that he would have to disqualify himself as he and the clients have an ongoing business relationship. He left the Council Chambers for the duration of discussion and action on this agenda item.

- (4) Request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 232 sq. ft. of signage at the McDonald's Restaurant, 562 North Main Street, which is in a C-1 zone (General Commercial and Retail).

Kevin Mazzu, McDonalds owner-operator, is requesting an additional 74 sq. ft. to the already existing 158 sq. ft. signage. He recently remodeled the restaurant with an enclosed play land to make it more available year round. As of today, Mazzu states that the business has grown 50% with the new play land enclosure. The signage would only be on the front and the southern side of the new building.

Foote has a concern with the size of the signage and would like to know if there were any other options available. Mazzu explained that the signs are from corporate and only come in one size.

Chairman Foote closed the public hearing at 8:14 PM.

NEW BUSINESS

- (7) Request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 232 sq. ft. of signage at the McDonald's Restaurant, 562 North Main Street, which is in a C-1 zone (General Commercial and Retail).

Huntley commented that the conditional use permit should have been completed before the signage was ordered. Huntley feels there should be more options with additional sizes.

Foote would like the existing signage to be decreased to accommodate the new signage requested. Huntley also agrees with reducing existing signage before adding the new play place signs. Foote would also like to see options for the new signage with different sizes.

Lowthorp suggested the removal of three 'M' window decals, 42 sq. ft., and then add the two new play place signs. At the moment, there are two 'M' window decals and an 'M' arch sign that was in the drive-thru, but recently vandalized, that are included in the existing total 158 sq. ft.

Lowthorp made a motion to increase the allowable 80 sq. ft. of signage by adding two Play Place signs to an estimated 190 sq. ft. total at the McDonald's Restaurant, 562 North Main Street, which is in a C-1 zone (General Commercial and Retail) with the condition of removing two 'M' window decals and not replacing a third 'M' arch sign on the facilities north wall.

Ayes: Lowthorp, Crom, Hess, and Foote

Noes: Huntley, Bloom

MOTION CARRIED: 4-0

Commissioner Hardy has rejoined the meeting at this time.

PUBLIC HEARING

Chairman Foote re-opened the Public Hearing at 8:45 PM.

- (5) Request for a Conditional Use Permit to set aside the minimum parking requirement for a proposed 2200 sq. ft. batting cage facility at 186 Willow Street which is in a C-2 zone (General Commercial).

Proponent Tim Reid expressed his ideas for opening a batting cage in the City of Bishop as a positive incentive for youth as well as adults. There would be two batting cages and one pitching mound along with approximately two employees at one given time.

Commissioner Crom asked Reid what the hours of operation are expected to be. Reid explained that they would like to be open from 7:00 am to 10:00 pm seven days a week, if he is able to keep it full. Crom then asked about noise from the building. Reid stated that the noise will be minimal. They will be using batting practice balls made out of rubber and it will have a false floor covered with linoleum. Lowthorp then asked if there will be any sort of PA system or radio. Reid said no, if there is to be anything, it would be a TV possibly.

Randy Fendon, speaking for his parents Jerry and Shirley Fendon the building owners, is in full support of the batting cages.

Chairman Foote closed the public hearing at 7:50 PM.

NEW BUSINESS

- (8) Request for a Conditional Use Permit to set aside the minimum parking requirement for a proposed 2200 sq. ft. batting cage facility at 186 Willow Street which is in a C-2 zone (General Commercial).

Foote stated she feels this is a great idea and a perfect location especially being within walking distance to the City Park.

Crom and Hardy also feel it is a great idea and believes there will be adequate parking for the business.

Huntley asked if the CUP would remain in effect if the batting cage would no longer be on the property. Tracy stated no, unless the commission were to put in a condition with the permit. The concern is with the driveway easement going up to the business for fire access. The driveway easement can not be used for parking. Reid said that he and the employees will inform everyone using the batting cages that there is no parking in the driveway.

Huntley made a motion to set aside the minimum parking requirement for a proposed 2200 sq. ft. batting cage facility at 186 Willow Street which is in a C-2 zone (General Commercial) with the condition of the Conditional Use Permit being for a batting cage with a pitching mound only.

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

MOTION CARRIED: 7-0

STAFF AND COMMISSION REPORTS:

ADJOURNMENT:

Chairman Foote adjourned the meeting at 9:05 P.M. The next scheduled meeting will be January 26, 2010 at 7:30 P.M. in the City Council Chambers.

Chairman Foote

Michele Thomas, Secretary

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
636 North Main Street

DATE: March 22, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve 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.

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
312 North Main Street

DATE: March 22, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve 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

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
636 North Main Street

DATE: March 22, 2010

A Public Hearing has been scheduled to accept input regarding a request 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.

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: Conditional Use Permit – 636 North Main Street

DATE: March 24, 2010

The business at 636 North Main Street (Holiday Inn Express) SNK Lodging is requesting to reconfigure existing signage at the location. The existing signage is permitted under a Conditional Use Permit (CUP) which allows 119 sq. ft. of signage. The proposed sign total will be 166 sq. ft. The Bishop Municipal Code restricts the total signage per business to 80 sq. ft. unless a Conditional Use Permit (CUP) is granted by the Planning Commission.

The request from the proponent at 636 North Main Street is allow 166 sq. ft. of signage as presented in the attached site plan.

RECOMMENDATION:

Review the request for a Conditional Use Permit (CUP) to allow 166 sq. ft. of signage at 636 North Main Street as set forth on the plan presented.

MEMORANDUM

Date: March 18, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: CUP / Holiday Inn Express Signage

Project Proponent: SNK Lodging
David Bhakta
636 N. Main St.
Bishop, CA 93514

Background: A request of a Conditional Use Permit to allow the applicant SNK Lodging to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial districts at the Holiday Inn Express, 636 North Main Street. The site is a 1.24 acre parcel between the cross streets of Park Avenue and East Elm Street (APN 01-030-02). The project parcel and adjacent parcels to the west and south have a zoning designation of C-1 General Commercial and Retail; the zoning designation to the north and east is O-S Open Space. The setting to the west is US 395 (Main St.), to the north and east the Bishop City Park, to the south a convenience store / fuel station.

Code Section 17.17.100 states commercial exterior signs “shall not exceed thirty feet in height or exceed eighty square feet in area, nor shall any such sign, or an accumulation of exterior signs, exceed eighty square feet in area without first obtaining a conditional use permit from the planning commission.”

Existing Signage: The facilities existing pylon sign configuration is permitted under a conditional use permit (April 27, 1999) which allows a 119 sq. ft. pylon sign.

Proposed Signage: The request is for 166 square feet of new and reconfigured signage at the existing Holiday Inn Express Hotel, exceeding the allowable eighty (80) square feet of signage by eighty six (86) square feet. The proposed pylon sign will reduce the sign height to nineteen (19) feet which will be eleven (11) feet under the allowable height of thirty (30) feet. The base of the proposed pylon sign is seven (7) feet by thirteen (13) feet which accounts for 91 sq. ft. of the pylon signs area. The advertising portion of the sign has an area of 75 sq. ft. (12'-6" x 6').

An Environmental Initial Study was prepared for the project with a determination of a Mitigated Negative Declaration made by the City Council at its regular meeting of March 8, 2010.

Mitigated Measures:

- The applicant will be required to provide a structural evaluation on the pylon sign pole and foundation assuring the structure is safe and able to carry wind and seismic loads per California Building Codes.
- Clearly identify the State right of way. If pylon sign extends into it, a Caltrans encroachment permit would be needed for the right of way airspace intrusion.

Recommendation: Review the request for a Conditional Use Permit to allow an increase of signage from the allowable 80 square feet to a proposed 166 square feet for the Holiday Inn Express at 636 North Main Street.

City of Bishop

Use Permit and Zoning Variance Application Form
(To be completed by applicant)

Date Filed 12-3-07

This application is for a (circle one) Conditional Use Permit Zoning Variance

Name and address of applicant:

NICK COMSTOCK, 10010 ROSEDALE HWY, STE. 7, BAKERSFIELD, CA 93312

Name and address of property owner:

SNK LODGING, DAVID BHAKTA, 036 N. MAIN ST., BISHOP, CA 93514

Legal description of property:

HOLIDAY INN EXPRESS & SUITES HOTEL

Location (address, section, township, range, parcel number):

036 N. MAIN ST., BISHOP, CA 93514 (APN: 001-030-02)

Present zoning:

C-1

General Plan designation:

GENERAL COMMERCIAL & RETAIL DISTRICT

Proposed use of property:

MOTOR HOTEL

Consent of Owner: The following must be signed by at least one owner of record. I consent to the information accompanying this statement.


Signature

11/23/09
Date

D. I. BHAKTA
Name

760.920.7027
Phone or email

Applicant Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.


Signature

12-3-09
Date

Winona Comstock
Name

toni@comstocksigns.com
Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks

POR. SE 1/4 SEC. 6, T. 7 S., R. 33 E., M.D.B. & M.

CEN. SEC. 6

FORMER

CITY

LIMITS

Bk. 8

(12) CITY
.71 Ac.

(10) CITY OF BISHOP
2.95 Ac.

CC162
(13)
.30 Ac.
N 88° 54' 16" E

(14)
.77 Ac.

PARK (11) CITY ST.
.25 Ac.

(7) CITY
1.15 Ac.

(4) CITY OF BISHOP
3.3 Ac.

(2)
1.27 Ac.

(06)

C.C. 162 - 94/6121

ST.

80'

N. MAIN

140.15'

CC162

140.18'

151.50'

CC162

20.50'

91.16'

265.10'

100'

139'

406'

220'

220'

220'

220'

140.18'

60'

151.50'

CC162

80'

N00° 58' 45" W

540.60'

540.86'

540.52'

319.45'

420.50'

LIMITS

CITY

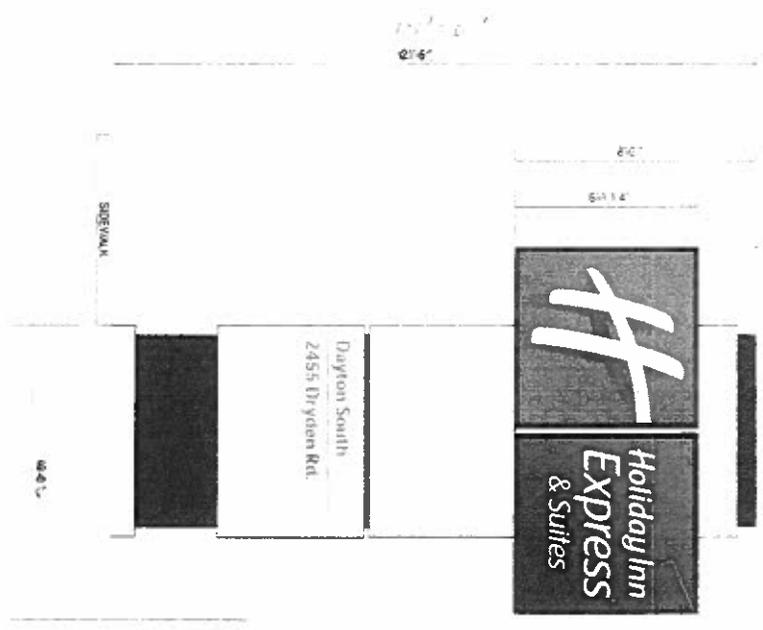
FORMER

N.E. COR. LOT 1, Blk. 4
CITY L11

N.W. COR LOT 2, Blk. 4

N.W. COR. LOT 3, Blk. 4

ELEVATION - PROPOSED SIGN #1
SCALE 1/4" = 1'-0"



BSHOP
HOLIDAY INN EXPRESS & SUITES
BISHOP, CA

This drawing is the property of Chandler Signs, L.P.
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InterContinental Hotels Group

InterContinental Hotels Group
Three Ravinia Drive
Suite 100
Atlanta, GA 30346-2149

Signage Survey

June 3, 2009, Rev04

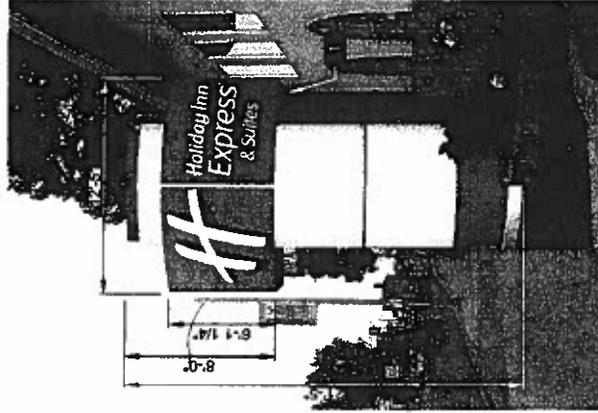
Bishop
636 N. Main Street
Bishop, CA 93514
Site Number: CA03653
Inn Code: BSHOP

Recommendation Drawing

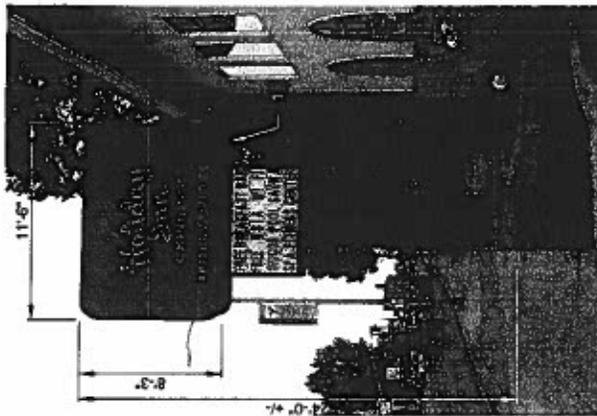


250 pennimeter place dr. , suite 201
nashville, tn 37214
phone 615 885 1643
fax 615 885 1765
web www.signmgmt.com

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The product manufacturer shall be responsible for all
structural, electrical, and mechanical engineering.



**Proposed Double-Faced Internally Illuminated XPS-76
Pylon Sign
(76 sq. ft.)**



**Existing Double-Faced Internally Illuminated HI-12 Pylon Sign
(95 sq. ft.)**



InterContinental Hotels Group
 InterContinental Hotels Group
 Three Ravens Drive
 Suite 100
 Atlanta, GA 30346-2149

Signage Survey

June 3, 2009, Rev04

Bishop

636 N. Main Street
 Bishop, CA 93514
 Site Number: CA03653
 Inn Code: BSHOP

Site Plan and Photo Key
 Scale: N.T.S.



2501 penniner place dr., suite 201
 northville, in 37214
 phone 615 885 1661
 fax 615 885 1703
 web www.signmgmt.com

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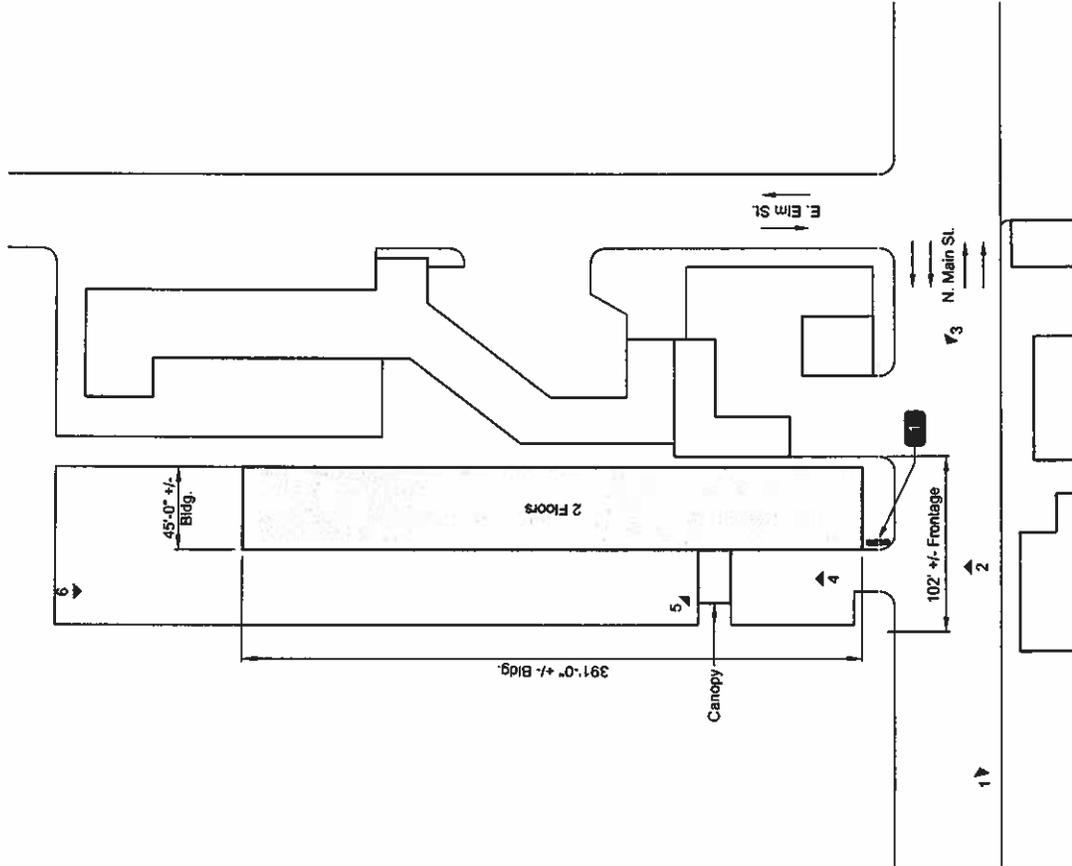
Existing Signs

- 1 HI-12 Pylon Sign

Recommendations

- 2 Remove and Replace with New XPS-76-21 Pylon, 6'-1 1/4" x 12'-5", 21'-5" Overall Ht

- Legend:
- Camera Position
 - 1 Photograph Number
 - 2 Sign Number





STRUCTURAL TECHNOLOGY CONSULTANTS INC.

1827 CONVOY COURT, SUITE 406, SAN DIEGO, CA 92111

PHONE (858) 278-2400

FAX (858) 278-2424

PROJECT: HOLIDAY INN EXPRESS, 636 N. MAIN STREET, BISHOP, CA

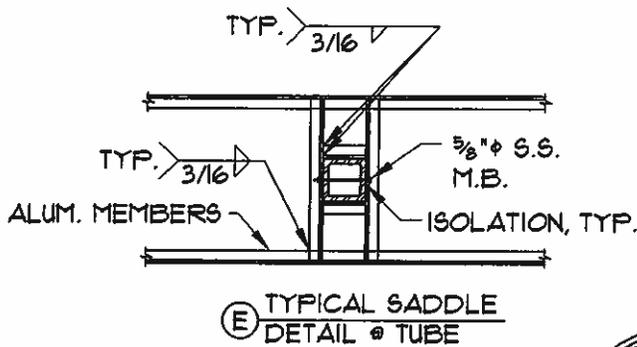
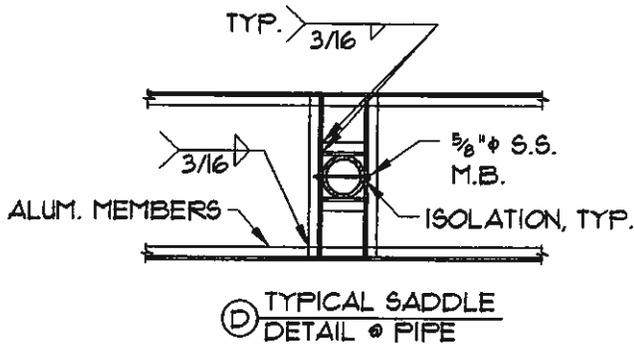
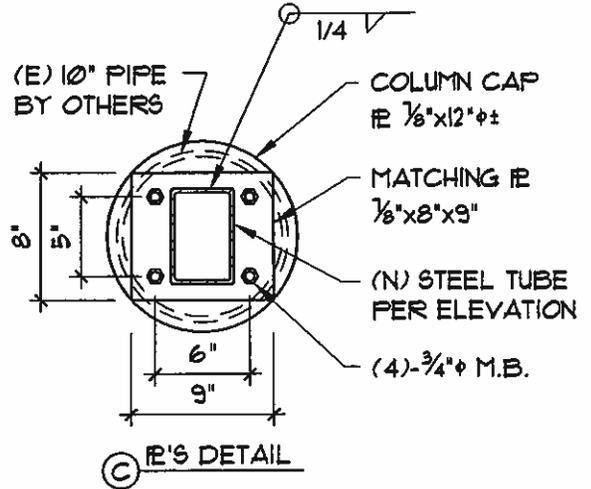
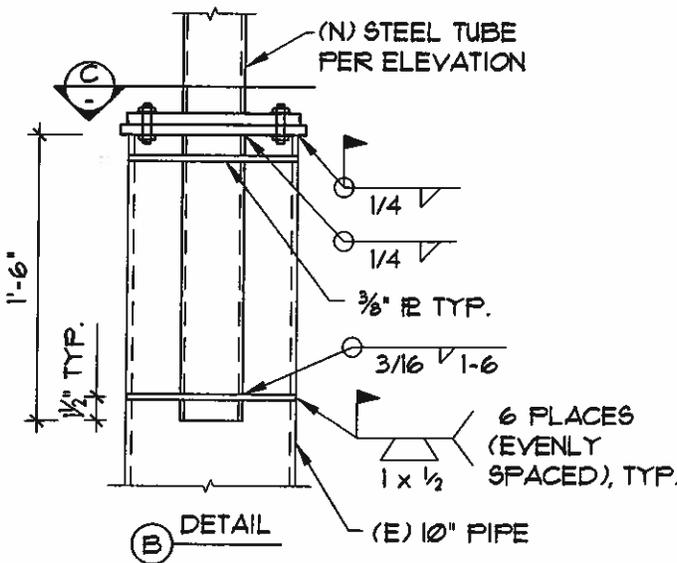
SHEET: 2 OF 4

PROJ. NO.: 1081-154

DESIGNER: LR

DATE: 11-16-09

CLIENT: CHANDLER SIGNS



TORSION CHECK:

SIGN AREA = 168.3 SQ-FT (SEE SHEET 3)

$V = 2833^*$

TORSION = $2833 \times 2' = 5666 \text{ *-FT}$

10" PIPE (10.8" O.D.), $t = 0.365"$

$f_v = (2833 \times 11.1) + (5666 \times 12 / 2 \times \pi \times 5.4 \times 5.4 \times 0.365)$

$= 255 + 1017 = 1272 \text{ PSI}$

$F_v = 0.4 \times 35000 \text{ PSI} = 14000 \text{ PSI} \text{ OK}$

COLUMN CAP IR DESIGN:

$DL = 10 \text{ PSF} \times (6.08' \times 12.42' + 7.17' \times 1.9')$

$= 10 \text{ PSF} \times 89.1 = 891^*$

$V = 16.84 \text{ PSF} \times 89.1 = 1501^*$

$M_d = 891 \times 2' = 1782 \text{ *-FT}$

$M_w = 5508 \text{ *-FT}$

$T = (5508 \times 12 / 15 \times 2) + (1782 \times 12 / 16 \times 2)$

$= 6610 + 1782 = 8392 \text{ */CONN}$

$V = 1501 \times 1/4 = 375 \text{ */CONN}$

$M = 8392 \times 2 \times 1/2 = 8392 \text{ *-IN}$

$S = 3 \times 0.875 \times 0.875 / 6 = 0.383 \text{ IN}^3$

$f_b = 8392 / 0.383 = 21922 \text{ PSI}$

$F_b = 0.6 \times 36000 \text{ PSI} = 21600 \text{ PSI} \text{ OK}$

USE COLUMN CAP IR $1/8" \times 8" \times 9"$ &

MATCHING IR $1/8" \times 8" \times 9"$

W/ (4) $3/4"$ M.B.

Tall = 9940 */BOLT

Val = 5300 */BOLT



11/16/09

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STRUCTURAL TECHNOLOGY CONSULTANTS INC.

7827 CONVOY COURT, SUITE 406, SAN DIEGO, CA 92111

PHONE (858) 278-2400 FAX (858) 278-2424

PROJECT: Holiday Inn Express. Bishop. CA

SHEET: 3 of 4

PROJ. NO.: 1081-154

DATE: 10/29/09

CLIENT: Chandler Signs

DESIGNER: LR

DESIGN CODE- CBC 2007

UNITS: POUNDS, FT U.N.O

ASCE 7-05 Wind Loads

6.5.14 $F=qh \cdot G \cdot Cf \cdot As$

6.5.10 $qh = 0.00256 \cdot Kh \cdot Kzt \cdot Kd \cdot V^2 \cdot I$

$Kzt = 1.0$ (unless unusual landscape)

$I = 1$ for structural category II

$Kh =$ table 6-3

Exposure B

$Kd = 0.85$ for signs

$I = 320$ (constant for Lz . Table 6.2)

$V = 85$ mph

$e = 0.333$

6.5.8 $G = 0.925 \left(\frac{1 + 1.7 \cdot gq \cdot Lz \cdot Q}{1 + 1.7 \cdot gv \cdot Lz} \right)$ or 0.85

$c = 0.3$

$iz = c \cdot (33/z)^{1/6}$

$z = \max(0.6 \cdot h, zmin)$

$zmin = 30$

$gv = 3.4$

$gq = 3.4$

$Q = \sqrt{1.0 / (1 + 0.63 \cdot (B+h) / Lz)^{0.63}}$

$Lz = 1 \cdot (z/33)^e$

sign elem. #	h	Kh	qh	G	s/h	B/s	Cf	pressure	F
1	11	0.7	11.01	0.85	0.32	2.04	1.80	16.84	1328
2	15	0.7	11.01	0.85	0.32	2.04	1.80	16.84	837
3	17.1	0.7	11.01	0.85	0.32	2.04	1.80	16.84	439
4	19	0.70	11.01	0.85	0.32	2.04	1.80	16.84	229
sum:									2833



STRUCTURAL TECHNOLOGY CONSULTANTS INC.

1821 CONVOY COURT, SUITE 406, SAN DIEGO, CA 92111

PHONE (858) 278-2400

FAX (858) 278-2424

PROJECT: HOLIDAY INN EXPRESS, 636 N. MAIN STREET, BISHOP, CA

SHEET: 4 OF 4

PROJ. NO.: 1081-154

DESIGNER: LR

DATE: 11-16-09

CLIENT: CHANDLER SIGNS

DESIGN CODE- CBC 2007

units: pounds, feet u.n.o.

WIND (wind governs design)

v.2.17

Basic Wind Speed: 85

Exposure B

Design Wind Pressures (psf)

Heights:	15	16.84
	20	16.84

Area	Force	Arm	Moment
78.9	1328	5.5	7304
49.7	837	13.0	10875
26.1	439	16.1	7049
13.6	229	18.1	4140
168.3	2833		29367

Footing Design

CBC Table 1804.2 & Sec. 1804.3.1

Footing Type: square

Soil Pressure(150x2): 300 b= 7.07

$S1 = S \times d / 3$ $S1 = 539$

$A = 2.34 \times P / (S1 \times b)$ $A = 1.74$

$d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5}) = 5.39$

Formula Per CBC Section 1805.7.2.1

Footing size: 5'-0" x 5'-0" x 5'-6" Depth

Column Design

Pipe Steel - ASTM A53 Grade B

Moment at base (#-ft): 29,367

Required S (in³): 16.8

$S = \text{Moment} \times 12 / (1 \times 21000)$

H	M	S req'd.	Size (in)	lbs / ft	t (in)	S
0.0	29,367	16.8	10.0	38.6	0.375	24.7
11.0	5,508	3.5	4.5	14.1	0.315	3.8

Bottom pole:

(E) 10" Pipe (10.8" O.D.), t = 0.365", S = 28.1 in³ > 16.8 in³ OK

Top pole:

Moment @ base = 5508 #-ft

Required S = 5508x12 / 0.6x46000 = 2.40 in³

Use: Steel Tube HSS 6x4x1/4, Sx = 6.96 in³ > 2.40 in³

DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF STRUCTURAL TECHNOLOGY CONSULTANTS INC. (STC). THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF STC WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECT(S) OR FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF STC.

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: Conditional Use Permit – 312 North Main Street

DATE: March 24, 2010

Sage to Summit, a business located at 312 North Main Street, is requesting a Conditional Use Permit (CUP) to allow for a total of 165 sq. ft. of signage. The location of the signs is presented with the staff report. The City restricts signage to 80 sq. ft. total unless the Planning Commission approves a Conditional Use Permit (CUP) for additional square footage. The specific request would be to allow an additional 85 sq. ft. of signage.

RECOMMENDATION:

Review the request to allow 165 sq. ft. of signage for Sage to Summit at 312 North Main Street.

MEMORANDUM

Date: March 18, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: CUP / Sage to Summit Signage

Project Proponent: Karen Schwartz
Sage to Summit
312 N. Main St.
Bishop, CA 93514
(APN 01-094-05)

Background: A request of a Conditional Use Permit to allow the applicant Sage to Summit to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial districts at the Sage to Summit, 312 North Main Street. The site is a .09 acre parcel between the cross streets of Willow and May (APN 01-094-05). The project parcel and adjacent parcels have a zoning designation of C-1 General Commercial and Retail. The setting to the west is US 395 (Main St.), to the north retail stores and a bank, to the south Willow St. and retail stores, to the east Whitney Alley and beyond the alley a storage facility and Rose Street.

Code Section 17.17.100 states commercial exterior signs “shall not exceed thirty feet in height or exceed eighty square feet in area, nor shall any such sign, or an accumulation of exterior signs, exceed eighty square feet in area without first obtaining a conditional use permit from the planning commission.”

Proposed Signage: The request is for approval of a conditional use permit to allow 165 square feet of total signage at the Sage to Summit retail store which would exceed the allowable eighty square feet of signage by eighty-five (85) square feet. The proposed signage will be applied directly onto the facility exterior walls at several different locations, 78 sq. ft. sign on the west facing Main Street wall, a 62 sq. ft. sign on the south facing Willow Street wall and a 25 sq. ft. sign on the east facing Whitney Alley wall.

An Environmental Initial Study was prepared for the project with a determination of a Negative Declaration made by the City Council at its regular meeting of March 8, 2010.

Recommendation: Review the request for a Conditional Use Permit to allow an increase of signage from the allowable 80 square feet to a proposed 165 square feet for Sage to Summit at 312 North Main Street.

City of Bishop

Use Permit and Zoning Variance Application Form
(To be completed by applicant)

Date Filed _____

This application is for a (circle one) Conditional Use Permit Zoning Variance

Name and address of applicant: Karen Schwartz
312 N. Main St
Bishop, CA 93514

Name and address of property owner: Tom Kneafsey
200 N. Larchmont Blvd
Los Angeles, CA 90004

Legal description of property:

The Thomas and Michele Kneafsey Family Trust

Parcel No 01-094-05

Location (address, section, township, range, parcel number):

312 N. Main St Bishop, CA 93514

Present zoning:

Commercial C-1

General Plan designation:

Retail Space

Proposed use of property:

Retail

Updated October 2005

Consent of Owner: The following must be signed by at least one owner of record. I consent to the information accompanying this statement.

Thomas Kneafsey 12/22/09
Signature Date

THOMAS KNEAFSEY Tom@METROPOLITAN holding.com
Name Phone or email

Applicant Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Karen Schwartz 12/22/2009
Signature Date

Karen Schwartz (760) 872-1756 karen@sagetosummit.com
Name Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks

Tuesday, December 22, 2009

To City of Bishop Planning Director:

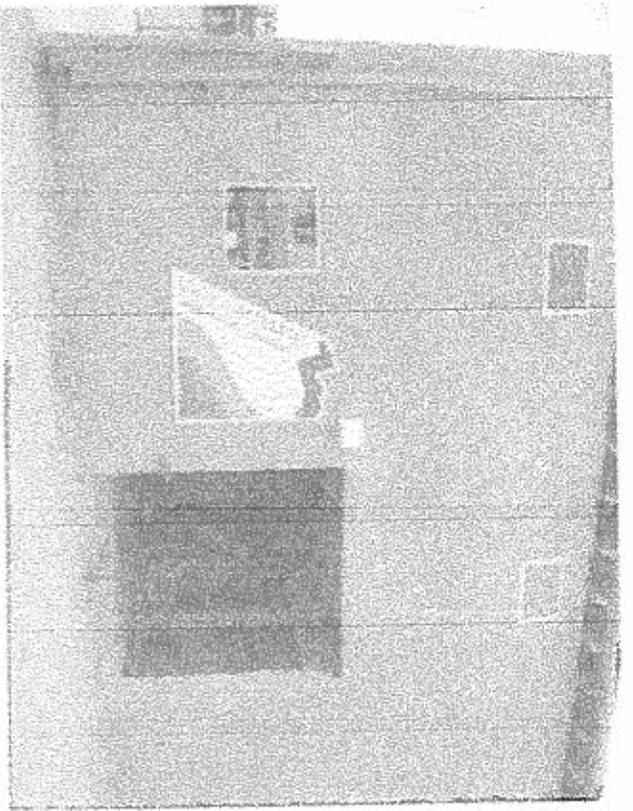
Karen Schwartz, owner of Sage to Summit, is asking for a conditional use permit to exceed the maximum allowed signage of 80 square feet. Currently, there is a 62 square foot painted sign on the south side of the building and a 25 square foot plywood sign on east side of the building. I would like additional signage on the front of the building. The front sign will be 78 square feet featuring a foam core mountain scene with metal letters and backlit with Sage to Summit logo colors. I am interested in beautifying Bishop through unique signage that stands out creating additional character for the town while celebrating and featuring the local mountain scenery and advertising my business.

B. ALL ADJACENT STREETS OR RIGHT-OF WAYS INDICATING NAME, WIDTH AND SPECIAL FEATURES.

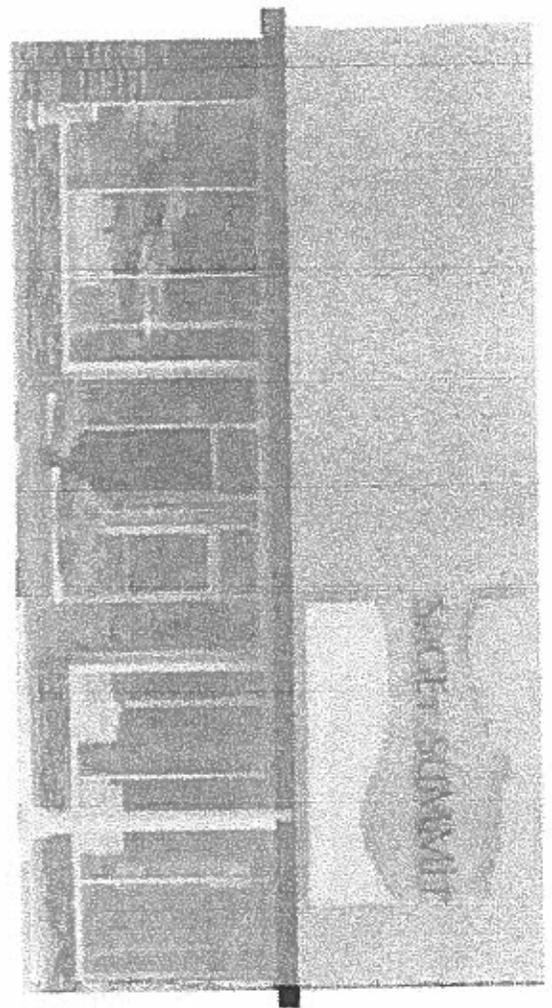
Vicinity Map



Information



EAST FACING PLYWOOD SIGN
25 SQUARE FEET



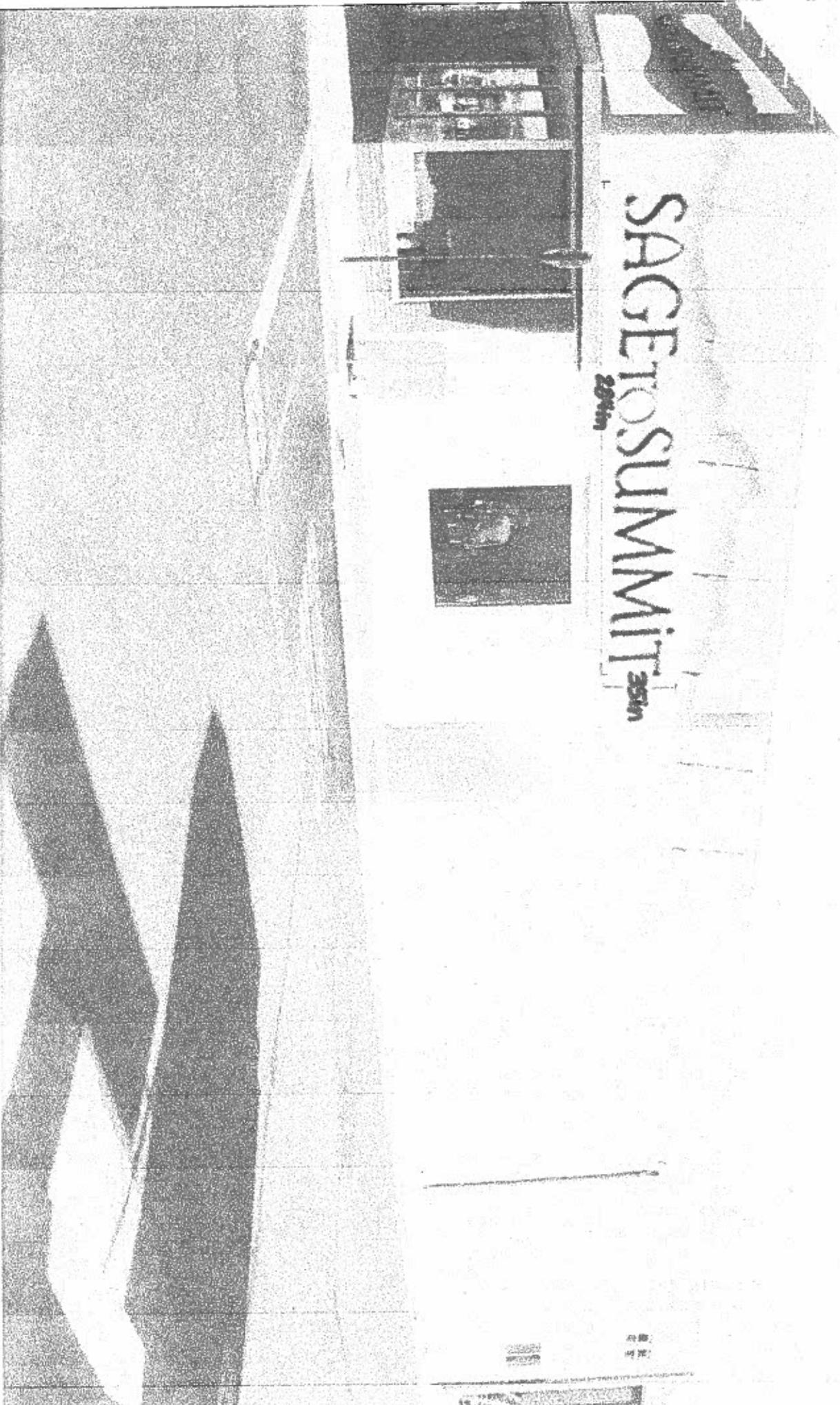
PROPOSED AREAS OF MAIN ST SIGN
78 SQUARE FEET



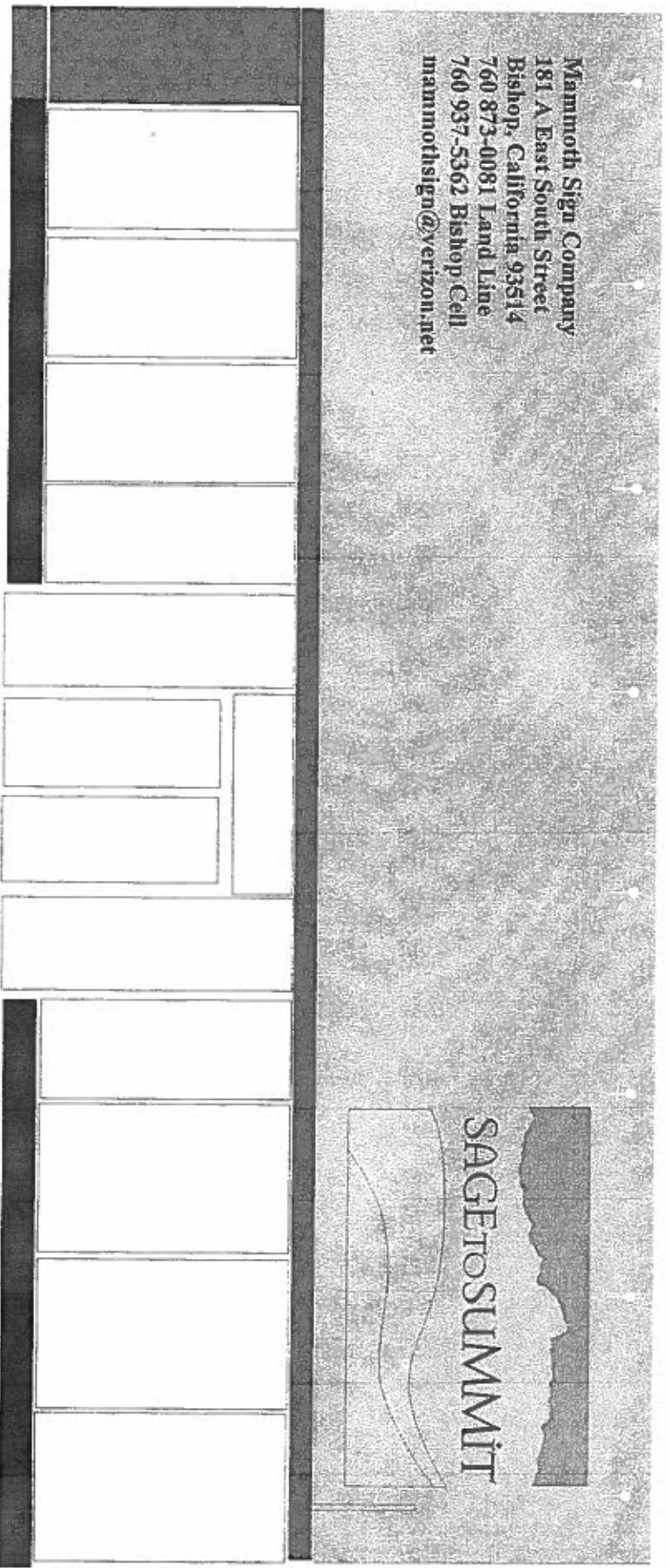
SOUTH FACING PAINTED SIGN 62
80 YARE FEET

South Facing Sign
62 sq feet
Painted Sign

SAGE
204in
ROSUMMIT
351in



Mammoth Sign Company
181 A East South Street
Bishop, California 93514
760 873-0081 Land Line
760 937-5362 Bishop Cell
mammothsign@verizon.net

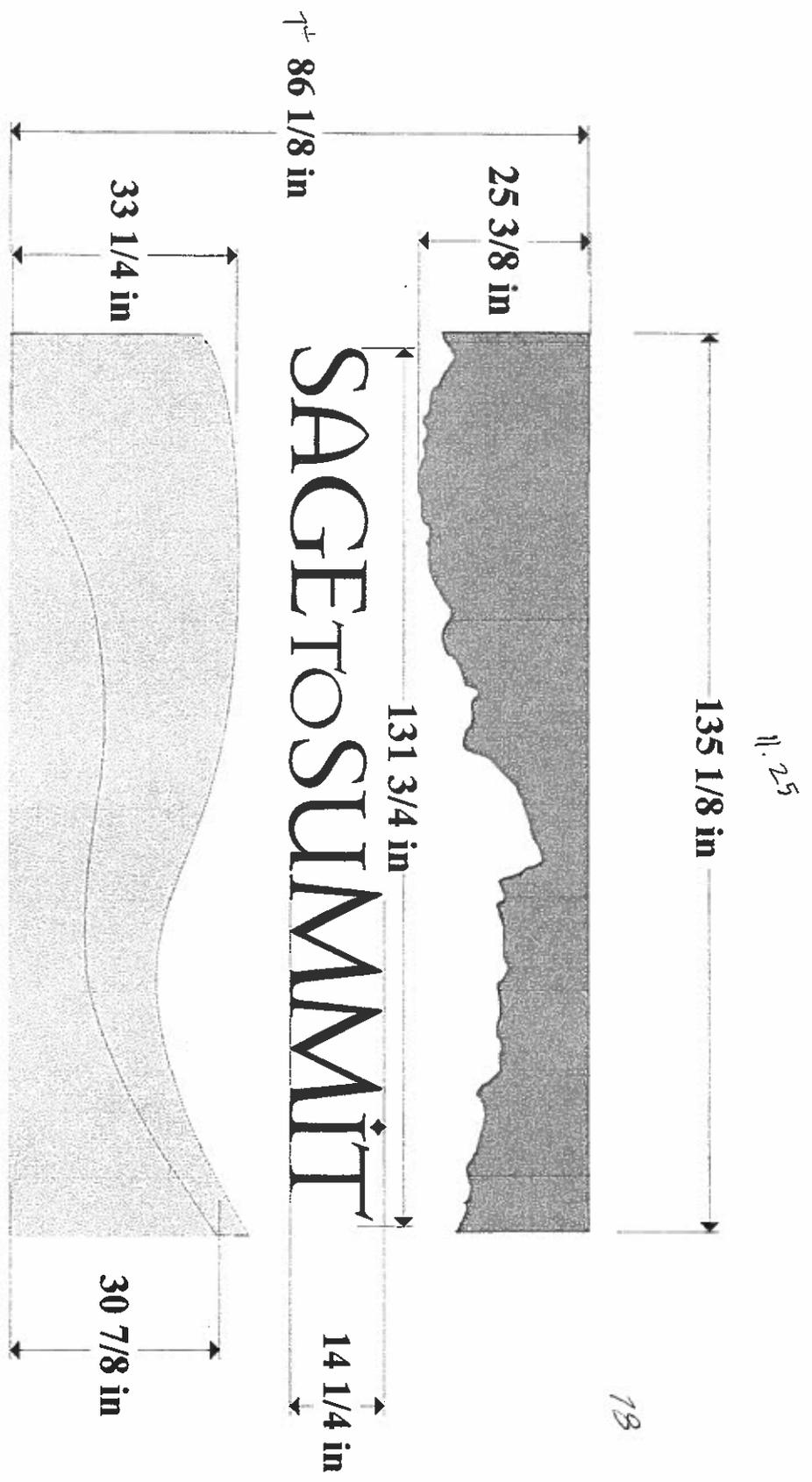


Exterior Sign - Building Face Main Street

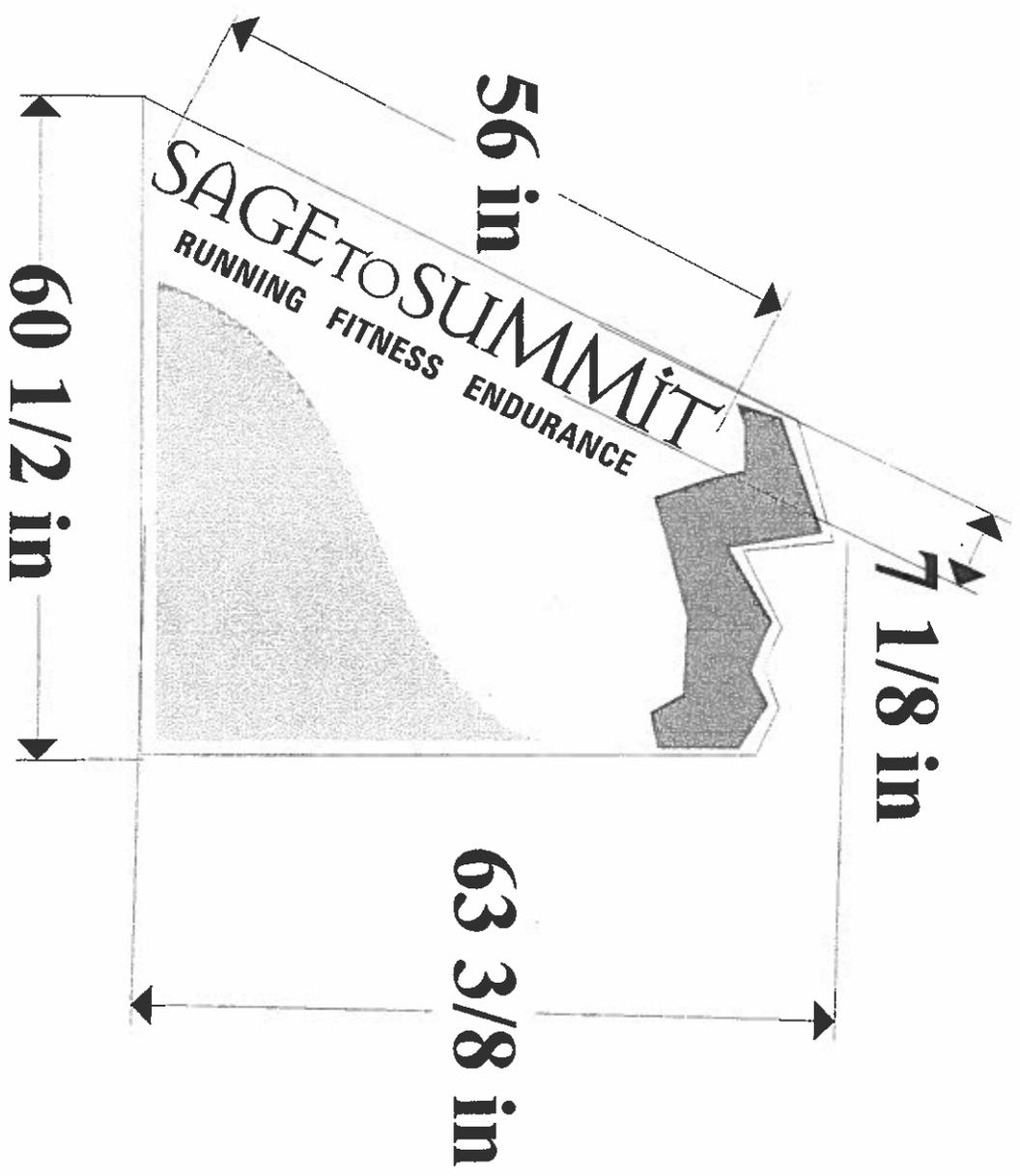
Description: 3 - 2" EPS Forms are glued to 1" thick CDX Plywood, (2 sheets of 1/2" CDX glued with West System 2-part Epoxy). Three coats of "Base Coat" Plaster applied to the foam forms (scratch coat) plus mesh, followed by a finish coat of Omega Stucco Texture. Prime/Sealed with Pittsburgh Seal Grip, followed with Dunn Edwards Acri-Flat, Exterior Finish. Signs are mounted by way of a two way bracket, fabricated from 3" x 3" x 3/16" Angle Steel. One bracket is through bolted to sign back with 1/2" x 2" carriage bolts, while the building wall (second) bracket is attached through exterior wall to inside wall studs and headers with 1/2" X 7" lag bolts. Both brackets are bolted together with 1/2" x 1.5" bolts, nuts and washers. Letters are cut from 2" thick-2 lb Gator Foam, faced with Black acrylic, epoxied to foam letters and then stud mounted to building face. Sage to Summit = 14 sq ft counting only letters

78 sq. ft.

West Wall Facing Main St.



25 sq. ft.
East Wall Facing Alley
Hywood Sign



MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: Conditional Use Permit – 636 North Main Street

DATE: March 24, 2010

The attached request is from SNK Lodging (Holiday Inn Express) at 636 North Main Street. The proposal is to allow an 8' x 20' storage container at the location. Our Municipal Ordinance allows such use in a C-1 zone if a Conditional Use Permit (CUP) is obtained.

The proponent is requesting a Conditional Use Permit (CUP) for the structure. A site plan and staff analysis is provided for Commission review.

RECOMMENDATION:

Review the request for a Conditional Use Permit (CUP) at 636 North Main Street for an 8' x 20' cargo storage container.

MEMORANDUM

Date: March 18, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Subject: Request of a Conditional Use Permit to allow the applicant SNK Lodging (Holiday Inn Express) to place one 8' x 20' cargo storage container at 636 N. Main Street (APN 01-030-02).

Background: The proposed project located at 636 N. Main Street is in a C-1 zoning district which is General Commercial and Retail. The adjacent parcels are zoned C-1 to the west and south and O-P Open Space to the north and east. The setting to the west is N. Main Street and across Main St. are several hotels, to the south a retail convenience/fueling facility, to the north and east the Bishop City Park.

The proposed storage container will be placed near the northeast property line on a paved surface shielded from N. Main St. by the facility structure. The container will not impact the facilities required number of parking spaces. Utilities will not be provided to the storage container.

The project has been determined not to have a significant effect on the environment, therefore, be exempt from the provisions of CEQA (Categorical Exemption, Section 15303 Class 3 (E) accessory structures).

“Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

E) Accessory structures including garages, carports, patios, swimming pools and fences.”

Recommendation: Review the request for a Conditional Use Permit to allow the placement of one 8' x 20' cargo storage container at Holiday Inn Express, 636 N. Main Street for compliance with City of Bishop ordinance No. 499.

City of Bishop

Use Permit and Zoning Variance Application Form
(To be completed by applicant)

Date Filed 03.02.2010

This application is for a (circle one) Conditional Use Permit Zoning Variance

Name and address of applicant:

DIPAK BHAKTA, 807 SARAH VIEW, BISHOP CA 93514

Name and address of property owner:

SNK LODGING INC, 636 N. MAIN ST, BISHOP CA 93514

Legal description of property:

HOLIDAY INN EXPRESS HOTEL

Location (address, section, township, range, parcel number):

636 N. MAIN ST BISHOP, CA 93514 PARCEL # 0001-030-02

Present zoning:

C1

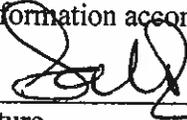
General Plan designation:

General Commercial & retail.

Proposed use of property:

Placement of Storage Container - Out of sight of public view.

Consent of Owner: The following must be signed by at least one owner of record. I consent to the information accompanying this statement.

 _____
Signature Date 3/2/10

D. I. BHAKTA _____
Name Phone or email 760 920 7027 david@bishopexpress.com

Applicant Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

 _____
Signature Date 3/2/10

D. I. BHAKTA _____
Name Phone or email 760 920 7027 david@bishopexpress.com

This Section For City Use

Filing Fee: _____

Receipt/application number: _____

Accepted for processing (signature and date): _____

Staff action: _____

Planning Commission Action: _____

Remarks _____



636 North Main Street
Bishop, CA 93514

phone 760.872.2423
fax 760.872.2239
e-mail staysmart@holidayinnbishop.com
website www.holidayinnbishop.com

March 2, 2010

City of Bishop

377 West Line Street

Bishop, Ca. 93514

Attn : Planning Director

Please find enclosed application for a conditional use permit for the placement of a portable storage container at the southeast corner of the Holiday Inn Express located at 636 North Main Street, bishop, CA. 93514.

The container will be placed out of site of public and will not impede traffic flow. The container will be painted to match the existing building. It will be used primarily to store documents and non perishable hotel supplies.

The placement of the container whilst occupying one parking bay does not violate the City's paking requirements. The hotel will still have 68 stalls for the 66 available guest rooms. Th placements has no adverse effect on view or vegetation.

I trust that you will look upon this application favorably.

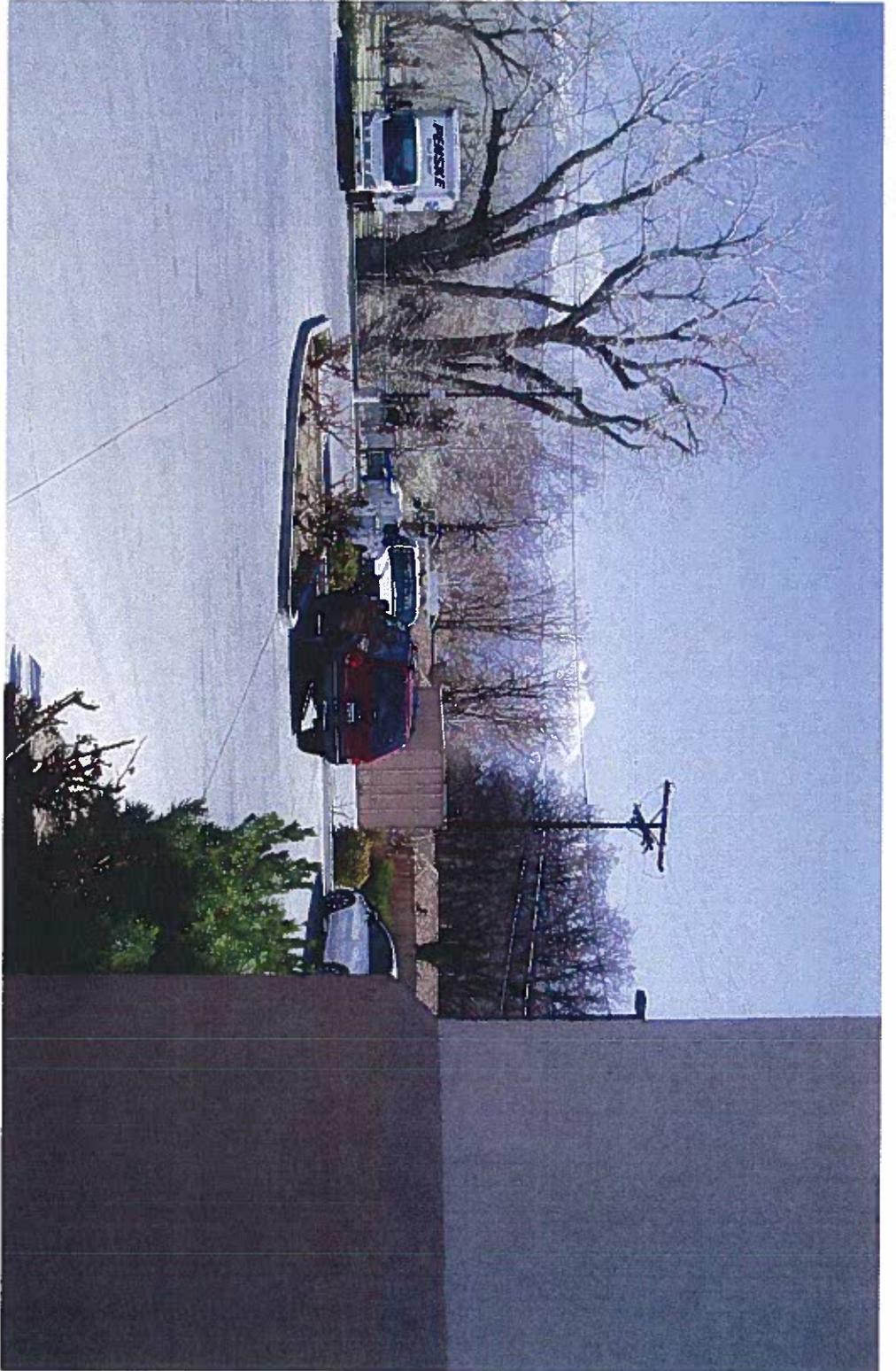
Sincerely,

A handwritten signature in black ink, appearing to read "D. Bhakta".

D. Bhakta

760.920.7027





MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Discussing changing the time of the Planning Commission meetings from 7:30 pm to 7:00 pm.

DATE: March 24, 2010

The City Council has just completed the process to change the time of City Council meetings from 7:30 pm to 7:00 pm. The Planning Commission may wish to change the time of your meetings to coincide with those of the City Council. This is just an option for consideration. If the Commission desires a change, a new time could be set for meetings.

RECOMMENDATION:

Review the possibility of changing the time for Planning Commission meetings.