

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

September 28, 2010

CALL TO ORDER:

Chairman Huntley called the meeting to order at 7:02 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Huntley.

COMMISSIONERS PRESENT:

Lowthorp, Crom, Huntley, Gardner, and Bhakta

COMMISSIONERS ABSENT (Excused):

Hardy and Bloom

OTHERS PRESENT:

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

PUBLIC COMMENT

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 Crom moved to approve the minutes of the August 31, 2010 meeting as written.

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

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.

Chairman Huntley stated that he would have to disqualify himself as a commissioner because the applicant is a source of income for Huntley's personal business.

Commissioner Lowthorp opened the public hearing at 7:04 PM.

- (2) Request for a Conditional Use Permit to place one storage container at 444 South Main Street which is located in a C-1 (General Commercial and Retail District).

Lowthorp stated a letter was received from Caltrans asking the City to notify them of any Conditional Use Permits for storage containers so they may comment on the matters.

Steven Joseph, representing High Country Lumber, explained that presently there is a storage container on the property used for storage of record keeping, store fixtures, and shelving. The container is located in the back lot on the east side of the property. The container has no electrical, lighting or signs.

Commissioner Lowthorp closed the public hearing at 7:06 PM.

NEW BUSINESS

- (4) Request for a Conditional Use Permit to place one storage container at 444 South Main Street which is located in a C-1 (General Commercial and Retail District).

Commissioner Gardner made a motion to approve the request for a Conditional Use Permit to place one storage container at 444 South Main Street which is located in a C-1 (General Commercial and Retail District) with the conditions of no electrical, lighting, or signage, the container is to be maintained every 5 years or as needed, may not be used as a storage rental and is pursuant to the plans submitted.

Ayes: Gardner, Crom, Bhakta and Lowthorp

MOTION CARRIED: 4-0

Chairman Huntley 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.

Chairman Huntley opened the Public Hearing at 7:15 PM.

- (3) Request to accept input on the proposed zone change request from R-1 (Single Family Residential District) to R-2000P (Medium High Density Residential District and/or Professional and Administrative Offices) at 187 Edward Street.

Gary Colbert, 186 Edward Street, sent a correspondence to the City of Bishop in favor of this proposal.

A petition with 17 signatures in favor of the zone change was presented.

Dwayne Wilson, representing Sabrina Associates, stated that they are requesting a zone change to R-2000P to allow more flexibility in developing the property. The property is currently in need of repair. The property is two lots with more than enough room for parking. Mr. Wilson contacted local residents and property owners and obtained 17 signatures in favor of the zone change.

Bhakta commented that it is nice to have a city that is zoned well and conforms. The property at 187 Edward Street seems to be a gap in between a particular use facility. Bhakta added that this project seems to aid the City with uniformity across the city map.

Huntley asked the proponent if there are any plans for residential or retail at this time. Mr. Wilson stated that at the moment there are no concrete plans for the property. Mr. Wilson did comment that the plan will include the back building. He added that it could be taken down or turned into a duplex. The one thing Mr. Wilson stated is that he wants to clean up between the two properties where a block wall was removed. He included that his intentions are not to build apartment buildings but to make the property financially feasible.

Vice Chairman Huntley closed the public hearing at 7:29 PM.

NEW BUSINESS

- (5) Request to accept input on the proposed zone change request from R-1 (Single Family Residential District) to R-2000P (Medium High Density Residential District and/or Professional and Administrative Offices) at 187 Edward Street.

Commissioner Crom made a motion to recommend to the City Council to approve the requested zone change from R-1 to R-2000 at 187 Edward Street.

Ayes: Crom, Bhakta, Gardner, Lowthorp and Huntley

NEW BUSINESS

- (6) Assignment of Planning Commission representative to speak at the 25 October, 2010 City Council meeting regarding the Pestmaster appeal action taken.

The present five commissioners will be unavailable for the 25 October City Council Meeting. Staff will make a request to Commissioner Hardy to ask if he would be available to attend the meeting. Pucci added that if there is not a Planning Commissioner available, staff will be able to read from the minutes of the 31 August Planning Commission meeting and review the issues that were discussed.

STAFF AND COMMISSION REPORTS:

Chairman Huntley asked if the commission is allowed to grant a time limit on a Conditional Use Permit. Tracy stated that the question can be placed on the agenda for the next Planning Commission meeting and be discussed.

ADJOURNMENT:

Chairman Huntley adjourned the meeting at 7:44 P.M. The next scheduled meeting will be October 26, 2010 at 7:00 P.M. in the City Council Chambers.

Chairman Huntley

Michele Thomas, Secretary