

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

**November 30, 2010**

CALL TO ORDER:

Chairman Huntley called the meeting to order at 7:03 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Huntley.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT (Excused):

None

OTHERS PRESENT:

James M. Southworth, 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 September 28, 2010 meeting as written.

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

MOTION CARRIED: 5-0

## CORRESPONDENCE

Two letters were received from Caltrans regarding the Conditional Use Permits for 586 North Main Street and 380-A South Main Street and will be added as part of each record.

## ACTION ITEMS

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 for action items 2 and 3 because the applicants are a source of income for Huntley's personal business.

Commission Bhakta stated that he would have to disqualify himself as a commissioner for action item 2 because his business is within 500 sq. ft. of the proposed property.

- (2) Request for a Conditional Use Permit to place one 8' x 20' storage container at 586 North Main Street which is located in a C-1 zone (General Commercial and Retail District).

### (a) PUBLIC HEARING

Vice-Chairman Bloom opened the public hearing at 7:06 PM.

Kelli Van Nest, owner of High Sierra Containers, representing Arco AMPM, explained that the container is a Grade-A brand new cargo container from China with a 6 foot roll up door on the 20 foot long side and cargo doors at one end that would not be used. The paint will last for 30 years and is the same color as the building. The container is not air tight as it has vents, but is rodent proof. There will be a rubberized roof, the same color as the container, which will keep the temperature 90% cooler during the summer.

Kamaljit Jammu, owner of Arco AMPM, explained that the container will be used for storage of dry goods and paper goods. No electrical service will be necessary.

Van Nest explained that the container will be placed partially in the fenced area near the stairwell. Customers will have access to the water and air machines.

Vice-Chairman Bloom closed the public hearing at 7:15 PM.

### (b) PLANNING COMMISSION DISCUSSION AND POSSIBLE ACTION

Crom made a motion to approve the request for a Conditional Use Permit to place one 8' x 20' storage container at 586 North Main Street which is located in a C-1 zone (General Commercial and Retail District) with the conditions of no electrical, no lighting, no

signage upon the container, the maintenance and appearance is to be maintained as needed, the container may not be used as a storage rental and is pursuant to the plans submitted.

Ayes: Crom, Gardner, Hardy, Lowthorp and Bloom

MOTION CARRIED: 5-0

Commission Bhakta rejoined the meeting.

- (3) Request for a Conditional Use Permit to place one 8' x 20' storage container at 380-A South Main Street which is located in a C-1 zone (General Commercial and Retail District).

(a) PUBLIC HEARING

Vice-Chairman Bloom opened the public hearing at 7:20 PM.

Tina Bolen, representing Eldridge Electric, stated that they are applying for a condition use permit for a storage container to store wire, conduit and other materials needed to run their business. Electrical service will not be needed and the container will not impact any parking spaces. The container will be pre-owned. It will be a Grade-A container and the paint will match the building.

Vice-Chairman Bloom closed the public hearing at 7:22 PM.

(b) PLANNING COMMISSION DISCUSSION AND POSSIBLE ACTION

Crom made a motion to approve the request for a Conditional Use Permit to place one 8' x 20' storage container at 380-A South Main Street which is located in a C-1 zone (General Commercial and Retail District) with the conditions of no electrical, no lighting, no signage upon the container, the maintenance and appearance is to be maintained as needed, the container may not be used as a storage rental and is pursuant to the plans submitted.

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

MOTION CARRIED: 6-0

Chairman Huntley rejoined the meeting.

- (4) Request for a Conditional Use Permit to place two 8' x 20' storage containers at 156 Willow Street which is located in a C-1 zone (General Commercial and Retail District).

(a) PUBLIC HEARING

Chairman Huntley opened the public hearing at 7:25 PM.

Mike Barnett, owner of Barnett Gatrell Rentals, explained that he had recently placed two storage containers on the property not aware that a conditional use permit was required. The containers will be used to store ladders and scaffolding for the rental business.

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

(b) PLANNING COMMISSION DISCUSSION AND POSSIBLE ACTION

Crom made a motion to approve the request for a Conditional Use Permit to place two 8' x 20' storage container at 156 Willow Street which is located in a C-1 zone (General Commercial and Retail District) with the conditions of no electrical, no lighting, no signage upon the containers, the maintenance and appearance is to be maintained as needed, the containers may not be used as a storage rental and is pursuant to the plans submitted.

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

MOTION CARRIED: 7-0

STAFF AND COMMISSION REPORTS:

Schley informed the commission that the City has no pending applications for commission review at this time. Pestmaster Services will be coming back to the commission with an application for a parcel merger and the placement of a storage container at a later date.

Southworth stated that the City Council has requested a joint meeting with the commission to discuss city goals and expectations. Staff will get back to the commission with a scheduled date for February 2011. Southworth also explained that the city has approved the Retail Gap Analysis contract for a study to analyze our city's current retail businesses. A presentation to City Council is tentatively scheduled for the 24 January City Council meeting and there will be a seminar/presentation with the Bishop business community tentatively planned for Tuesday, 25 January. Southworth would like to invite all commissioners to attend both or either meetings to learn more.

ADJOURNMENT:

Huntley made a motion to cancel the 28 December, 2010 Planning Commission meeting.

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

MOTION CARRIED: 7-0

Chairman Huntley adjourned the meeting at 7:40 P.M. The next scheduled meeting will be January 25, 2011 at 7:00 P.M. in the City Council Chambers.

---

Chairman Huntley

---

Michele Thomas, Secretary