

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

**January 31, 2012**

**CALL TO ORDER:**

Vice Chairman Lowthorp called the meeting to order at 7:05 P.M.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairman Lowthorp.

**COMMISSIONERS PRESENT:**

Lowthorp, Hardy, Bhakta, Gardner, Crom and Malloy

**COMMISSIONERS ABSENT:**

Huntley

**OTHERS PRESENT:**

Peter Tracy, City Attorney  
Gary Schley, Public Services Officer  
Michele Thomas, Secretary  
David Grah, Public Works Director  
Jim Ellis, Council Member

**PUBLIC COMMENT**

Vice Chairman Lowthorp 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 November 29, 2011 meeting as written.

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

**MOTION CARRIED: 5-0**

## CORRESPONDENCE

None

## NEW BUSINESS

(2) Request for extension of time for Tentative Parcel Map 388 / 287 East Line Street

### CONFLICT DECLARATION – 287 EAST LINE STREET

Commissioners Hardy and Malloy declared a conflict of interest due to their ownership of property located within 500 feet of the East Line Street property to be discussed. They left the Council Chambers for the duration of discussion and action on this agenda item.

Roger Barker, property owner of 287 East Line Street, asked for an extension of time for a condo conversion he is presently working on. Work commenced 8-9 years ago with the Tentative Parcel Map approved by the Planning Commission in 2008. Barker is approximately 90% complete with his project.

Crom asked what a reasonable time would be needed to finish the project. Schley stated 18 months would be a reasonable time to allow Barker to complete the project.

Crom moved to approve an 18 month extension of time for Tentative Parcel Map 388 / 287 East Line Street.

### MOTION CARRIED 4-0

Commissioners Hardy and Malloy rejoined the meeting at 7:11 p.m.

## PUBLIC HEARING

(3) Final Draft Mobility Element

The Mobility Element is the transportation chapter of the General Plan. The update to the chapter is funded by the Inyo Local Transportation Commission (LTC). The purpose of the Mobility Element is to define how the City will serve the mobility needs of residents, businesses, and visitors while enhancing its environmental, economic, and natural resources.

David Grah, City of Bishop Director of Public Works, reviewed with the Commission the final changes and recent comments received regarding the new Mobility Element. Of the changes suggested, five were to the Mobility Element, and one was to the associated Transportation Report.

Grah asked the Commission to consider the final changes to the Mobility Element and the Transportation Report and to recommend approval to the City Council.

Crom brought up a concern about the city having enough money to maintain and repair existing streets that are in poor condition. He brought up the same concern about the maintenance of additional new streets described in the Mobility Element.

Grah stated that a few years ago a pavement study indicated the overall pavement condition in the city was on the border line between fair and poor. In addition, the study indicated the cost to bring all the streets to fair condition and to maintain them there indefinitely will require about \$1 million per year. In other words, unless the city is able to invest \$1 million per year in pavement maintenance, the overall condition of the streets will continue to deteriorate. In contrast, before cuts to General Fund expenditures in recent years, the city only budgeted about \$10,000 for street maintenance. Grah concurred with Crom that there is a major issue regarding funding for street maintenance, both for existing and proposed streets.

There was no further public comment on this matter.

Vice Chairman Lowthorp closed the Public Hearing at 7:24 p.m.

#### NEW BUSINESS

#### (4) Discussion and recommendation of approval for Final Draft Mobility Element

Crom made a motion to approve the Final Draft Mobility Element and Transportation Report with authorization for the Vice-Chairman to execute a letter to the City Council approving the recommendation.

#### MOTION CARRIED 6-0

Vice-Chairman Lowthorp will be present at the 13 February City Council meeting to represent the Planning Commission's approval of the Final Draft Mobility Element and Transportation Report.

#### STAFF AND COMMISSION REPORTS:

Schley stated that we currently have one application for a Conditional Use Permit for signage on South Main Street. Schley is in the process of completing the environmental initial study. The application will be on the agenda for the March Planning Commission meeting.

Schley also mentioned to the commission that the City along with our consultant Bauer Planning and Environmental are actively in the process of applying for a Sustainable Communities Block Grant. If awarded, the grant will be used for an update of the General Plan.

#### ADJOURNMENT:

Vice Chairman Lowthorp adjourned the meeting at 7:29 P.M. The next scheduled meeting will be February 28, 2012 at 7:00 P.M. in the City Council Chambers.

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Vice Chairman Lowthorp

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Michele Thomas, Secretary