

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

April 30, 2013

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Malloy.

COMMISSIONERS PRESENT:

Huntley, Hardy, Lowthorp, Garcia, Bhakta, and Malloy

COMMISSIONERS ABSENT:

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OTHERS PRESENT:

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

PUBLIC COMMENT

Chairman Malloy asked if anyone wished to speak on a subject not calendared on the agenda. There was no public comment.

CORRESPONDENCE

None

(1) APPROVAL OF MINUTES

MOTION

Commissioner Hardy moved to approve the minutes of the March 26, 2013 meeting as written.

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

MOTION CARRIED: 4-0

NEW BUSINESS

- (2) Set Interview Committee for Planning Commission opening.

There is a scheduled vacancy to be open as of June 22. There are to be two commissioners along with two council members on the interview committee. The scheduled vacancy is Commission Crom's and he may apply to stay on the commission.

Hardy, Huntley, and Garcia are available various dates and times during the proposed dates the interviews shall take place. Bhakta and Malloy are available if necessary. Staff will get back to the commissioners with exact interview dates after the two council members have been selected.

At this time, no applications have been received for this vacancy.

OLD BUSINESS

- (3) Review Caltrans proposed Maintenance Yard Extension on Spruce Street.

David Grah, Director of Public Works, stated that the commission has discussed the Caltrans project at their previous meetings in October 2012 and February 2013. The project is to double the size of the existing maintenance yard. Being that this is a state project, the city has no land use authority regarding the proposed project. The property is zoned M-1 and because there is not much land in the city with this type of zoning, the city may want to keep as much available as possible for future development. The first proposal from Caltrans to city staff was to double the frontage along Spruce Street. City staff suggested to Caltrans to widen directly to the east although Caltrans had identified environmental issues in that area. At the October Planning Commission meeting, Caltrans proposed five variations to the project. Commission discussion seemed to support a hybrid alternative to Caltrans' proposed variations of Alternative C and E which would minimize the use of frontage on Spruce Street.

City staff again met with Caltrans a couple months ago. Caltrans indicated they completed the environmental process and selected Alternative C instead of the commission's recommended hybrid alternative. Grah noted that although Caltrans did not accept the commission's recommendation, alternative C does take substantially less footage along Spruce Street than the original proposal. From discussion that took place at the February commission meeting, Grah states that he understands the commission would like Caltrans to go forward with the hybrid approach. Grah drafted a letter addressed to Caltrans explaining their request and is awaiting commission approval.

Brian Wizenread of Caltrans stated that Caltrans did take the hybrid alternative into consideration. The cost to use the hybrid would be an additional cost of \$480,000 due to the site sloping to the east significantly. Alternative C does minimize Spruce Street frontage to accommodate the city's concerns.

Chairman Malloy asked what the estimated costs are for the project. Wizenread stated that using Alternative E which is similar to the hybrid is projected at \$1,440,000 compared to Alternative C at \$960,000.

Brian McElwain, Caltrans Project Manager, expressed that Caltrans staff did take the commission's and city staff's concerns into consideration. There has been project development meetings conducted at three separate occasions in which city staff attended.

Huntley expressed his concern regarding the lack of available commercial property within city limits. He added that by not using the space directly behind the existing maintenance yard obstructs future development there from Spruce Street.

Hardy shared that even if the commission's preferred alternative isn't Caltrans preferred alternative he respects and appreciates the views of Caltrans and their good faith on dealing with the city.

Malloy added that he appreciates all the commissioners input over the meetings this project has been discussed. There has been a good sign of communication between two partners that can hopefully continue to work together. Malloy asked himself whether if this was a private business rather than a government agency, would the commission have a different feeling about requesting a potential additional expense or change to the plan before using up a city resource that would be used for a long time. Malloy feels both should be treated equally even if one would be bringing in more employment and city economy compared to not. Malloy is not inclined to encourage the commission to send the letter to Caltrans to request more study on the project.

The commission agreed unanimously to end discussion on the matter.

STAFF AND COMMISSION REPORTS:

Schley informed the commission about a cottage food ordinance and a Conditional Use Permit for Salvation Army at 106 MacIver Street that will be on the May agenda.

ADJOURNMENT:

Chairman Malloy adjourned the meeting at 7:30 P.M. The next scheduled meeting will be May 29, 2013 at 7:00 P.M. in the City Council Chambers.

Chairman Malloy

Michele Thomas, Secretary