

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

May 25, 2010

CALL TO ORDER:

Vice Chairman Huntley called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice Chairman Huntley.

COMMISSIONERS PRESENT:

Hardy, Lowthorp, Crom, Huntley, Bhakta and Bloom

COMMISSIONERS ABSENT (Excused):

Foote

OTHERS PRESENT:

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

PUBLIC COMMENT

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

(1) APPROVAL OF MINUTES

MOTION

Commissioner Bhakta moved to approve the Minutes of the April 27, 2010 meeting as written.

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

MOTION CARRIED: 6-0

## CORRESPONDENCE

### PUBLIC HEARING

If anyone wishes to appeal any decisions by the Planning Commission, they can do so by writing to the City Council within 5 days of the meeting.

Vice Chairman Huntley opened the public hearing at 7:04 PM. Commissioner Crom stated that he would have to disqualify himself as a commissioner because he lives within 100 feet of the purposed property but will comment on the public hearing as an individual.

- (2) Request for a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 281 East South Street, which is in a C-1 zone (General Commercial and Retail).

Frank Crom commented that previously there had been a gym at the property with no parking problems. Crom also stated that he spoke to other residents in the area and no one had any concerns about this gym going into the neighborhood.

Richard Eddy, property owner, explained that there are about 12 parking spaces on the property. Other tenants include a dentist that is there 2 days a month and an upholstery shop located in the front of the building.

Colin Broadwater, representing Cross Fit Bishop, stated that where the business is located presently, there is no parking available and they have never received a complaint from residents or nearby businesses. Broadwater himself has gone around and spoken to neighbors in the new area and no one seemed concerned about parking issues.

Hardy asked if there were any intentions of using the church parking lot across the street. Broadwater stated that they would not be using the church parking lot and could not without an insurance agreement. Hardy also asked if the gym would be open on Sundays when there could be parking issues due to church services. Broadwater explained that they would be open on Sundays, but he has been through the neighborhood during this time and there is ample parking in the area. The church has two large parking lots that never fill up. Broadwater also added that a majority of his clients walk or ride bikes to the gym.

Bhakta asked what the anticipated maximum occupancy at any one time would be for the facility. Broadwater said that 15-20 could be the maximum at anyone time. Broadwater also added, as the business grows, more classes would be added to accommodate the number of clients.

Hardy asked staff how the number of required parking is computed for a gym. Schley stated that it is written in the Bishop Municipal Code and is one space per 100 square feet of usable space.

Broadwater also added that most of the classes are scheduled and there is a limited amount of clients that would come in to work out without a class. At the present time, there are classes at 6:00 am, 9:00 am, 5:30 pm and 6:30 pm. Huntley did ask if it could be possible for all his clients to show up for one particular class. Broadwater did say that it was possible but it doesn't happen. The clients do not like to be in a large class and usually some will leave if the class seems too crowded.

Vice Chairman Huntley closed the public hearing at 7:20 PM.

#### NEW BUSINESS

- (4) Request for a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 281 East South Street, which is in a C-1 zone (General Commercial and Retail).

Hardy made a motion to grant the Conditional Use Permit as requested. Huntley questioned if there was a possibility to restrict the parking to customers only and not employee use. Tracy answered that it could be legally done although it may be too hard to enforce. Pucci also added that the business owner is not the property owner and is not able to allocate the parking spaces. Huntley also asked about a space between the parking area and the propane tank, and if it was a legal space. Schley stated that it was not a counted as a legal space but it is not illegal to park in.

Ayes: Hardy, Lowthorp, Bhakta, Bloom, and Huntley

MOTION CARRIED: 5-0

Commissioner Crom rejoined the meeting.

#### PUBLIC HEARING

If anyone wishes to appeal any decisions by the Planning Commission, they can do so by writing to the City Council within 5 days of the meeting.

Vice Chairman Huntley opened the Public Hearing at 7:35 PM.

- (3) Request for a Conditional Use Permit to place one 8' x 20' storage container at 873 North Main Street, which is located in a C-1 district (General Commercial and Retail).

Denise Hayden, representing Jerry Core of Inyo Mono Title, explained that they want to place a storage container on the south perimeter of the property located within a fenced area. The container is completely sealed and painted the same color as the fence and the building. The container will be used to store office furniture for the company and there is no need for electrical.

Tyler Core, employee and son of Jerry Core, commented that the storage container has been at the location and none of the 15-20 employees of Inyo Mono Title have stated they noticed it.

Vice Chairman Huntley closed the public hearing at 7:41 PM.

- (5) Request for a Conditional Use Permit to place one 8' x 20' storage container at 873 North Main Street, which is located in a C-1 district (General Commercial and Retail).

Hardy made a motion to approve the Conditional Use Permit with the condition that there is no electrical service or lighting to the container, the exterior appearance is maintained at the same time the building is maintained and no signage placed on the containers.

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

MOTION CARRIED: 6-0

OLD BUSINESS

STAFF AND COMMISSION REPORTS:

Pucci asked the commission for two volunteers to be apart of an interview panel for an upcoming Planning Commissioner opening. Crom and Bhakta volunteered to be apart of the interview panel.

ADJOURNMENT:

Vice Chairman Huntley adjourned the meeting at 7:49 P.M. The next scheduled meeting will be June 29, 2010 at 7:00 P.M. in the City Council Chambers.

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Vice Chairman Huntley

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Michele Thomas, Secretary