

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

DATE:

March 27, 2012

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 February 28, 2012 subject for approval.

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

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).
- (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).
- (6) Reorganization

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be April 24, 2012 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

February 28, 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, Gardner, Crom and Malloy

COMMISSIONERS ABSENT:

Lowthorp and Hardy

OTHERS PRESENT:

Peter Tracy, City Attorney
Keith Caldwell, Planning Director
Michele Thomas, Secretary
David Grah, Public Works Director

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 January 31, 2012 meeting with the correction on page 3; change the month from March to February in the motion for the discussion and recommendation of approval for Final Draft Mobility Element.

Ayes: Malloy, Crom, Bhakta, and Gardner
Abstain: Huntley

MOTION CARRIED: 4-0

CORRESPONDENCE

None

NEW BUSINESS

(2) Auditorium Sidewalk Width

David Grah, Director of Public Works, explained to the Commission that the City has the opportunity to replace a block of sidewalk using grant funds if the work can be completed before July. The east side of the block of North Fowler between Line and Church along the City Auditorium was selected for the replacement. To preserve new landscaping along the auditorium, an 8 foot sidewalk is proposed instead of the 10 foot width called for in the Mobility Element of the General Plan. With the New Mobility Element, any modifications to the adopted street standards would require approval by the Planning Commission.

Grah stated that the project would remove the existing curb, gutter, and sidewalk and replace with American Disability Act (ADA) compliant disability accessible sidewalk. The entrance to the auditorium will also change to be in accordance with ADA requirements. Staff is looking into using colored concrete to make the area more aesthetically pleasing and will include a bench outside of the auditorium. The project is expected to be complete in May or June.

Crom asked Grah where the funding is coming from for this project. Grah stated that the funding comes from Proposition 1B funds. Voters of the state passed a bond 4-6 years ago giving \$400,000 to small cities to spend on street projects. The City has spent most of the funds during the past years and the balance of \$130,000 needs to be spent before the end of the 2011-2012 fiscal year, or the remaining funds will need to be returned to the state. The project is expected to cost \$50,000 - \$60,000 for construction. In addition, overhead utilities will be moved underground costing \$30,000, along with related costs for material testing, design, and construction inspections. The estimated cost for the Auditorium Project is \$126,000. There are other projects that will be funded with the remaining Prop. 1B funds as well such as the right-of-way for the Mac Iver Street project.

Crom asked Grah what the plan was for the school kids that use the sidewalk going to and from school if the project plans to be built during the current school year. Grah explained that the kids could still use the sidewalk on the west side of Fowler. Grah added that there is a possibility the contractor may be able to leave a path open on the east sidewalk during certain times.

Bhakta asked what the width is on the existing sidewalk, which Grah stated is a little over 9 feet wide. Grah also explained that Fowler Street is not centered correctly. The project will move the curb line to the east which reduces the sidewalk width about one foot. The entire new sidewalk will be 8 feet wide with the exception of the area at the south end where the curb line will jog out a little.

Gardner brought up the concern related to the public understanding the purpose of city funds to fix the sidewalks and other projects rather than a project someone else may feel is more important and how these funds must be spent towards certain projects. Grah explained that the city does their best to inform the public there are a lot aspects to spending monies for certain projects. Caldwell also brought up the importance of the new sidewalk related to the growing activities the City puts on that use the auditorium and that the present sidewalk condition is unsafe. The traffic going in and out of the auditorium on Fowler Street has grown significantly over the past several years.

Bhakta says he understands the purpose of spending the money of the sidewalk project and also using colored concrete to make the project look nice, but feels it is a good idea to educate the public to show a justifiable cause for spending the funds on the extras. Bhakta also asked if there would be ADA rails along the ramp as well. Grah stated that with this project, there will not be handrails along the ramp as Grah does not believe a rail is required and will verify if this is correct. Grah did say that with this project, the handicap ramps will be the Case-A style ramp, not the style used on some previous projects such as Grove Street Sidewalk Project.

Bhakta brought up that the overhang along the wall is in poor condition and whether the project will address this at the same time. Grah explained that with the project and the extras like colored concrete and a bench, the funds are already stretched as far as possible, and addressing building issues is beyond what can be done with the transportation funds.

Huntley questioned where the idea of the colored concrete came from. Grah stated that Charles Mulligan, the artist of the sidewalk rendering drawing, came up with the idea. The idea was presented to city staff and council and concurrence was received regarding the concept with much more muted colors than shown on the drawing. Huntley shared that he showed the drawing to five different people within the community and no one was in favor. Grah did say that the colored concrete is not essential to the project and there are actually two construction options, one with color and one without. Some commissioners are concerned about the idea of using colored concrete for this project could open the door for the idea in future projects and that if this were to happen, to make sure to use a color that would work best for the City over all.

Bhakta asked Grah to confirm that the idea to sacrifice sidewalk width is to increase planter width. Grah stated that the 8 foot sidewalk preserves the existing 8 foot wide planter area outside the auditorium and provides over 8 feet from the back of sidewalk to the pavement in the parking lot of City Hall. According to the Tree Committee, when the tree list was developed, 8 feet was a magic number for large trees to grow properly. Bhakta continued with his concern regarding the elimination of sidewalk width and asked Grah how much congregation the City feels would happen on the sidewalk area. Grah says he expects the future traffic to be comparable to current numbers with the possibility of a small increase. Grah added that large trees were recently removed for the project, and they had taken up about a foot of sidewalk width in the past. The 10 foot sidewalk in the Mobility Element allows for tree wells that this project will not have. Other

sidewalks in the City that are about 5 – 6 feet wide with similar pedestrian volumes seem to be adequate. With the electricity poles removed, there will be additional room on the sidewalk as well.

Discussion continued regarding types of trees and uprooting along with sidewalk widths within city limits not related to the project. Items discussed relating to Main Street and West Line Street are on state highways and Caltrans handles these streets. Grah did share with the commission that Caltrans does have a major ADA project planned for the City of Bishop in the coming years. Huntley asked if our Mobility Element affects Caltrans and Grah said that it does not directly but Caltrans is required to be sensitive to the communities they are in and the Mobility Element is the City's transportation vision. But Caltrans follows their standards first.

Commissioner Malloy moved to approve the 8 foot Auditorium Sidewalk width. Further discussion was held.

MOTION CARRIED 5-0

STAFF AND COMMISSION REPORTS:

Caldwell thanked David Grah for his time and efforts on the Mobility Element and the General Plan. Caldwell also thanked the commission for their questions as the questions and concerns help staff move into the right direction for the City. Huntley also thanked staff for the information regarding a truck lane on Main Street. Crom asked that the City Council receive copies of the email correspondence between Grah and Caltrans related to restricting trucks to the left lane through downtown Bishop on Main Street. Thomas said that she would make copies for City Council.

ADJOURNMENT:

Chairman Huntley adjourned the meeting at 7:45 P.M. The next scheduled meeting will be March 27, 2012 at 7:00 P.M. in the City Council Chambers.

Chairman Huntley

Michele Thomas, Secretary

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, City Administrator

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
162 Willow Street

DATE: March 20, 2012

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to set aside the commercial parking requirements for gymnasium occupancy for Crossfit Gym located at 162 Willow Street.

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, City Administrator

SUBJECT: PUBLIC HEARING – Conditional Use Permit –
174 South Main Street

DATE: March 20, 2012

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to allow RJG Plaza, located at 174 South Main Street, 592 square feet of signage for five separate businesses.

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, City Administrator

SUBJECT: NEW BUSINESS – Conditional Use Permit –
162 Willow Street

DATE: March 20, 2012

Mr. Colin Broadwater, representing Crossfit of Bishop, has requested a Conditional Use Permit (CUP) to set aside the described parking requirements at 162 Willow Street. The proposed use is a change from general commercial to a fitness center. The minimum parking, which is presently being met with 6 spaces for the facility, would require an additional 26 onsite parking spaces.

A staff report is included for Commission review.

RECOMMENDATION:

Review the request to set aside the minimum parking requirements at 162 Willow Street.

MEMORANDUM

Date: March 20, 2012

To: Keith Caldwell, City Administrator

From: Gary Schley, Public Services Officer 

Project Title: Conditional Use Permit / Crossfit Gym 162 Willow Street

Project Proponent: Colin Broadwater
175 Clarke Street
Bishop, CA 93514

Project Location: 162 Willow Street
Bishop, California.
(APN 01-134-27)

Subject: Request of a Conditional Use Permit by Crossfit Bishop to set aside the minimum parking requirement for a proposed 3,050 sq. ft. gym facility at 162 Willow Street which is in a C-2 zone (General Commercial).

Background: The applicant is seeking approval for a Conditional Use Permit to set aside the commercial parking requirements for gymnasium occupancy, pursuant to Bishop Municipal Code, Section 17.48.070. The project is proposing a change of use of a 3,050 sq. ft. area of an existing 4,768 sq. ft. warehouse facility to a commercial gym use. The change of use would require an additional twenty six paved parking spaces for the gym use. The facility provides six parking spaces which are adequate for its intended use of retail store handling only durable goods or bulky merchandise.

Facility parking requirements with change of use to a gym:
3,050 sq. ft. gym requires.....+30 parking spaces
1,718 sq. ft. warehouse requires.....+2 parking spaces
Facility currently provides.....-6 parking spaces
Requires the set aside of.....26 parking spaces

Recommendation: Review the request for a Conditional Use Permit to set aside the minimum parking requirements for the gym use at 162 Willow Street.

To the Planning Commission and City Council,

CrossFit Bishop wishes to change it's location from it's current address of 281 South Street #D to 162 Willow Street. You may remember our first visit from us over two years ago when we applied for a conditional use permit to operate from our 400 square foot garage on Clarke Street. From there we expanded to our current location on South Street. On May 1st we will have been in operation on South Street for two years and we have been steadily growing our membership and are ready to expand into a larger facility once again. Our mission to bring improved health and fitness to the community has been quite successful so far and making the move closer to downtown into a larger, more suitable facility will help us further improve what we're able to offer. The Fendon's who own the building, have offered to vacate the space to accommodate our needs. A conditional use permit was granted two years ago to Tim Reed who opened the batting cages just across the driveway from where we propose to operate. Unfortunately, Mr. Reed's business has closed, but on the bright side, this gives Fendon's Furniture space to store their goods that are currently warehoused in our proposed space.

The conditional use permit that we must obtain to legally operate is for parking. The square footage of our portion of the warehouse would be 3,046 square feet, which would mean that 30 legal parking spaces are required. Obviously, the 6 legal spaces that the building currently has available is not sufficient. However, the building on South Street required 20 spaces and we did not meet that requirement either. Nor did we meet the requirement at our initial operation from our home on Clarke Street. We also now operate a gym in Mammoth Lakes where we do not meet the parking requirements either. Having never met the parking requirements though, we have never had a single complaint about parking or any other issue. This is probably due to the fact that our busiest times are in the early mornings and late afternoons when most businesses are not operating, and because many of our clients ride a bicycle. I see parking as even less of an issue on Willow Street, since the location will allow even better walking or bicycle access. I believe that the community of Bishop has much to gain from what we offer and little to lose by granting us the required permit to operate. Thank you for your time and consideration.

Colin Broadwater
Owner, CrossFit Bishop and Mammoth CrossFit

City of Bishop

Use Permit and Zoning Variance Application Form

(To be completed by applicant)

Date Filed _____

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

Name and address of applicant:

COLIN BROADWATER 175 CLARKE STREET

Name and address of property owner:

~~Donald A. [Signature]~~ 3578 Ranch View Ave

Legal description of property:

162 WILLOW STREET

APN# 001-134-27

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

C-2

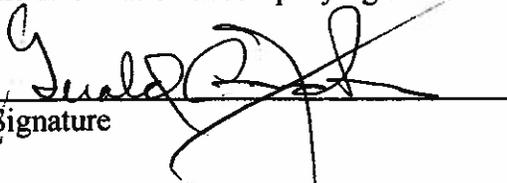
Present zoning:

General Plan designation:

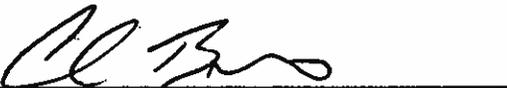
Proposed use of property:

ATHLETIC TRAINING CENTER

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


 Signature _____ Date 1-27-12
GERALD A. FENDON
 Name _____ Phone or email 760-873-4698

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.


 Signature _____ Date 1-26-12
COLIN BROADWATER
 Name _____ Phone or email (206) 919-8923

This Section For City Use

Filing Fee:

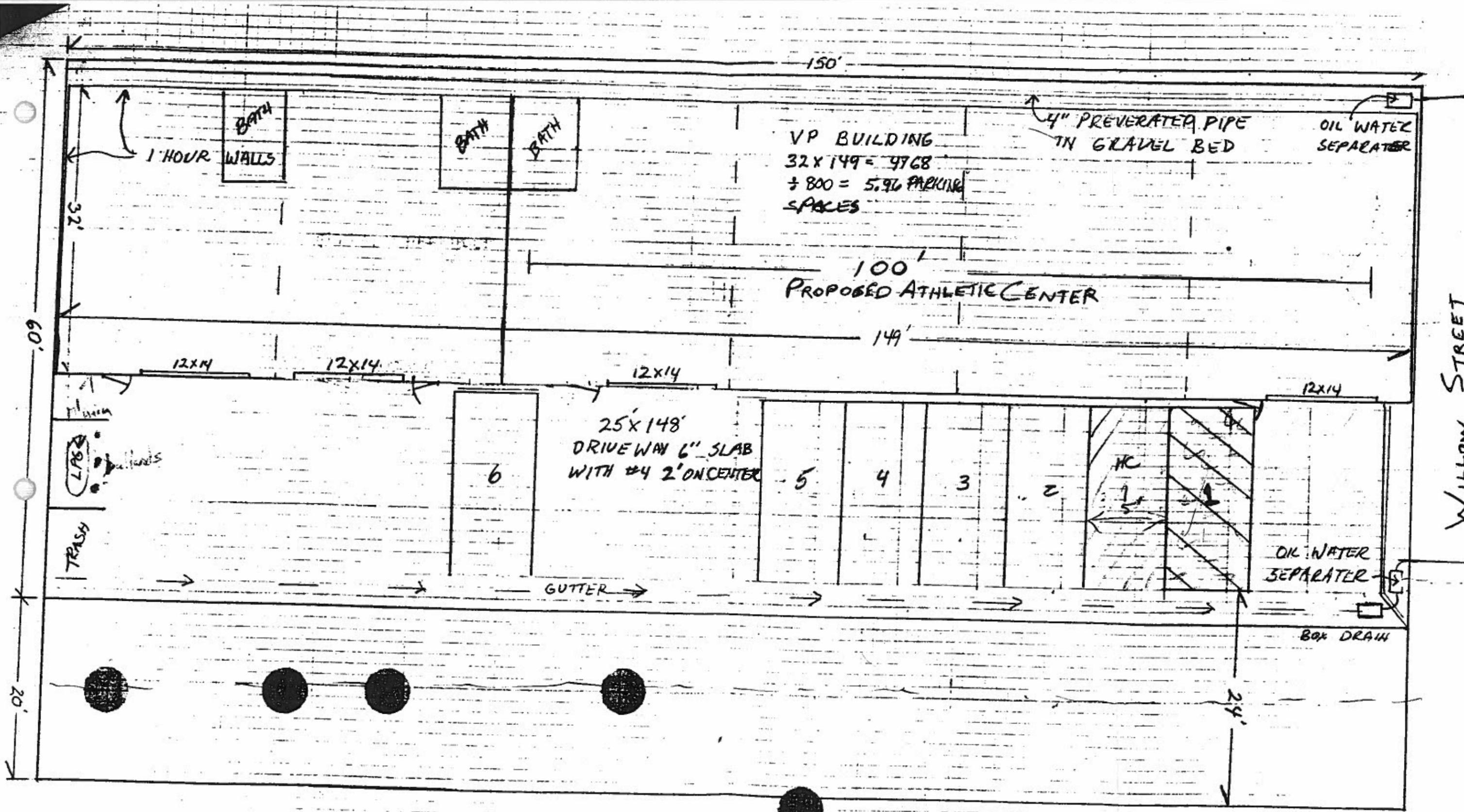
Receipt/application number:

Accepted for processing (signature and date):

Staff action:

Planning Commission Action:

Remarks



150'

1 HOUR WALLS

BATH

BATH

BATH

VP BUILDING
32 X 149 = 4768
÷ 800 = 5.96 PARKING SPACES

4" PRECAST PIPE IN GRAVEL BED

OIL WATER SEPARATOR

100' PROPOSED ATHLETIC CENTER

149'

12x14

12x14

12x14

12x14

25' x 148'
DRIVEWAY 6" SLAB
WITH #4 2' ON CENTER

6

5

4

3

2

HC

OIL WATER SEPARATOR

BOX DRAIN

GUTTER

TRASH

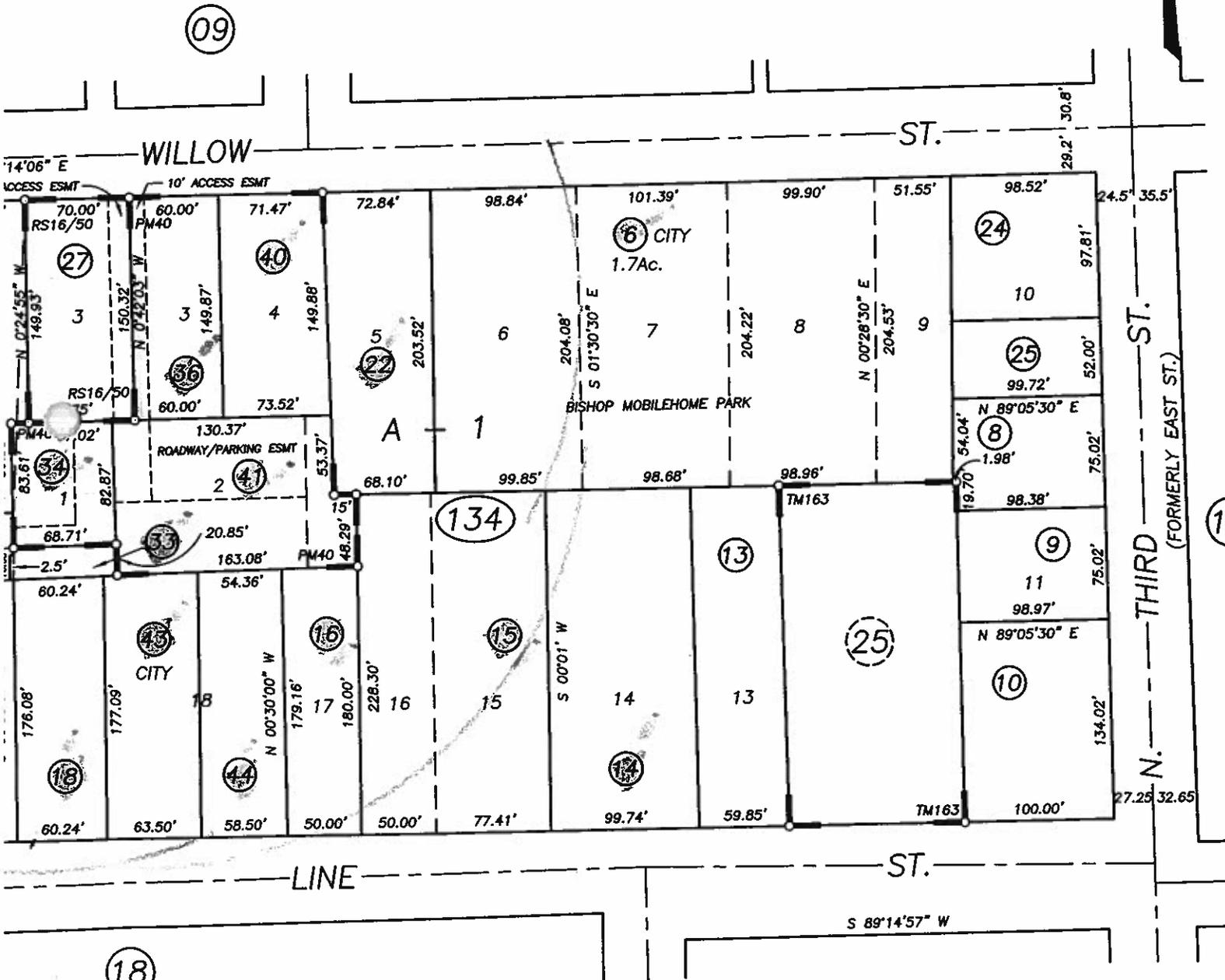
WILLOW STREET

60'

20'

24'

26'



NOTE: 1. THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

02-18-08
04-18-07

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, City Administrator

SUBJECT: NEW BUSINESS – Conditional Use Permit –
174 South Main Street

DATE: March 20, 2012

A request for a Conditional Use Permit (CUP) at 174 South Main Street, RJG Plaza, is attached for Commissioner Review. The request is to set aside the City's 80 sq. ft. sign size limit and allow for 592 sq. ft. of signage as shown on the attached site plan.

RECOMMENDATION:

Review the request for a CUP for 592 sq. ft of signage at 174 South Main Street.

MEMORANDUM

Date: March 20, 2012

To: Keith Caldwell, City Administrator

From: Gary Schley, Public Services Officer

Project Title: CUP / RJG Plaza Signage

Project Proponent: Randy Gillespie
RJG Investments LLC
174 South Main Street
Bishop, Ca 93514

Background: A request of a Conditional Use Permit to allow the applicant RJG Plaza to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial districts at the RJG Plaza, 174 South Main Street. The site is a 1.26 acre parcel between the cross streets of East Line and Short (APN 01-182-40). The project parcel and adjacent parcels have a zoning designation of C-1 General Commercial and Retail. The setting to the west is US 395 (Main St.), to the north retail stores, to the south Short St. and commercial facilities and to the east commercial facilities.

Code Section 17.17.100 states commercial exterior signs “shall not exceed thirty feet in height or exceed eighty square feet in area, nor shall any such sign, or an accumulation of exterior signs, exceed eighty square feet in area without first obtaining a conditional use permit from the planning commission.”

Proposed Signage: The request is for approval of a conditional use permit to allow for 592 square feet of signage for five separate businesses. 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 eighty square feet of signage.

An Environmental Initial Study was prepared for the project with a Negative Declaration determination made by the City Council at its regular meeting of March 12, 2012.

Recommendation: Review the request for a Conditional Use Permit to allow for 592 square feet of facility signage at RJG Plaza 174 South North Main Street.



174 South Main St
Bishop Ca. 93514

January 5, 2012

To: Planning Dept Director
City of Bishop

Dear Sir,

I am applying for a special use permit on the property located at 174 South Main St.. I presently have a monument sign at the corner of my property (short st and main st) and I'm planning to erect a taller frame tower (approx 25') to accommodate my multi-tenant building, known as the Golden State Cycle building. My building is set back approx. 150 ft from main st. So having this improvement will improve the visibility for my tenants and there customers. This will be a great asset to our community. I feel there will be no adverse affects to the surrounding neighborhood as there was previously a 55 ft. sign tower in the same location for Von's for more than 40 years. I would like to get a building permit so that I can start on this project. Thank you for your consideration.

Randy Gillespie

City of Bishop

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

Date Filed _____

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

Name and address of applicant:

RANDY GILLESPIE 174 SOUTH MAIN ST

Name and address of property owner:

SAME

Legal description of property:

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

174 S. MAIN ST 01-182-40

Present zoning:

C-1 GENERAL COMMERCIAL

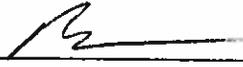
General Plan designation:

COMMERCIAL

Proposed use of property:

COMMERCIAL

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



Signature

Date

RAUNY GILLISPIE

Name

760 872 1570 ext 760 920 1701 cell

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.



Signature

Date

RAUNY GILLISPIE

Name

760 872 1570 ext 760 920 1701 cell

Phone or email

This Section For City Use

Filing Fee:

Receipt/application number:

Accepted for processing (signature and date):

Staff action:

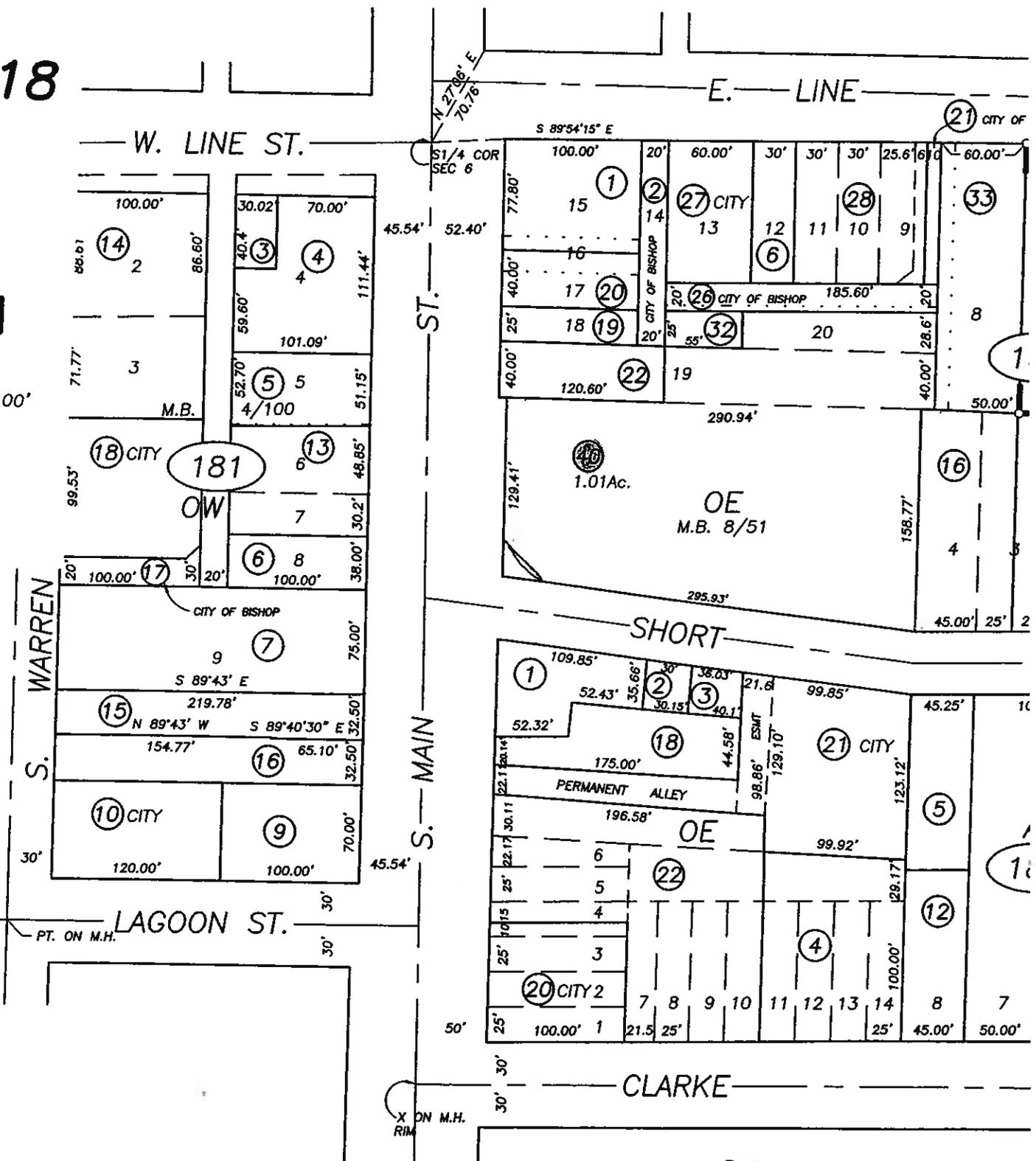
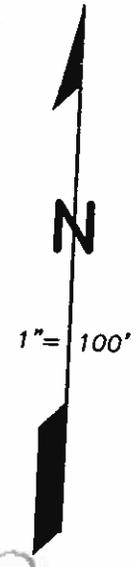
Planning Commission Action:

Remarks

11-07-88
 03-04-08
 08-27-08

**POR. N1/2 SEC. 7, T.1
 JOHN B. CLARKE**

01-18



JOHN B. CLARKE ADDITION M.O.R. Bk. 1 Pg. 51
 BLK. CE LOT 1 - 11 Inc. Bk. 7 Pg. 50
 BLK. CE LOT 1 - 9 Inc. Bk. 9 Pg. 78
 T.M. 183 Bk. 4 Pgs. 19, 20

R.S. 07-002 Bk. 16 Pg. 53
 R.S. 07-008 Bk. 17 Pg. 60

RECEIVED JAN - 9 2009

This is not a survey of the land, but for information only, nor is it a part of the report or policy to which it may be attached.

102 S Main 120 E Line

112 S Main 106 S Main

118 S Main

136 E Line

124 S Main

136 S Main

144 S Main

150 S Main

156 S Main

174 S Main

Location of proposed sign

113 Short

Short Street

200 S Main

120 Short

130 Short

218 S Main

224 S Main

156 Short

South Main Street



Books

OPEN

COVERS
SPORTS 65¢

168

WEST VALLEY

 HONDA

GOLDEN STATE CYCLE

 YAMAHA

MEAT HOUSE
FISH MARKET
DOORS NORTH

BILL JENKINS ASSOCIATES

ENGINEERS

327 N. Mountain View Rd.

Bishop, CA 93514

(760) 873-8859

Fax (760) 873-8140

JOB 11-016

SHEET NO. 2

OF _____

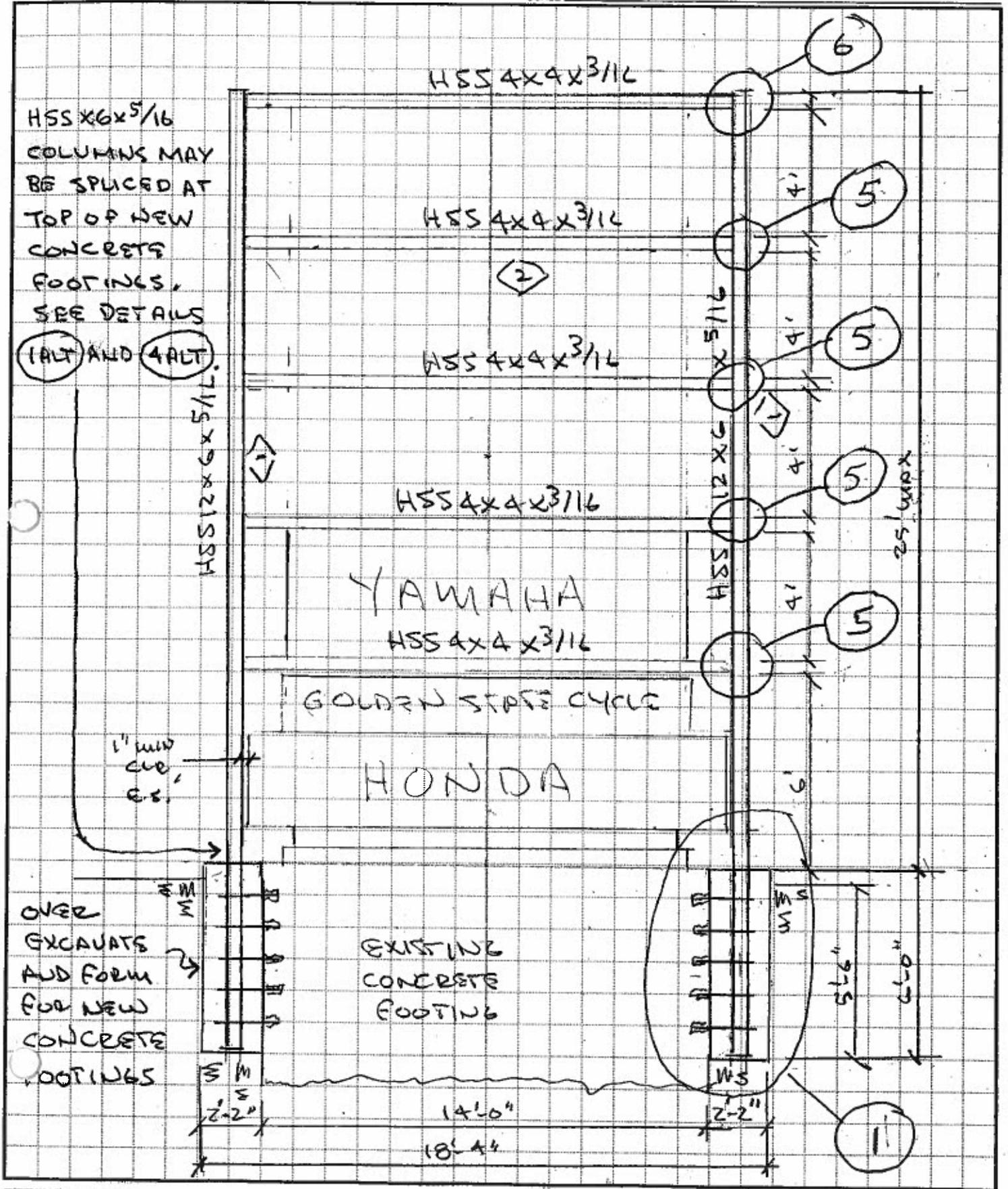
CALCULATED BY BJ

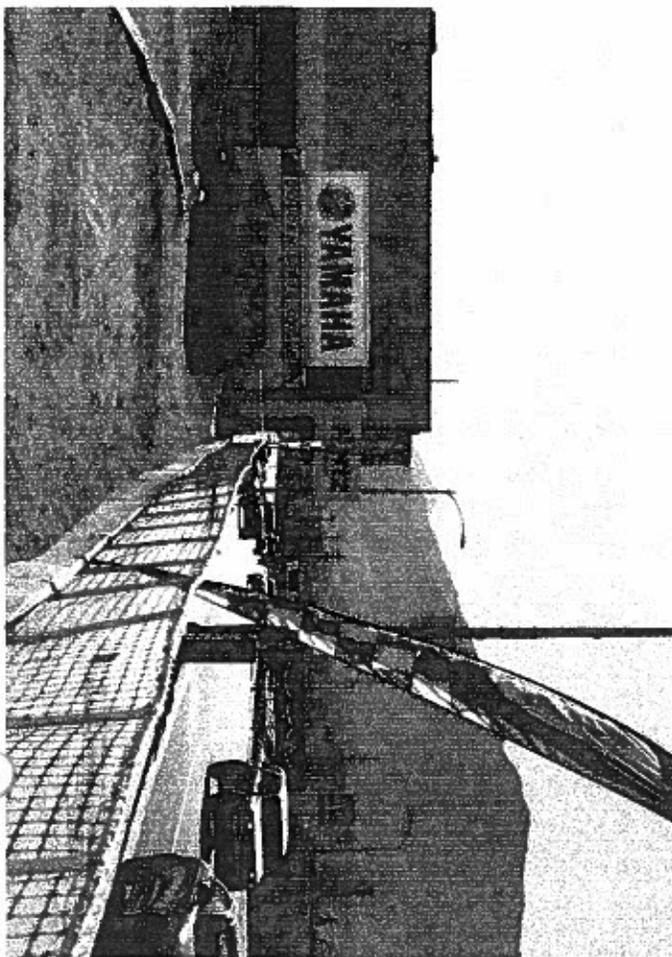
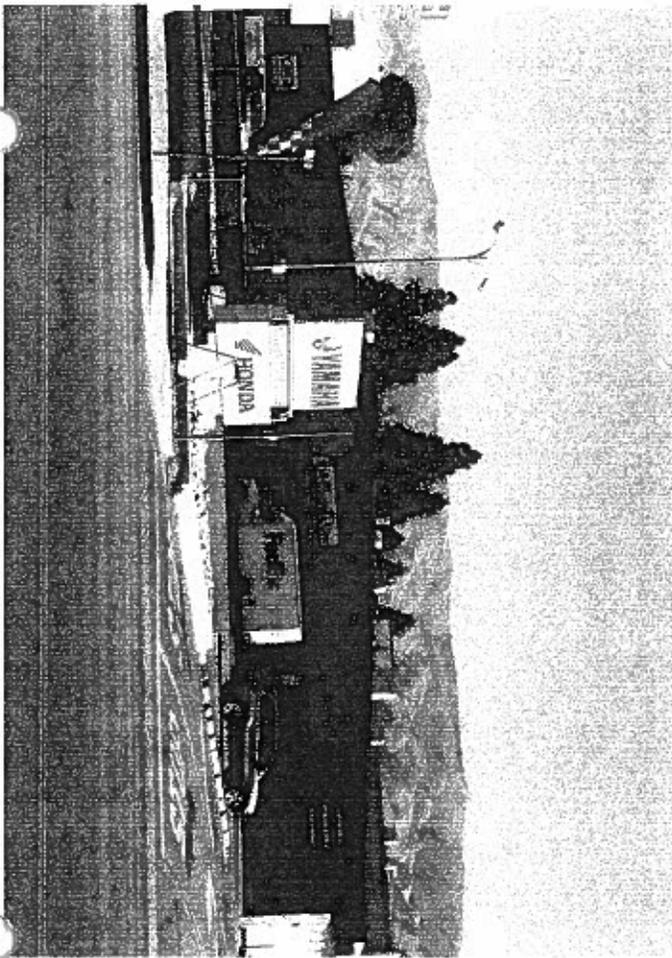
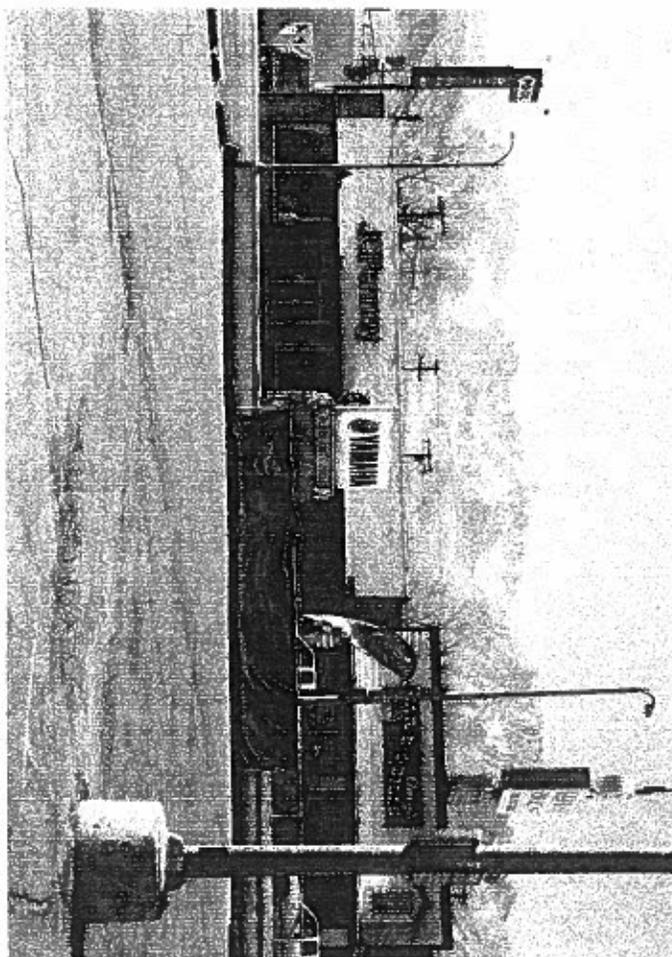
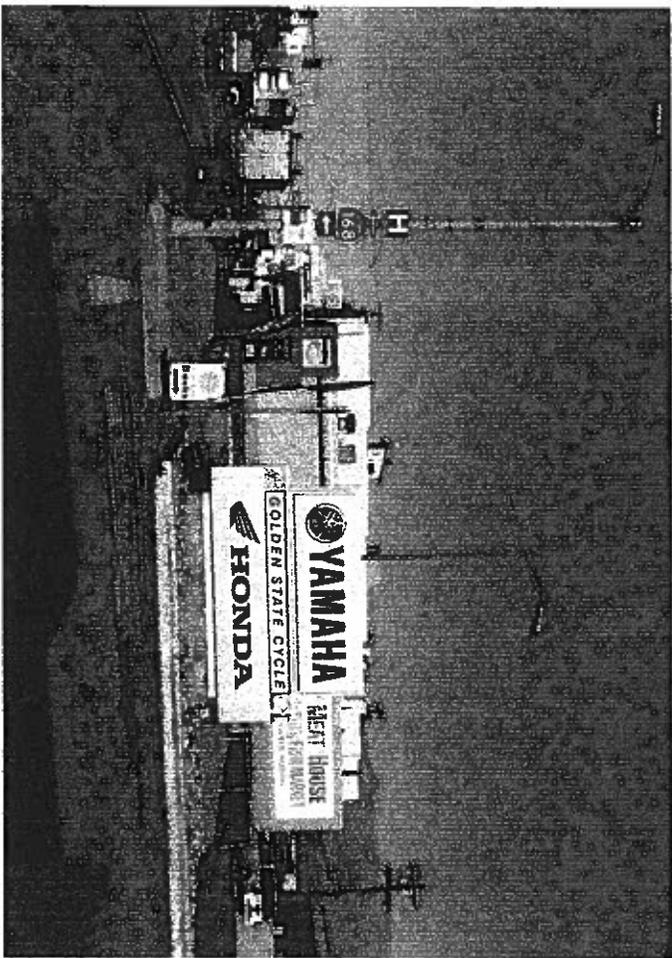
DATE _____

CHECKED BY REVISED

DATE 12-7-11

SCALE _____







GSC Plaza

Future

Future

Mtn View Animal Hospital

3'

4'

4x12 TYPICAL

4'

4x12 TYPICAL

4'

4x12 TYPICAL

4'

5x12 TYPICAL

GOLDEN STATE CYCLE

YAMAHA

HONDA

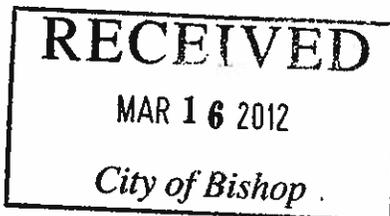
3.5'

To the CITY OF BISHOP, PUBLIC WORKS-

In regards to the application by RJG PLAZA for a Conditional Use Permit for signage in excess of Sign Ordinance No. 420 I would like to give my support and approval. I have met with Randy Gillespie and discussed his plans in regards to his property, 174 South Main St., and have seen his plans in regards to the planned signage and am in full support of Mr. Gillespie as the owner of two properties on Short St.

Thank you,
Randy Scott
156 Short St.
Bishop, Ca.
(760) 873-8284
937-7765

Randy Scott
3-15-12



Election of Officers – Chairman and Vice Chairman

Chairman Huntley will open nominations for election of officers and will turn it over to Keith Caldwell, City Administrator.

Keith will then call for nominations for the position of Chairman.

After all nominations have been made, Huntley will make a motion to close the nominations for Chairman. Take roll count to close nominations.

A roll call will be taken for the nominated person(s).

Newly elected Chairman will move to the middle seat and open nominations for Vice-Chairman.

After all nominations have been made, newly elected Chairman will make a motion to close the nominations for Vice-Chairman. Take roll count to close nominations.

A roll call will be taken for the nominated person(s).

Newly elected Vice-Chairman will move to the correct seat next to the Chairman.

Both newly elected will serve a one year term.