

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

DATE:

September 27, 2011

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 August 30, 2011 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 storage container at 131 East South Street which is located in a C-1 (General Commercial and Retail District).

NEW BUSINESS

- (3) Request for a Conditional Use Permit to place one storage container at 131 East South Street which is located in a C-1 (General Commercial and Retail District).

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be October 25, 2011 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

August 30, 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, and Malloy

COMMISSIONERS ABSENT (Excused):

Bhakta and Gardner

OTHERS PRESENT:

Keith Caldwell, Interim 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 May 31, 2011 meeting as written.

Ayes: Huntley, Lowthorp, Crom, Hardy and Malloy

MOTION CARRIED: 5-0

Commissioner Crom moved to approve the minutes of the July 26, 2011 meeting as written.

Ayes: Huntley, Lowthorp, Crom, Hardy and Malloy

MOTION CARRIED: 5-0

CORRESPONDENCE

None

PUBLIC HEARINGS

- (2) Request for a Conditional Use Permit to place one storage container at 137 East South Street which is in a C-1 (General Commercial and Retail District).

Schley stated that the Conditional Use Permit is for an 8' x 40' storage container. A year ago this month, Pestmaster's original application was denied. They are now reapplying for a new Conditional Use Permit after removing a tech trailer from the property.

William Morris, Pestmaster Services Operations Manager, reminded the commission that originally Pestmaster was going to look into combining their two parcels. When dealing with financial institutions, the option would not be feasible. The trailer was moved off the site approximately 30 days ago. Morris then stated they are asking for permission to allow the storage container to remain on the property. Morris went on to state that the storage container is 8' x 40', painted the same color as the building and is located on a concrete slab.

Hardy inquired if there was electrical service to the container and Morris answered that there was no electrical or plumbing connected and it is only used for storage of records.

NEW BUSINESS

- (3) Request for a Conditional Use Permit to place one storage container at 137 East South Street which is in a C-1 (General Commercial and Retail District).

Hardy asked Schley if the Fire Chief had an issue with the reduced size of the driveway going from 24' to 12.6' and Schley answered that there is enough access for an emergency vehicle.

Crom made a motion to approve the Conditional Use Permit to place one 8' x 40' storage container at 137 East South Street located in a C-1 zoning district with the conditions of no electrical, lighting, or signage allowed. The property setbacks, parking, and driveway are pursuant to plans submitted. The container's appearance is to be maintained as needed. The storage container may not be used as a storage rental.

MOTION CARRIED: 5-0

(4) Re-organization for Vice Chairman vacancy

Crom nominated Commissioner Lowthorp for Vice Chairman.

On a motion made by Commissioner Hardy the commissioners voted 5-0 to close the nominations.

The roll call vote was taken on the election of Lowthorp for Vice Chairman.

Ayes: Crom, Huntley, Hardy, and Malloy

Abstain: Lowthorp

Lowthorp will serve the remaining one-year term as Vice Chairman.

STAFF AND COMMISSION REPORTS:

Crom asked to add discussion regarding timed parking to the Planning Commission agenda after the scheduled September meeting.

Huntley also asked to have discussion regarding standards for storage containers added to the next Planning Commission meeting.

Caldwell shared with the commission that there are two public comment meetings: one 31 August regarding the Pine to Park Path from 5:00 – 6:30 p.m. and the other 15 September from 3:00 – 7:00 p.m. regarding the Mobility Element. Caldwell also added that the City will be giving a presentation on 15 September to the Chamber of Commerce regarding the Mobility Element and anyone is invited to attend.

ADJOURNMENT:

Chairman Huntley adjourned the meeting at 7:25 P.M. The next scheduled meeting will be September 27, 2011 at 7:00 P.M. in the City Council Chambers.

Chairman Huntley

Michele Thomas, Secretary

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, Interim City Administrator *KSC*

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
131 East South Street

DATE: September 27, 2011

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to place one portable storage container at 131 East South Street, which is located in a C-1 (General Commercial and Retail) district.

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, Interim City Administrator *KAC*

SUBJECT: NEW BUSINESS – Conditional Use Permit –
131 East South Street

DATE: September 27, 2011

The proponents, Ronald and Michelle Schaup at 131 East South Street, are requesting permission to place a portable storage container at the rear of the property. A site plan is included for Commission review. Staff has also provided a list of possible standards utilized for storage containers within permitted zones.

RECOMMENDATION:

Review the request to place a portable storage container at 131 East South Street.

MEMORANDUM

Date: September 20, 2011

To: Keith Caldwell, Planning Director

KSC

From: Gary Schley, Public Services Officer



Subject: An application for a request of a Conditional Use Permit to allow the applicant Ronald and Michelle Schaup to place one storage container at 131 E. South Street (APN 01-212-17).

Background: The property location 131 E. South Street is in a C-1 zoning district which is General Commercial and Retail District. The adjacent properties are all within a C-1 zone and the existing uses are commercial.

Project Description: One 8' x 20' storage container will be placed on a graded dirt surface at the northwest corner of the parcel. The container will be used to secure and store business records and files.

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 at 131 E South Street.

August 24, 2011

City of Bishop
377 West Line Street
Bishop, CA 93514

Attn: Planning Director:

Please find enclosed application for a conditional use permit for the placement of a portable storage container at the rear of property of Ronald and Michelle Schaup, located at 131 East South Street, Bishop, CA 93514.

The container will be placed in the rear of the property. The primary purpose of the container is for additional storage.

The placement of the container will take up no parking as it is in the rear of the property. 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 me know if you have any questions.

Sincerely,

Ronald Schaup

Ronald Schaup

Michelle Schaup

Michelle Schaup

Owners

City of Bishop

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

Date Filed August 24, 2011

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

Name and address of applicant:

Michelle Schaw. 131 E. South Street.

Name and address of property owner: Bishop, CA 93514

Ronald and Michelle Schawp 131 E. South Street,
Legal description of property: Bishop, CA. 93514

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

01-212-17

Present zoning:

C-1

General Plan designation:

General Commercial and Retail

Proposed use of property:

Commercial in front Unit and Residential in Rear Unit

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

Michelle Schaub August 24, 2011
Signature Date
Michelle Schaub 760-873-4488
Name 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.

Michelle Schaub August 24, 2011
Signature Date
Michelle Schaub 760-873-4488
Name Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

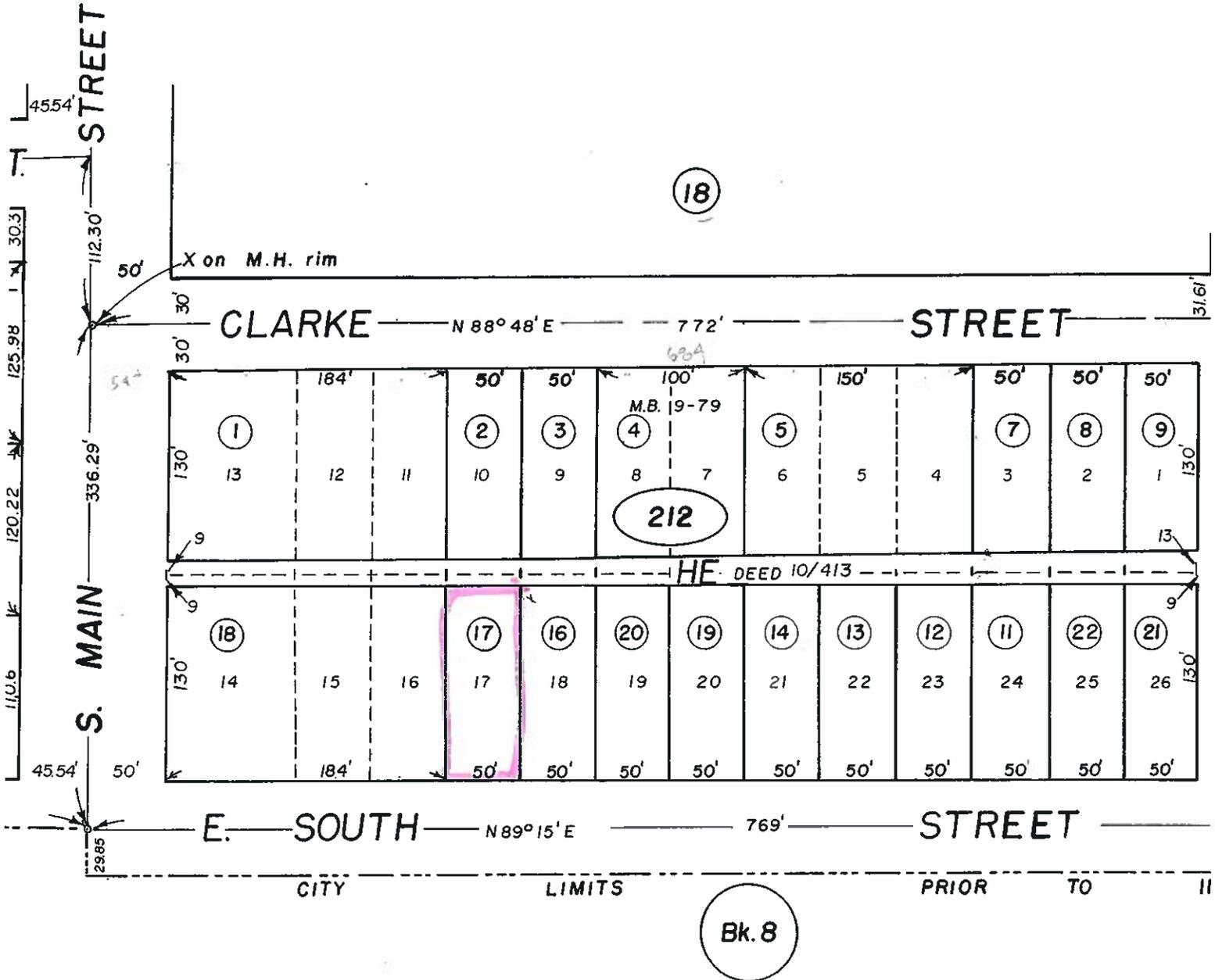
Staff action:

Planning Commission Action:

Remarks

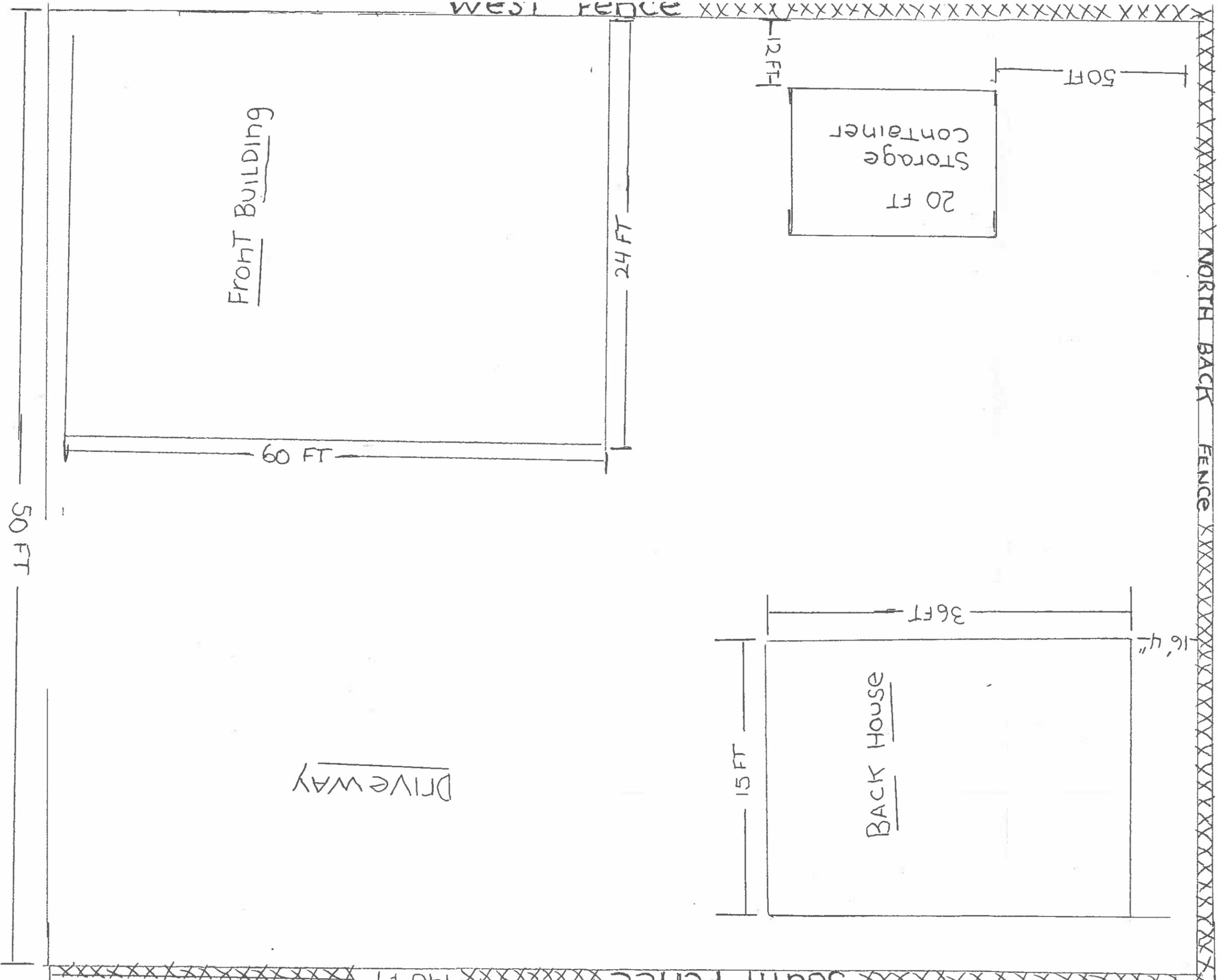
POR. N 1/2 SEC. 7, T. 7 S., R. 33 E. M. D. B. &

JOHN B. CLARKE ADDITION



John B. Clarke Addition M.O.R. Bk.1-Pg.51
M.O.R. Bk.8 Pg.8
M.O.R. Bk.1-Pg.22

BACK ALLEY



SOUTH STREET

Ronald and/or Michelle Schuy
131 E. South Street
Bishop, Ca. 93514
APN# 01-212-17