

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

September 25, 2012

CALL TO ORDER:

Chairman Bhakta called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Bhakta.

COMMISSIONERS PRESENT:

Bhakta, Lowthorp, Hardy, Huntley, Crom and Malloy

COMMISSIONERS ABSENT:

Gardner

OTHERS PRESENT:

Keith Caldwell, Planning Director
Gary Schley, Public Services Officer
Michele Thomas, Secretary
David Grah, Director of Public Works

PUBLIC COMMENT

Chairman Bhakta 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 Lowthorp moved to approve the minutes of the April 24, 2012 meeting as written.

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

MOTION CARRIED: 3-0

NEW BUSINESS

(2) Review of Projects within the City:

a. Cottonwood Plaza

Schley stated that Tom Schaniel, the architect representing the owners of the property, is developing plans in stages. The first stage will be Edison upgrades to the transformer and providing service into the facility. Secondly is a site plan developed by Triad Engineering redeveloping the parking areas, drainage, and other items required by the City such as an oil water separator. These two stages are planned to begin in the next couple months. The next step will be exterior upgrades such as residing, new stairways brought up to code, and interior clean up. This third step is anticipated to begin in six months.

Schley informed the commission that the owners will be applying for a Conditional Use Permit for a parking plan for different uses during different times of the day. This is a different concept to the current municipal code. The owners plan to lease to businesses that could be open at opposite times, such as restaurants in the evenings and retail shops during the day. There would be different parking impacts throughout the day. Schley added that he likes the idea of the parking concept.

The last step planned is to clean up the outside grounds, install new electrical services, install a new HVAC system and then allow new tenants to make their own improvements as they move in. It is unknown if there are any potential clients at this time. The property owners are currently looking for an anchor store for the back building.

Schley added that Rudolph Construction, the contractor for the improvements, is improving the fire suppression system for the site.

Pam Mitchell, resident of 289 Wildrose Lane, asked staff who would be the contact if they are interested in renting space on the property. Schley stated that the property architect, Tom Schaniel, would be the best contact and anyone can contact City Hall for his contact information.

b. Warren Street Improvements Project

David Grah, Director of Public Works, described to the commission the improvements to be made on the Warren Street Improvements Project. The project is a pavement and sidewalks project with an opportunity to do more, funded with Gas Tax funding.

The project covers Warren Street, starting at South Street to the north end by the Back Alley bowling alley. In addition, the project includes cross streets between Warren and Main Streets. The total cost of the project is approximately \$4,000,000 which the city currently has \$2,400,000 available. Grah is optimistic additional funds will be available in the next Gas Tax funding cycle. The

environmental process should be completed early 2013 followed by the detailed design completed about a year later and construction could begin fall 2014 and would take 3-4 months to construct. There have been a couple public meetings with additional meetings to be scheduled as the project moves forward.

The project details are based on the Mobility Element in the General Plan. The right away width for the street is 60 feet wide, a standard street width. Within the right away will be a 40 feet curb-to-curb which allows for two lanes and parking. Also, there will be curb and gutter, a 10 feet sidewalk, and curb ramps at all intersections. Additional amenities could include seating areas, over roadway banners, in-sidewalk planters, street light planters, a variety of trees, sidewalk markings or inlays, colored concrete, street pavers, murals and public art, sidewalk awnings, public restrooms, and trash receptacles with enclosures. The City is looking forward to make the street more pedestrian friendly and a positive effect on the local businesses.

Commissioner Huntley asked how many parking spaces will be lost due to the project. Grah says there would be a decrease of 16 parking spaces overall with the current drawings. Bhakta asked what the goal was for the project besides new pavement and sidewalk. Grah stated that the bottom line goal of the project is to fix the pavement and put in sidewalks. The additional improvements are opportunities for local businesses over the long term.

c. Adventure Trails

Grah stated that Adventure Trails is a project to designate combined off-highway vehicles use on county and city roads. Both OHV and regular vehicles would operate on specific designated routes. Until recently, the vehicle code allowed combined use designation on county and city roads up to 3 mile segments. Assembly Bill 628 is a pilot that expanded the length up to 10 mile segments in Inyo County. The rest of the state, including City of Bishop area, is restricted to the 3 miles. Designation requires an environmental review. There are two routes considered into Bishop; one coming into town from Wye Road and the other coming in from East Line Street. Possible destinations would include the Kmart/Vons center, the Fair Grounds, Bishop City Park, and Golden State Cycle center. In a meeting last week with Inyo County and advocates for the project, one important discussion that took place was that a legal challenge to the environmental document and the designation is likely. The environmental document could cost up to \$100,000. The city will be looking forward to working with Inyo County on the environmental analysis including combined studies and possibly a combined document to assist with cost.

Dick Noles, Adventure Trails originator, shared with the commission that the purpose of the project is to manage “always be designated recreation”. Noles believes that our area is the center of some of the most incredible recreation opportunities in the country. He also believes that the project has many economic opportunities for local businesses.

Caldwell also commented that the Adventure Trails organization has been at the table for over 2 years with city staff and have kept the city fully aware of all ideas for the project. As the process moves forward, staff would like the commission to share all comments for the project and to be involved as much as possible.

STAFF AND COMMISSION REPORTS:

Schley stated that there are no projects or Conditional Use Permit applications submitted or scheduled in the near future.

Caldwell said that he would like to continue to meet monthly with the commission to give updates on the projects discussed this evening including new projects staff may become aware of. The commission agreed they would like to be informed monthly.

Huntley asked about the Wye Road project. Grah stated that the city is still working on acquiring the right-of-way needed. The negotiation process is taking a long time unfortunately. Staff has heard from Caltrans that if an agreement can't be determined, the city will need to take the property through eminent domain. Once the property belongs to the city, the project will be constructed.

ADJOURNMENT:

Chairman Bhakta adjourned the meeting at 8:01 P.M. The next scheduled meeting will be October 30, 2012 at 7:00 P.M. in the City Council Chambers.

Chairman Bhakta

Michele Thomas, Secretary