

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

DATE:

July 27, 2010

7:00 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 May 25, 2010 subject for approval.

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.

- (2) Request for a Conditional Use Permit to place one 8' x 20' storage container at 725 North Main Street, which is located in a C-1 district (General Commercial and Retail).
- (3) Request for a Conditional Use Permit to place one 8' x 20' storage container at 221 East Yaney Street, which is located in a C-1 district (General Commercial and Retail).

NEW BUSINESS

- (4) Request for a Conditional Use Permit to place one 8' x 20' storage container at 725 North Main Street, which is located in a C-1 district (General Commercial and Retail).
- (5) Request for a Conditional Use Permit to place one 8' x 20' storage container at 221 East Yaney Street, which is located in a C-1 district (General Commercial and Retail).

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be August 31, 2010 at 7:00 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

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.

Vice Chairman Huntley

Michele Thomas, Secretary

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

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

DATE: July 27, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to place one 8' x 20' storage container at 725 North Main Street, which is in a C-1 district (General Commercial and Retail).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning *R. P.*

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
221 East Yaney Street

DATE: July 27, 2010

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to place one 8' x 20' storage container at 221 East Yaney Street, which is in a C-1 district (General Commercial and Retail).

RECOMMENDATION:

Hold Public Hearing

MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Conditional Use Permit – 725 North Main Street

DATE: July 27, 2010

The City has received an application for a Conditional Use Permit to allow a storage container at 725 North Main Street. A staff report with standard questions and or issues to consider is attached for Commission review.

RECOMMENDATION:

Review the request for a Conditional Use Permit for one 8' x 20' storage container at 725 North Main Street.

MEMORANDUM

Date: July 7, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Subject: An application for a request of a Conditional Use Permit to allow the applicant Best Western Creekside Inn to place a storage container at 725 North Main Street (APN 01-240-05).

Background: The property location 725 North Main Street is in a C-1 zoning district which is General Commercial and Retail District. The adjacent properties to the east and south are a C-1 district, to the north is a C-1 and R-2000 district, and to the west is an R-2000 district (Medium High Density Residential District). The use of the adjacent property to the west is a mobile home park, to the north the uses are a mobile home park and a retail facility (Schats Bakery), to the south a commercial hotel and to the east is Main Street and beyond Main Street the Bishop City Park.

Project Description: One 8' x 20' storage container is placed at the southwestern edge of the project parcel behind the hotel and facility parking area. The container is being used to secure and store various hotel supplies. The requested approval would allow the continued use of one existing 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 Class 3-Section 15303-E accessory structures).

Recommendation: Review the request for a Conditional Use Permit to allow the placement one storage container to comply with City of Bishop ordinance No. 499.

Consideration: List of possible standards to consider for the placement of cargo type storage containers within City of Bishop commercial zoned areas.

1. Permit or prohibit electrical service.
2. Permit or prohibit lighting.
3. Permit or prohibit the placement of signage upon containers.
4. Property line setbacks (front, rear, side).
5. What type of surface the container shall be placed on (dirt surface or paved surface).
6. Container maintenance and appearance;
 - a). exterior surface painted every ? years or as needed.
 - b). make rodent proof in, around and under container.
 - c). provide exterior facade or exterior siding.
 - e). provide solid fence around container or containers.
7. Storage container may not be used as storage rental (mini storage) unless all other requirements are met for business use.

April 28, 2010

City of Bishop

377 West Line Street

Bishop, CA 93514



Best Western
Creekside Inn

725 North Main
Bishop, California 93514
760-872-3044
Fax 760-872-1300

For Reservations Call
1-800-273-3550

Attn. Planning Director

Please find the enclosed application for a conditional use permit for the placement of a portable storage container at the southwest corner of the Best Western Creekside Inn located at 725 N. Main Street, Bishop, CA 93514

The container will be placed in the far Southwest corner of the property. The primary purpose of the container is for seasonal storage and some small projects within the hotel.

The placement of the of the container will take up 1 parking spot leaving us 91 spots for 89 rooms. So it does not violate the City's parking requirements. The placement has no adverse effect on view or vegetation.

Thank you for the consideration, Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John Muller", written over a horizontal line.

John Muller

General Manager

BEST WESTERN



City of Bishop

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

Date Filed 4/29/10

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

Name and address of applicant:

John Muller 725 N. Main St Bishop CA 93514

Name and address of property owner:

Tod McClaskey 1498 SE Tech Center Place, Suite 120 Vancouver, WA

Legal description of property:

Best Western Creekside Inn

725 N. Main St. Bishop, CA 93514

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

725 N. Main St Bishop, CA 93514 Parcel # 1-240-05

Present zoning:

C1

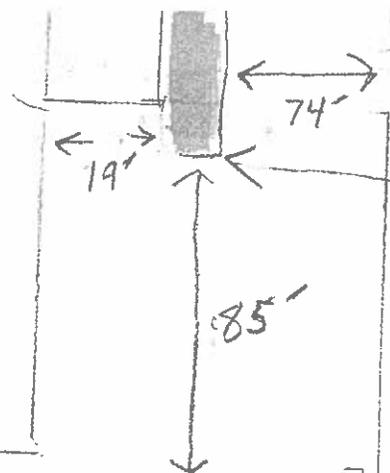
General Plan designation:

General Commercial

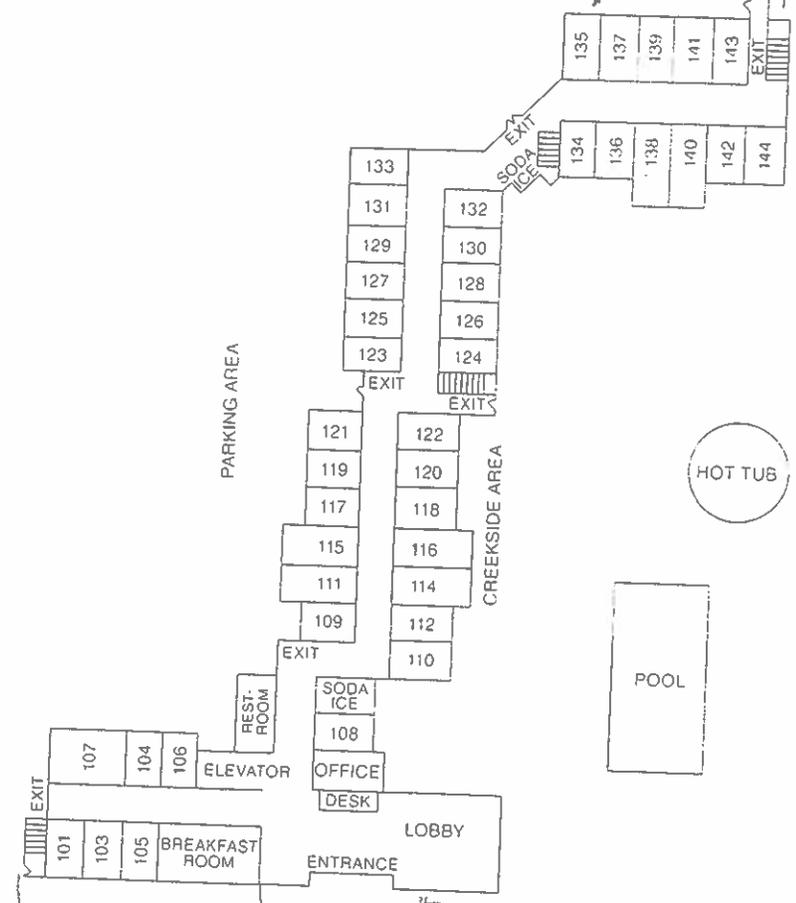
Proposed use of property:

Use of Storage for seasonal storage and future remodeling projects

Container
Location
size
8' x 20'

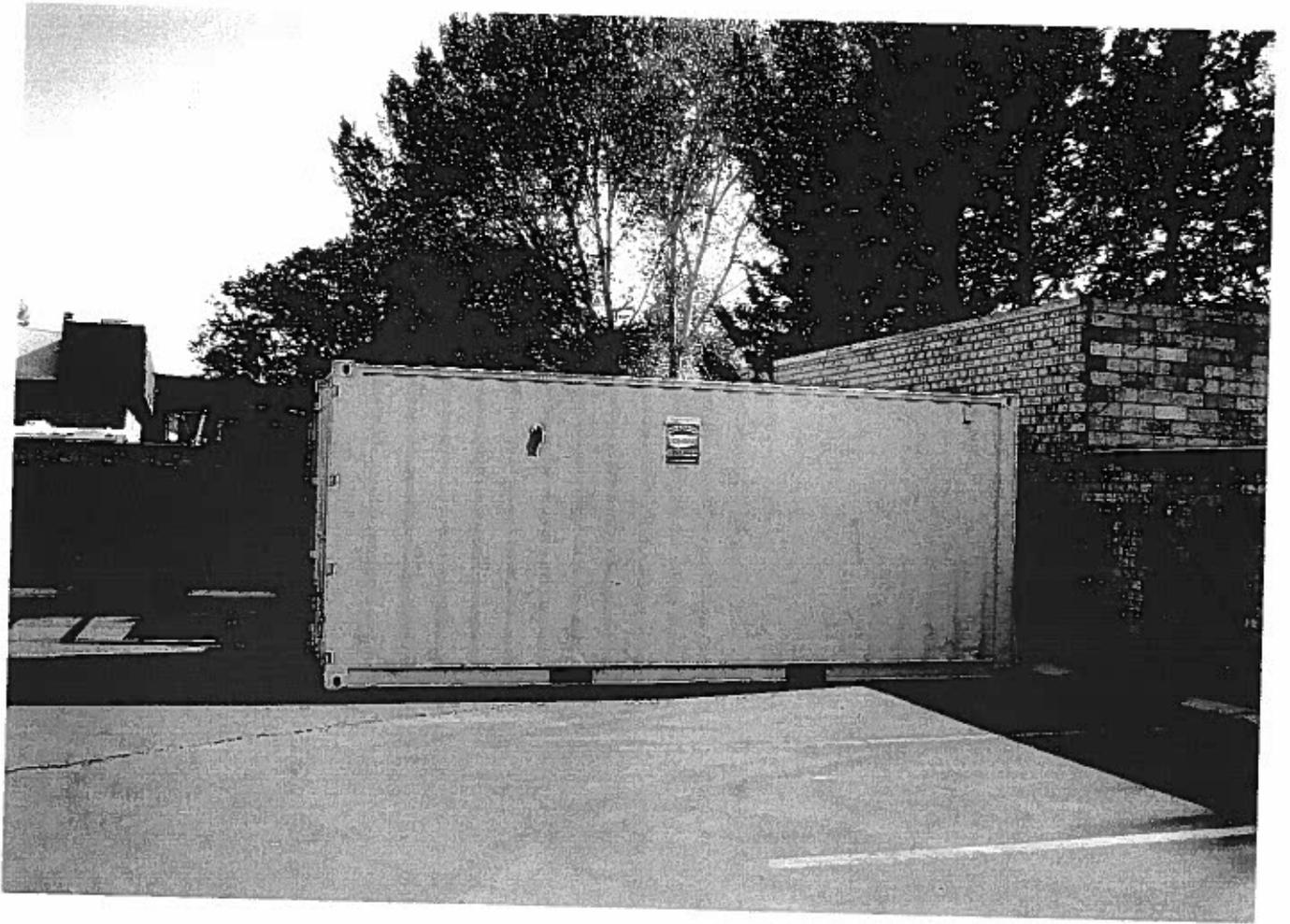


FIRST FLOOR



PARKING AREA

NORTH MAIN STREET



MEMORANDUM

TO: Planning Commission

FROM: Richard F. Pucci, Director of Planning 

SUBJECT: NEW BUSINESS – Conditional Use Permit – 221 East Yaney Street

DATE: July 27, 2010

The attached request for a Conditional Use Permit relates to a proposed storage container at 221 East Yaney Street. A copy of the staff report is included. A set of standard questions for storage containers is also presented for your review.

RECOMMENDATION:

Review the request for a Conditional Use Permit to allow an 8' x 20' storage container at 221 East Yaney Street.

MEMORANDUM

Date: June 30, 2010

To: Richard F. Pucci, City Administrator

From: Gary Schley, Public Services Officer 

Subject: An application for a request of a Conditional Use Permit to allow the applicant Jeff Galvin to place a storage container at 221 East Yaney Street (APN 08-130-12).

Background: The property location 221 East Yaney Street is in a C-1 zoning district which is General Commercial and Retail District. The adjacent properties to the north, south and west are zoned C-1 to the east is a R-1 zone (Single Family Residential District). The use of the adjacent property to the west is a vacant commercial facility (old K-Mart), to the north is a vacant field and beyond that the City's Senior Mobil Home Park, to the south is Yaney Street, the south side of Yaney is the USFS facility, to the east is a large vacant parcel that extends to Spruce Street.

Project Description: One 8' x 20' storage container is placed at the center of a small LADWP lease approximately 90 feet from the Yaney Street right of way. The container is being used to secure and store landscape materials, small equipment and tools. The requested approval would allow the continued use of one existing 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 Class 3-Section 15303-E accessory structures).

Recommendation: Review the request for a Conditional Use Permit to allow the placement one storage container to comply with City of Bishop ordinance No. 499.

Consideration: List of possible standards to consider for the placement of cargo type storage containers within City of Bishop commercial zoned areas.

1. Permit or prohibit electrical service.
2. Permit or prohibit lighting.
3. Permit or prohibit the placement of signage upon containers.
4. Property line setbacks (front, rear, side).
5. What type of surface the container shall be placed on (dirt surface or paved surface).
6. Container maintenance and appearance;
 - a). exterior surface painted every ? years or as needed.
 - b). make rodent proof in, around and under container.
 - c). provide exterior facade or exterior siding.
 - e). provide solid fence around container or containers.
7. Storage container may not be used as storage rental (mini storage) unless all other requirements are met for business use.

City of Bishop

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

Date Filed 9/20/2010

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

Name and address of applicant:

Jeff Galvin 304 Sunland Drive, Bishop, CA. 93514

Name and address of property owner:

City of Los Angeles 300 Mendocino, Bishop, CA 93514

Legal description of property:

221 East Yancy St APN 08-130-12
Bishop, CA 93514

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

APN 08-130-12

Present zoning:

C1 Commercial

General Plan designation:

General Commercial & Retail

Proposed use of property:

Storage of Landscape Materials

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

Signature Jeff Galvin Date 5-20-10
Name Jeff Galvin 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 Jeff Galvin Date 5-20-10
Name Jeff Galvin Phone or email (760) 873-3114

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks

JEFF GALVIN LANDSCAPING

May 17, 2009

Planning Director
City of Bishop
P.O. Box 1236
Bishop, CA 93515-1236

Dear Sirs:

Subject: Conditional Use Permits for Storage Container

Jeff Galvin Landscaping is requesting approval from the Bishop City Planning Commission and Bishop City Council for the enclosed Conditional Use Permit (CUP) for the continued use of existing storage container located on LADWP property at 221 Yaney Street.

This storage container provides a safe, secure and organized space for our landscape materials, small equipment and small tools. This container has been painted and well maintained and is situated in a manner that is not aesthetically disturbing. The containers will have no adverse affect on the surrounding neighborhoods.

Thank you for your consideration. If you require any additional information, please call (760) 873-3116.

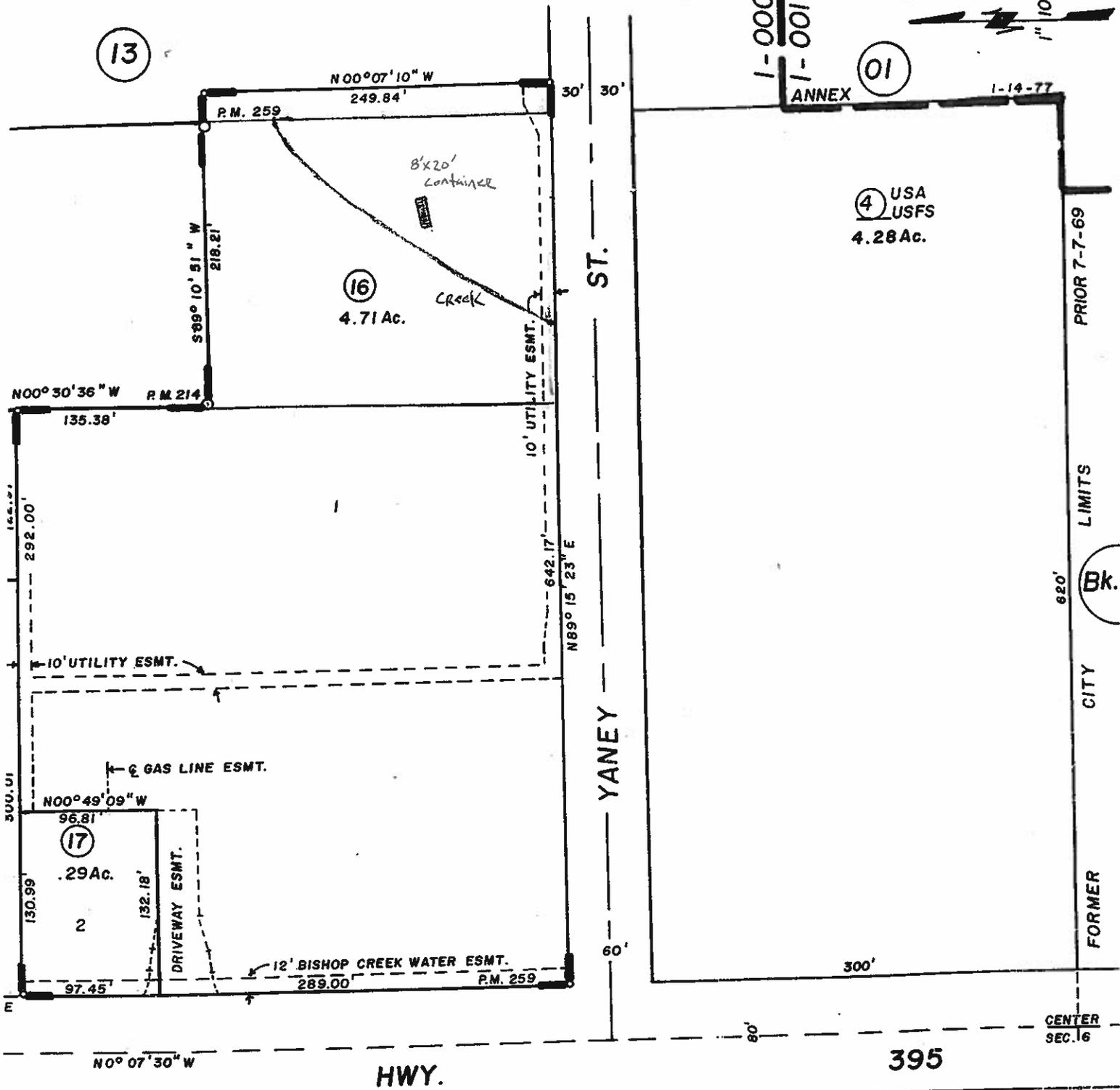
Sincerely,



Jeff Galvin

13

01



4 USA USFS 4.28 Ac.

16 4.71 Ac.

17 .29 Ac.

11

Assessor's Map Bk.8 - Pg.12
County of Inyo, Calif.

1950 1-20-75