

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

March 27, 2012

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, Bhakta, Hardy, Lowthorp and Malloy

COMMISSIONERS ABSENT:

Gardner and Crom

OTHERS PRESENT:

Peter Tracy, City Attorney
Keith Caldwell, Planning Director
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

Chairman Huntley moved to approve the minutes of the February 28, 2012 meeting as written.

Ayes: Huntley, Bhakta, Malloy
Abstain: Lowthorp and Hardy

MOTION CARRIED: 3-0

CORRESPONDENCE

None

PUBLIC HEARING

- (2) Request for a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 162 Willow Street, which is in a C-2 zone (General Commercial).

CONFLICT DECLARATION – 162 Willow Street

Commissioner Malloy declared a conflict of interest due to his ownership of property located within 500 feet of the Willow Street property to be discussed. He left the Council Chambers for the duration of discussion and action on this agenda item.

Colin Broadwater, owner of Crossfit Bishop, is applying for a conditional use permit to move his gym to a larger location at 162 Willow Street. The requested warehouse property is 3000 sq. ft. and currently the gym is located in a 2000 sq. ft. area with approximately 1500 sq. ft. of usable floor space.

Gary Schley, Public Services Officer, stated that parking surveys have been completed on Broadwater's previous gym occupancies on South and Clarke Streets. The gym has never impacted parking to the point of any problems. Another parking survey completed on Willow Street near the property showed that the area is not heavily impacted, although closer to Main Street it does become a little crowded. Commissioner Lowthorp asked if the gym clientele has access to the public parking lot to the west of the property. Schley said that they do have access to the lot which has approximately 30-40 parking spaces. Lowthorp also asked if it were possible to add a couple additional parking spaces in front of the building's roll up door. Schley said it is possible and a requirement to add striping for the additional 3-4 spaces could be a condition of the use permit.

Huntley asked how many parking spaces were waived with the previous conditional use permit Broadwater applied for on South Street and Schley said the commission waived 12 spaces, with a total of 4 on-site spaces. The proposed project requires 30 spaces for a gym use. The site currently provides 4 parking spaces for the 3000 sq. ft. area with the potential of providing 8 to 10 spaces.

Hardy asked staff to clarify the conditions of a use permit and whether the permit stays with the land and what happens when a different business moves into the facility at a later time. Tracy explained that the permit does stay with the land but only for the same use, for example a gym use.

Bhakta asked Broadwater how many people are in a typical session and Broadwater said that it ranges from 3 – 15 usually. Bhakta then asked how many drive to the gym which Broadwater said he was not sure, but there are usually 3 – 4 people riding bicycles and some walk. It was also mentioned that Willow Street has 2 hour parking restrictions on

the south side of the street from Main Street to the end the building where the sidewalk ends.

Bradley Jourdan, owner of 140 Whitney Alley and 168 Willow Street, asked the times of the classes and if they would coincide with the Yoga Classes at a nearby business. Broadwater stated that he is not aware of the yoga class times but feels they could coincide with one another. Jourdan has concerns of clients parking in the driveway and back behind the building on private property. A previous tenant at the warehouse had customers parking in the wrong areas and Jourdan would like to work with Broadwater before issues arise again. Jourdan's property is accessible by a driveway easement next to 162 Willow Street and would like to have parking in the area restricted. Randy Fendon, owner of 162 Willow Street and Fendons Furniture across the street, asked Jourdan to inform him anytime there is an issue with someone parking in the driveway, either a gym member or a delivery truck for the furniture store and he will take care of the problem.

The commission's main concern regarding the conditional use permit is the size of the building with limited parking and the future possibility of a different gym business moving into the building that could have more customers. Tracy suggested the commission to put a limit on the occupancy for the building as a condition of the permit.

Chairman Huntley closed the Public Hearing at 7:28 p.m.

NEW BUSINESS

- (4) Request for a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 162 Willow Street, which is in a C-2 zone (General Commercial).

Bhakta wanted to comment that he feels Broadwater is taking the citizens of Bishop along the right track through fitness. And it is nice the business is flourishing and able to move to a new larger facility. Bhakta added that he feels the gym will do well in the area and would like to have the additional parking spaces added in front of the building. And also to have a bike rack installed outside and some type of striping or marking along the easement driveway to restrict parking. Hardy and Lowthorp both agree with Bhakta's recommendations. Schley told the commission that 3 spaces could be added safely with the possibility of 4.

Commissioner Hardy made a motion to approve the request for a Conditional Use Permit to set aside the minimum parking requirement for a commercial gym use at 162 Willow Street, which is in a C-2 zone (General Commercial) with the conditions of restriping the facility parking adding a minimum of 3 parking spaces, the driveway easement to be clearly marked for no parking, and a maximum gym occupancy of 40 persons at any one given time.

MOTION CARRIED: 4-0

Commissioner Malloy rejoined the meeting at 7:38 p.m.

PUBLIC HEARING

- (3) Request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 592 sq. ft. of signage at 174 South Main Street, which is in a C-1 zone (General Commercial and Retail).

Schley read from his memo regarding the Conditional Use Permit to clarify how the square footage will be distributed for the building. The proposed signage will be in several locations on site; four proposed 48 sq. ft. wall signs, one existing 26 sq. ft. wall sign, one existing round wall sign of plus/minus 72 sq. ft. which are all attached to the facility west facing wall, and one 302 sq. ft. monument sign structure with five separate business advertisements located at the southwest corner of the site. Three of the business occupancies will have a total of 96 sq. ft. of signage apiece, the fourth (Golden State Cycle) will have 187 sq. ft. of signage and the fifth (RJG Plaza) will have 117 sq. ft. of signage. Each of the business occupancies would exceed the allowable 80 sq. ft. of signage.

Randy Gillespie, property owner, stated he is breaking up the building into five tenants and needs to provide signage to each occupant. Gillespie handed out to the commission an example from another business out of town that has a sign structure similar to what he is proposing.

Hardy asked if the building is currently configured for five businesses. Gillespie said that it is configured for three at the moment, and will be five after a wall is constructed. There are currently two occupants and one vacant space. Bhakta asked if Gillespie has other prospective clients for the additional spaces and Gillespie said he is in negotiations with clients at the moment. Bhakta asked staff whether the City sign ordinance is per address or business and Schley said the allowable space of 80 sq. ft. is per business.

Lowthorp asked if there were any issues Caltrans will still need to address. Schley stated that the concerns pertaining to Caltrans are related to lighting standards for the building and will be part of a building permit.

Gillespie also added that the documentation in the packet that was submitted shows a picture of what his monument sign could look like. Depending on how the sign is attached to the existing foundation will determine the actual size and more likely would be a little smaller.

Staff explained that the property owner is asking for a Conditional Use Permit that will incorporate five separate businesses under the one permit. Each business's sign within the property can't exceed the approved allowable square footage for each of the businesses without coming back to the commission for another use permit at a later time. Until new tenants move into a space, the signs designated for those spaces will be blank on the monument. Gillespie hopes to have all spaces rented by the time the sign tower is in place.

Malloy asked if there were any other signs within city limits that were at the size of 300 sq. ft. Schley said that there are a few painted wall signs and also the businesses of Vons and Kmart are closer to this size. The proposed sign tower height is measured at 25 feet with the city ordinance limit set at 30 feet.

Bhakta pointed out that the purposed monument sign will be a billboard right at ground eye level on the corner of the street as opposed to a sign further back and higher off the ground with considerable space that is still visual, out of the way, and not so obvious. Huntley asked if there were any line-of-site issues. Schley said that the police department and he have sat at the intersection and there are no line-of-site issues because it sits back far enough. Caltrans did not report any issues besides the lighting mentioned previously.

Thomas stated that there was one written comment received in favor that is included in the packet. Huntley asked to have the written correspondence from Randy Scott in favor of the project added to the minutes.

Huntley closed the public hearing at 7:57 P.M.

NEW BUSINESS

- (5) Request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 592 sq. ft. of signage at 174 South Main Street, which is in a C-1 zone (General Commercial and Retail).

Schley re-read his memo regarding the proposed signage for the project as done during the public hearing.

Bhakta asked what the existing old round sign would be used for and Schley said it is included in the 115 sq. ft of signage for the fifth tenant square feet as stated in his memo.

Hardy stated concerns regarding the monument sign given the surrounding neighborhood and also the fact that a couple of the businesses are hypothetical. Hardy added that he is concerned about the visual impact on the town having a 25 ft. x 12 ft. wall for a sign. Bhakta added that he does not want to see an empty panel for a business not occupying the building.

Malloy also shared concerns that the proposed monument sign is different to the character or other signs within the city limits. The city has other pedestal signs although their aesthetics and the way they affect the look of the city are quite different. Malloy feels it would be in the best interest of the city for the businesses to keep the unique character of Bishop as forefront as possible. Malloy feels that what is being proposed are seven signs for five businesses and two advertisements and would not be a good idea to allow businesses to have signs for the major products they sell.

Hardy again brought up his concern related mainly to the overall size of the monument sign. Hardy compared the proposed sign to the signage at the Starbucks shopping center north in town that has numerous businesses but the signage the center is within the allowable square footage.

Huntley asked Gillespie if he had an alternative proposal with a smaller monument sign. Gillespie stated that back when Safeway occupied the property, the sign was located in the same spot and was a 55 ft. tower. There is an existing foundation for the old pole sign and if possible the new sign will be reattached to the foundation. Then the monument sign would be a 10 ft. span instead of the proposed 14 ft. span.

Lowthorp asked if it were necessary to have a panel advertising the GSC Plaza. Gillespie said he wanted to name the plaza for identification purposes. Lowthorp also asked Gillespie when he would know whether he would be able to attach to the underground foundation with the ability to construct a narrower sign. Gillespie said he would need to pull out the existing Honda/Yamaha sign to expose the area below and determine if it were possible and depending on the commission's decision tonight would determine how soon this would be done.

Lowthorp made a motion to approve the request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 592 sq. ft. of signage at 174 South Main Street, which is in a C-1 zone (General Commercial and Retail) with the anticipation of a possibility the sign being smaller but willing to accept as proposed.

Ayes: Lowthorp, Huntley
Noes: Hardy, Bhakta, Malloy

MOTION DENIED: 3-2

Malloy made a motion to deem the denial to be without prejudice that the applicant may present an amended plan to the Planning Commission at a future meeting without having to start from the beginning of the Conditional Use Permit process.

MOTION CARRIED: 5-0

(6) Reorganization

Chairman Huntley turned the nominations over to the Keith Caldwell, Planning Director. A call for nominations for the position of chairman was made. Commissioner Lowthorp nominated David Bhakta and Commissioner Hardy nominated Shane Huntley. No further nominations were received. Roll call was taken to close the nominations for chairman and passed unanimously.

A roll call vote was taken for the election of David Bhakta for Chairman. Ayes: Lowthorp, Hardy, Bhakta, Huntley and Malloy. A roll call vote was not taken for the re-election of Shane Huntley. David Bhakta will serve a one-year term as Chairman.

Newly elected Chairman Bhakta opened nominations for the position of Vice-Chairman and Commissioner Lowthorp nominated Darren Malloy. No further nominations were received. Roll call was taken to close the nominations for vice chairman and passed unanimously.

A roll call vote was taken for the election of Darren Malloy for Vice-Chairman. Ayes: Lowthorp, Hardy, Malloy, Huntley and Bhakta. Darren Malloy will serve a one-year term as Vice-Chairman.

STAFF AND COMMISSION REPORTS:

Schley stated that there is the possibility of Randy Gillespie returning to the April 24 meeting with a redesigned plan for signage at his property.

ADJOURNMENT:

Chairman Huntley adjourned the meeting at 8:34 P.M. The next scheduled meeting will be April 24, 2012 at 7:00 P.M. in the City Council Chambers.

Chairman Huntley

Michele Thomas, Secretary