

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

DATE:

April 24, 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 March 27, 2012 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 increase the allowable 80 sq. ft. of signage to 428 sq. ft. of signage at 174 South Main Street, which is in a C-1 zone (General Commercial and Retail).

NEW BUSINESS

- (3) Request for a Conditional Use Permit to increase the allowable 80 sq. ft. of signage to 428 sq. ft. of signage at 174 South Main Street, which is in a C-1 zone (General Commercial and Retail)

STAFF AND COMMISSION REPORTS

ADJOURNMENT: The next regularly scheduled meeting of the Planning Commission will be May 30, 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

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



CONDITONAL USE PERMIT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held according to the provisions of Sign Ordinance No. 420 of the City of Bishop, Tuesday, April 24, 2012 at 7:00 p.m. in the City Council Chambers, 301 West Line Street, Bishop, CA, in the matter of the application of GSC Plaza for a Conditional Use Permit to increase the allowable square feet of signage to 390 square feet for four separate business occupancies at 174 South Main Street, which is located in a C-1 district.

The Conditional Use Permit application may be inspected in the Public Works Department at 377 West Line Street, Bishop, and will be considered by the Planning Commission of the City of Bishop on Tuesday, April 24, 2012 at 7:00 p.m. in the Bishop City Council Chambers, 301 West Line Street, Bishop, CA.

ANY persons wishing to comment are invited to attend, or send comments to the Planning Commission, PO Box 1236, Bishop, CA. on or before the end of the review period, which will be April 24, 2012.

If you challenge the findings, determination or decision made on the Conditional Use Permit in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the Public Works Department at, or prior to, the Public Hearing.

Inyo Register 4/12/12 (Publish one time)

TO City of Bishop Planning Commission -
As the owner of neighboring property
to G.S.C. I give my full support to
the application mentioned above in
regards to signage

Randy Scott

760 873-8284

WARRENS AUTO REPAIR
156 SHORT ST
BISHOP, CA 93514

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, Planning Director

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

DATE: April 17, 2012

A Public Hearing has been scheduled to accept input regarding a request to approve a Conditional Use Permit to allow GSC Plaza, located at 174 South Main Street, 428 square feet of signage for four separate businesses.

RECOMMENDATION:

Hold Public Hearing.

MEMORANDUM

TO: Planning Commission

FROM: Keith Caldwell, Planning Director

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

DATE: April 17, 2012

A request for a Conditional Use Permit (CUP) at 174 South Main Street, GSC Plaza, is attached for Commissioner Review. The request is to set aside the City's 80 sq. ft. sign size limit and allow for 428 sq. ft. of signage as shown on the attached site plan.

RECOMMENDATION:

Review the request for a CUP for 428 sq. ft of signage at 174 South Main Street.

MEMORANDUM

Date: April 17, 2012

To: Keith Caldwell, City Administrator

From: Gary Schley, Public Services Officer

Project Title: CUP / GSC 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 GSC Plaza to set aside Bishop Municipal Code Section 17.76.100 Signs-Commercial districts at the GSC 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 an accumulation of 428 square feet of signage for four businesses occupancies located at the above mentioned address. 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 138 sq. ft. monument sign structure with five 20 sq. ft. business advertisements attached to the structure. The monument sign structure will be located at the southwest corner of the project site. Two of the business occupancies will have a total of 68 sq. ft. of signage apiece, the third (Golden State Cycle) will have 162 sq. ft. of signage and the fourth (GSC Plaza) will have 92 sq. ft. of signage.

The resubmitted monument sign is 164 square feet smaller in area and 13.5 feet shorter in height than the original proposed monument sign. The proposed wall signage is identical to the original proposal.

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 428 square feet of facility signage at GSC 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

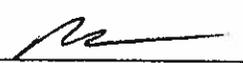
Proposed use of property:

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
RANDY GILLISPIE _____
Name Phone or email
760 872 1570 ext 760 920 1701 cell

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
RANDY GILLISPIE _____
Name Phone or email
760 872 1570 ext 760 920 1701 cell

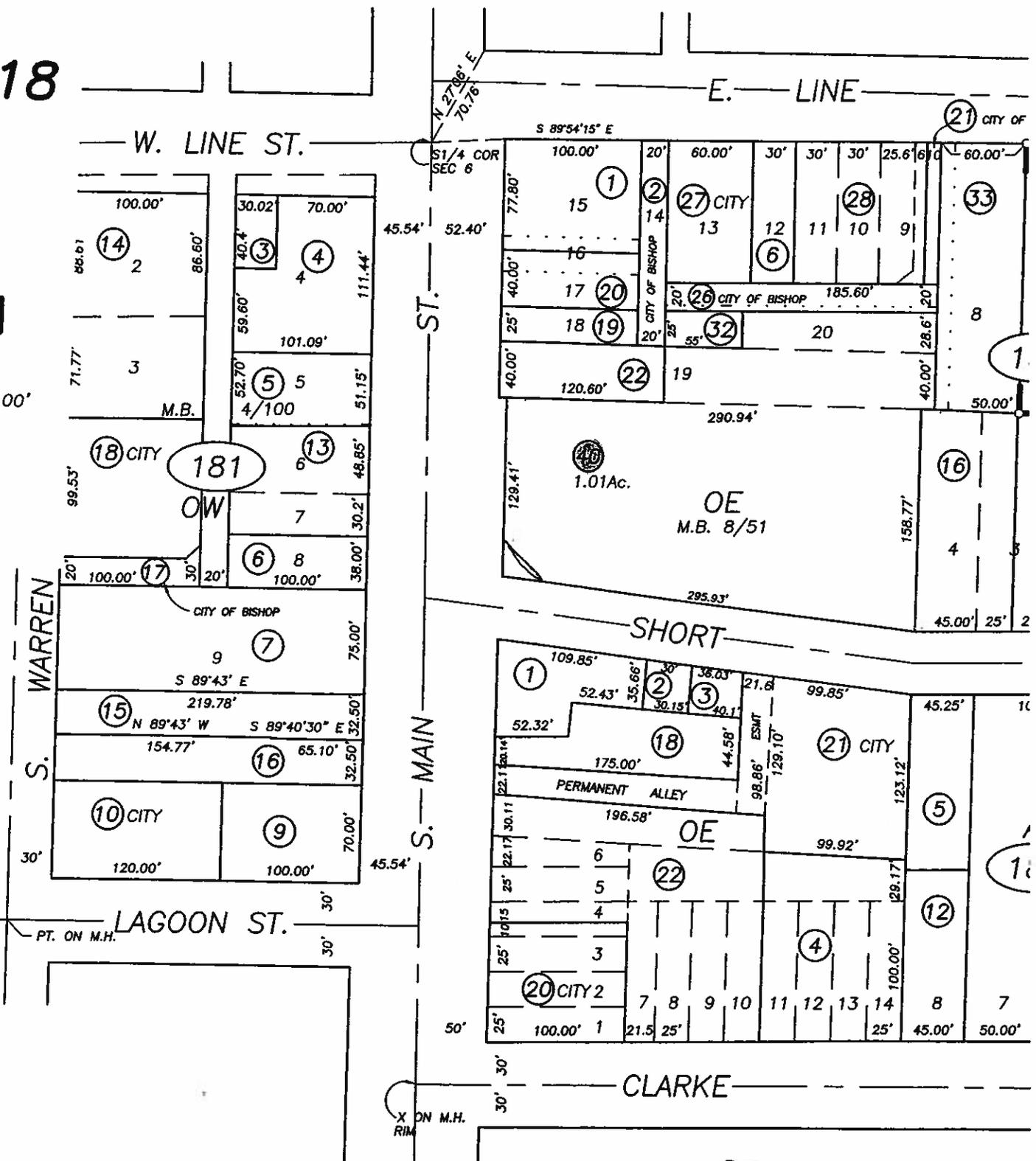
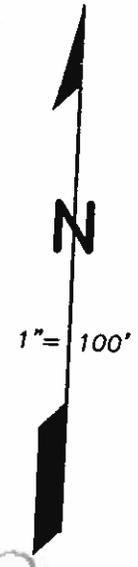
This Section For City Use

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. JOHN B. CL

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

158 Short

South Main Street



← APPROX 11' 5" →

← 2' →

← 10' →

MONUMENT SIGN

WALL SIGN

GOLDEN STATE CYCLE

2x10
20ft

4x12
48ft

HONDA

2x10
20ft

4x12
48ft

YAMAHA

↓
10' 2x10
20ft

4x12
48ft

MOUNTAIN VIEW
ANIMAL HOSPITAL

2x10
20ft

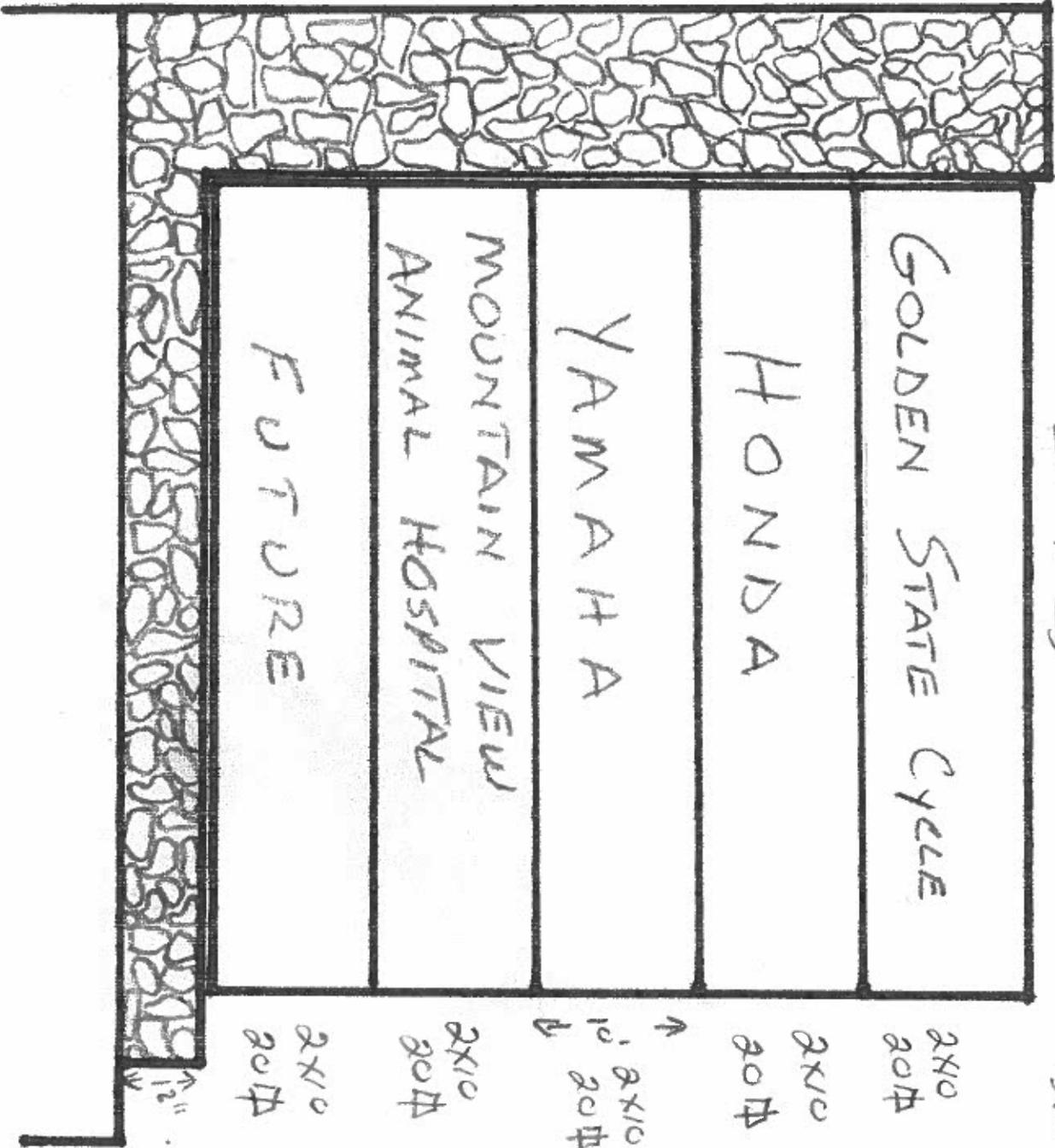
4x12
48ft

FUTURE

2x10
20ft

4x12
48ft

12"



4x12 TYP

4x12 TYP

4x12

4x12 TYP

GOLDEN STATE

Mohrman & View
Animal Hospital

1744A

1748

FOR LEASE
COMMERCIAL VEHICLES
PHONE 773-208-1115



