

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

May 31, 2011

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Huntley.

COMMISSIONERS PRESENT:

Huntley, Lowthorp, Crom, Hardy, Gardner 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 March 29, 2011 meeting with the corrections of “Hardy” to be removed from the motion of the approval of the minutes and to change the word “omit” to “admit” on page 3.

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

MOTION CARRIED: 4-0

CORRESPONDENCE

None

PUBLIC HEARINGS

- (2) Public Hearing on a Conditional Use Permit to allow a woodshop occupancy and set aside the commercial parking requirements at 336 Hammond Street which is located in a C-1 zone (General Commercial and Retail District).

- (a) Open Public Hearing

Commissioner Lowthorp excused himself from the public hearing due to personal matters regarding the property.

Schley explained that the applicants, Steve White and Antonia Bulpitt-Ramirez, are requesting a conditional use permit to allow a change of use of a warehouse type occupancy to a woodshop occupancy and to set aside the commercial parking requirements at 336 Hammond Street. Within this use, the required parking would call for four spaces and there is presently one. The woodshop is not a commercial-industrial type business; it is an art studio type woodshop where furniture will be made on a low scale production.

Schley went on to explain that there were onsite parking surveys conducted at the location. The survey determined that public parking during the business hours was not heavily impacted adjacent to the project or at the project site. Bishop City Council approved the Negative Declaration for the project, therefore, complying with CEQA requirements.

Bhakta asked Schley what the parking requirements are for the current form of use. Schley stated that in its current form, it would require two parking spaces for a warehouse at 1600 sq. ft; one space per 1000 sq. ft. Schley added that the on-street parking cannot be counted as parking spaces.

Gardner brought up the question of deliveries of materials and lumber. Schley mentioned that there are warehouse type doors if necessary for unloading. Southworth added that the wood work products are mostly art and one-of-a-kind pieces and will not have large production quantities.

Steve White, owner of the woodshop, explained that he has had a one person furniture making business in Bishop for the past 13 years. The type of furniture produced is called studio furniture or one-of-a-kind, highly individualistic pieces. It can take one to several weeks to build a piece. The business is not considered a retail shop. Customers may come by to discuss having an item built or to have a

piece of furniture repaired. White also went on to say that he talked to almost all the neighbors in the area regarding the business and any concerns they may have. He added that only one was concerned about possible noise and another questioned fumes. As for the noise, the building will be insulated and noise will be contained within the building. Most work is done by hand and heavy machinery is not used very often. The fumes are not an issue as they will only use oil finishes that are hand applied. Occasionally a truck may deliver lumber, but White said he usually drives out of town to pick up lumber so he can pick the pieces out himself. Also the business would be open during the day and occasionally on weekends.

Crom asked if the applicant was interested in having students or classes on the premises. White said that he would like to one day have an apprentice. White mentioned that he would like to rent out space inside for other woodworkers for a maximum of three people working at one time.

Cheryl Stanford, real estate officer representing White, commented that the business is a good fit for the property. He will be dressing up the exterior of the building and making it look much better. She also commented that she feels there is enough day parking in the area.

(b) Planning Commission Discussion on a Conditional Use Permit to allow a woodshop occupancy and set aside the commercial parking requirements at 336 Hammond Street which is located in a C-1 zone (General Commercial and Retail District).

Huntley asked staff if the existing parking would need to be improved. Schley feels that if the space were to be paved, there could be drainage issues. Using a base type material may be the best way of improving the parking space.

Bhakta asked about signage for the business and what type would be added. White stated he would want to put a small sign against the building. Bhakta also added that he has seen White's work and it is exceptional quality and his production is art and craft and he is very committed to his work.

Hardy stated that a title of "studio woodworking shop" should be added to the wording of the conditional use permit since the permit stays with the property.

On a motion by Commissioner Huntley, the commission voted 6-0 to close the public hearing.

(c) Planning Commission action for a proposed Conditional Use Permit to allow a woodshop occupancy and set aside the commercial parking requirements at 336 Hammond Street which is located in a C-1 zone (General Commercial and Retail District).

Hardy made a motion to approve the Conditional Use Permit at 336 Hammond located in a C-1 zone to allow occupancy for a studio-furniture workshop, operated with no more than 3 artisans, and to set aside the minimum parking requirements for that occupancy down to one gravel impervious improved space.

MOTION CARRIED: 6-0

Commissioner Lowthorp rejoined the meeting at this time.

STAFF AND COMMISSION REPORTS:

Southworth shared with the commission that the City has held Mobility Element workshops and is preparing an updated draft plan. The City is proposing a joint meeting with the City Council and the Planning Commission for 5:00 pm on 26 July, the regularly scheduled Planning Commission meeting night. If there is time during the meeting, the council and or commissioners interested in bringing up the matters of parking and sign ordinances that were previously discussed at past meetings, would have this opportunity for further discussion.

ADJOURNMENT:

Chairman Huntley adjourned the meeting at 7:41 p.m. The next scheduled meeting is for July 26, 2011 – 5:00 p.m. Joint Meeting with City Council / 7:00 p.m. regular scheduled meeting. Regularly scheduled meetings will be held in the Bishop City Council Chambers, 301 West Line Street, Bishop.

Chairman Huntley

Michele Thomas, Secretary