

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

August 31, 2010

CALL TO ORDER:

Vice Chairman Huntley called the meeting to order at 7:06 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice Chairman Huntley.

COMMISSIONERS PRESENT:

Hardy, Lowthorp, Crom, Huntley, Gardner, Bhakta 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

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 Hardy moved to approve the minutes of the July 27, 2010 meeting as written.

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

MOTION CARRIED: 5-0

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 7:09 PM.

- (2) Request for a Conditional Use Permit to place three storage containers at the SCE pole yard which is located in a C-2 (General Commercial) and R-1 (Single Family Residential) zoning districts.

Tim Rafferty, representing SCE, explained there are three storage containers presently on the property for storage purposes only.

Vice Chairman Huntley closed the public hearing at 7:16 PM.

NEW BUSINESS

- (4) Request for a Conditional Use Permit to place three storage containers at the SCE pole yard which is located in a C-2 (General Commercial) and R-1 (Single Family Residential) zoning districts.

Commission Hardy made a motion to approve the Conditional Use Permit with the conditions of no electrical service or lighting, no placement of signage upon the containers, the exterior surface painted every 5 years or as needed, the containers may not be used as a storage rental and the containers be placed pursuant to the site plan provided.

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

MOTION CARRIED: 7-0

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 7:20 PM.

- (3) Request for a Conditional Use Permit to set aside the required number of facility parking spaces, the two way driveway standard and allow the placement of one 8' x 40' storage container and one 10' x 32' mobile office trailer at 137 East South Street which is located in a C-1 (General Commercial and Retail District).

William Morris, Operations Manager for Pestmaster Services, explained that the company is asking for a Conditional Use Permit for a storage container and a technician trailer that already exists on the property. The storage container is used for record keeping for tax purposes and structural pest control data the company is required to maintain. The storage container does not have any electrical, plumbing or gas connected. The technician trailer has electrical and is used as a central operations office for the Bishop area.

Morris went on to explain that employees use the back parking lot and customers use the public street for parking. Morris added that the parking presently on the property is sufficient for the business and the employees and they have not had any complaints from customers regarding a lack of parking. Crom commented that the City has a problem with parking on East South Street.

Lowthorp and Gardner questioned the required number of parking needed for the business and the size of property, and that there is ample space on the property although other buildings have been built or brought in, after the original site plan was in place. Pestmaster Services did not inform the City in the past, they were altering the original site plan.

Bhakta questioned how with fourteen employees and only eleven parking spaces, where else would an employee park. Morris explained there are three spaces along the front parcel that are public access. Morris added that the employees work different hours and usually do not park on the property at the same time and it is uncommon to have all eleven parking spaces occupied at the same time during the day. Gardner also brought up that even though employees park in the spaces, it is not marked that a customer could not use them as well and the public access spaces in front of the business may not always be available for only Pestmaster customers. Morris stated that the warehouse that connects to the corporate office south of 145-A East South Street is utilized for company trucks and could be used for parking during the day as well.

Huntley noted that the conditional use permit belongs to the property not the business. He added that the commission needs to address that the potential use could change in the future. Bhakta made the further comment that even though the parking for Pestmaster works adequately, if the business were to vacate the property, another business may not work without the designated twelve parking spaces.

In closing, Morris asked the commission to take into consideration what Pestmaster Services does for the community. Pestmaster gives yearly scholarships, raises money for Wild Iris and most recently did a free treatment for the local Catholic Church.

Vice Chairman Huntley closed the public hearing at 7:55PM.

- (5) Request for a Conditional Use Permit to set aside the required number of facility parking spaces, the two way driveway standard and allow the placement of one 8' x 40' storage container and one 10' x 32' mobile office trailer at 137 East South Street which is located in a C-1 (General Commercial and Retail District).

Commissioner Hardy asked staff if the office trailer it's self requires a conditional use permit. Pucci explained that the trailer infringes on the required 24 ft. driveway width and currently it is measured at 9 ft.

Commissioner Gardner made a motion to deny the request without prejudice for a Conditional Use Permit to set aside the required number of facility parking spaces, the two way driveway standard and allow the placement of one 8' x 40' storage container and one 10' x 32' mobile office trailer at 137 East Line Street which is located in a C-1 (General Commercial and Retail District) zone.

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

MOTION CARRIED: 5-2

NEW BUSINESS

- (6) A request by Roger Barker for an Extension of time to complete the requirements of Tentative Parcel Map 388.

Commissioner Hardy stated that he would have to disqualify himself as a commissioner because he lives within 500 feet of the purposed property.

Roger Barker explained his project is a conversion of a four unit rental to condominiums. Barker commented that he has done the majority of improvements himself which has resulted in the delay. The project started 23 months ago with the building permit active for the past five months. Barker is requesting an extension of 18 months.

Commission Crom made a motion to approve the request by Roger Barker for an extension of 18 months to complete the requirements of Tentative Parcel Map 388.

MOTION CARRIED: 6-0

Commission Hardy rejoined the meeting.

- (7) Selection of Chairman and, if necessary, Vice Chairman. City Administrator will conduct the election for Chairman. If selection of Chairman creates a vacancy in the Vice Chairman position, Chairman will conduct election of Vice Chairman.

Vice Chairman Huntley turned the nominations for chairman over to Rick Pucci, City Administrator. A call for nominations for the position of chairman was made. Commissioner Hardy nominated Shane Huntley. No further nominations were made.

The motion by Commissioner Gardner to close the nominations for chairman passed 7-0.

The roll call vote was taken on the election of Shane Huntley as chairman.

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

Huntley will serve the remaining term as chairman.

Chairman Huntley opened the nominations for the position of vice-chairman.

Commissioner Lowthorp nominated David Bloom. No further nominations were made.

The motion by Commissioner Crom to close the nominations for vice-chairman passed 7-0.

The roll call vote was taken on the election of David Bloom as vice-chairman.

Ayes: Crom, Hardy, Bhakta, Hardy, Gardner, Bloom and Huntley.

Bloom will serve the remaining term as vice-chairman.

STAFF AND COMMISSION REPORTS:

None

ADJOURNMENT:

Chairman Huntley adjourned the meeting at 8:28 P.M. The next scheduled meeting will be September 28, 2010 at 7:00 P.M. in the City Council Chambers.

Chairman Huntley

Michele Thomas, Secretary