



Planning Department
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AGENDA ITEM NO.: 8 (Action Item – Public Hearing)

PLANNING COMMISSION MEETING DATE: December 11, 2024

SUBJECT: Conditional Use Permit (CUP)
2024-04/Bishop Creek Chevron

EXECUTIVE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to bring an existing pole sign with an electronic price reader into compliance. The applicant initially contacted the Planning Department to discuss relocating the sign due to the Caltrans Pavement Project. During the review process, it was discovered that the sign does not have an existing CUP, making it non-conforming. All other signage on the property complies with the regulations of the Highway Services and Tourist Commercial (C-2) zoning district and does not require a CUP. This project is exempt under CEQA.

PROJECT INFORMATION.

Supervisory District: 3

Project Applicant: Bishop Creek Chevron

Property Owner: Eivan Maida; Bishop Creek Chevron

Site Address: 2392 N. Sierra Hwy.

Community: Bishop

A.P.N.: 011-120-65

General Plan: Retail Commercial (RC)

Zoning: Highway Services and Tourist Commercial (C-2)

Size of Parcel: Approximately 24,203 Sq Ft.

Surrounding Land Use:

Location:	Use:	Gen. Plan Designation	Zoning
Site	Gas Station and store	Retail Commercial (RC)	Highway Services and Tourist Commercial (C-2)
North	Store & Residence	Retail Commercial (RC)	Highway Services and Tourist Commercial (C-2)
East	Mini Storage Unit	MULTI	MULTI- C-2 Highway Serv & Tourist and R-2 Mult-Residential
South	Automotive Sales Repair	Retail Commercial (RC)	Highway Services and Tourist Commercial (C-2)
West	Tribal Land	NA	NA

Staff Recommended Action:

1.) Approve the Conditional Use Permit (CUP) 2024-04/Bishop Creek Chevron and find the project is exempt under CEQA.

Alternatives:

- 1.) Deny the CUP.
- 2.) Approve the CUP with additional Conditions of Approval.
- 3.) Continue the public hearing to a future date and provide specific direction to staff regarding what additional information and analysis is needed.

Project Planner:

Cynthia Draper

STAFF ANALYSIS

Background and Overview

The electronic gas price sign at Bishop Creek Chevron needs to be relocated due to the Caltrans Pavement Project. During review, it was found that the existing sign does not have an approved conditional use permit (CUP), making it non-compliant with current regulations. The existing sign will be removed, and the applicant is requesting a CUP to install a new pole sign with an electronic price display at the new location. The sign will be illuminated and meet the size requirements in Inyo County Code 18.75.100(C)(2). However, the proposed height of 40-feet exceeds the 25-foot maximum allowed by Inyo County Code 18.75.110(B), so the applicant has also applied for a height variance.

The proposed project is located at 2392 N. Sierra Hwy in Bishop, CA, where a gas station and mini-mart have been operating for many years. All other signage changes comply with the Highway Services and Tourist Commercial (C-2) zone, which does not require a CUP. The applicant is requesting the CUP to allow the LED-lit gas price display, which qualifies as an electronic sign under the County Code and requires a CUP in the C-2 zone

per 18.75.120. Since this use is permitted in the C-2 zone with a CUP, the request meets the requirements of Inyo County Code.

General Plan Consistency

The goal of this project is to install an electronic sign displaying gas prices. It aligns with the General Plan's Retail Commercial (RC) designation, which permits commercial uses, including retail and transportation services like gas stations.

Zoning Ordinance Consistency

The C-2 zoning designation permits electronic signs as a conditional use. The existing uses on the site are well-established. The applicant is requesting a use permit to install one electronic sign for displaying gas prices, in accordance with the County's zoning ordinance. Obtaining the CUP will ensure compliance with the code.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposal is covered by the Commonsense Rule 15061(b) (3) that states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This application for a CUP is for one electronic sign to display gas prices. No new building or use changes are part of the project and the entire property is disturbed.

NOTICING & REVIEW

The application for CUP 2024-04 /Bishop Creek Chevron has been reviewed by the appropriate county departments. No issues were reported.

The hearing for CUP 2024-04/Bishop Creek Chevron was noticed on November 30, 2024 in the Inyo Register and mailed to property owners within 300-feet of the project location as required by the Inyo County Code. No comments have been received as of the date of this staff report.

RECOMMENDATION

Planning Department staff recommends the approval of CUP 2024-04/Bishop Creek Chevron, with the following Findings and Conditions of Approval:

FINDINGS

1. The proposed CUP is exempt by the Commonsense Rule 15061(b) (3) that states that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and the provisions of the California Environmental Quality Act have been satisfied.

[Evidence: The Commonsense Rule 15061(b) (3) states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The application for this CUP is for one gas station sign to include an electronic price component. The property has been in use as a gas station and mini-mart

for many years.. The change will be an upgrade to signage on the property. No new development changes are proposed as part of the project and the entire property is already disturbed (graded and compacted).].

2. The proposed CUP is consistent with the Inyo County General Plan Land Use designation of RC.
[Evidence: The goal of this project is to allow for one electronic sign to display gas prices. The project is consistent with the General Plan designation of RC in which it is located as it allows for commercial uses including retail and transportation services such as gas stations; and therefore, the CUP is consistent with the County's General Plan as the sign is directly related to the allowed use.]
3. The proposed CUP is consistent with the Inyo County Zoning Ordinance, which permits "Electronic Signs" as a conditional use in the C-2 Zone.
[Evidence: The C2 designation allows for electronic signs as a conditional use. The current uses on the site are well established and are allowed.. The applicant is seeking the use permit to have one electronic sign to display gas prices, in compliance with County's zoning ordinance. By acquiring the CUP, the applicant is creating consistency with the code.]
4. The proposed CUP is necessary or desirable.
[Evidence: The General Plan's Visual Resources Goal VIS-1.5 - Outdoor Advertising: Outdoor advertising shall promote business in a manner that does not significantly degrade natural and community visual resources. The existing electronic price sign has been on this property for many years and has not caused issues to date.. The only change will be the relocation to another spot on the property as well as an upgrade to the sign itself and the CUP will bring the sign into conformance. It will help promote a local business that caters to residents and visitors; and therefore, is a desirable use.
5. The proposed CUP is properly related to other uses and transportation and service facilities in the vicinity.
[Evidence: The proposed CUP is to allow one electronic sign to display gas prices. The sign will not likely increase the current level of vehicles exiting and entering Highway 395; and therefore, the project will have no impact on the transportation or service facilities in the vicinity.]
6. The proposed CUP would not, under all the circumstances of this case, affect adversely the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare.
[Evidence: The proposed CUP is to allow one electronic sign to display gas prices. The sign will not create impacts on the health or safety of persons living or working in the vicinity.]
7. Operating requirements necessitate the CUP for the site.

[Evidence: For the gas station sign to include the electronic price component, a CUP is required per the Inyo County Code. Therefore, the CUP is necessary for the signs at the site.]

CONDITIONS OF APPROVAL

1. Hold Harmless

The applicant/developer shall defend, indemnify and hold harmless Inyo County agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul an approval of the county, its advisory agencies, its appeals board, or legislative body concerning CUP 2024-04/Bishop Creek Chevron. The County reserves the right to prepare its own defense.

2. Compliance with County Code

The applicant/developer shall conform to all applicable provisions of Inyo County Code including the Building Code and the County Outdoor Lighting Ordinance. Failure to meet these conditions may result in the revocation of CUP 2024-04/Bishop Creek Chevron. If the use provided by this CUP is not established within one year of the approval date it will become void.

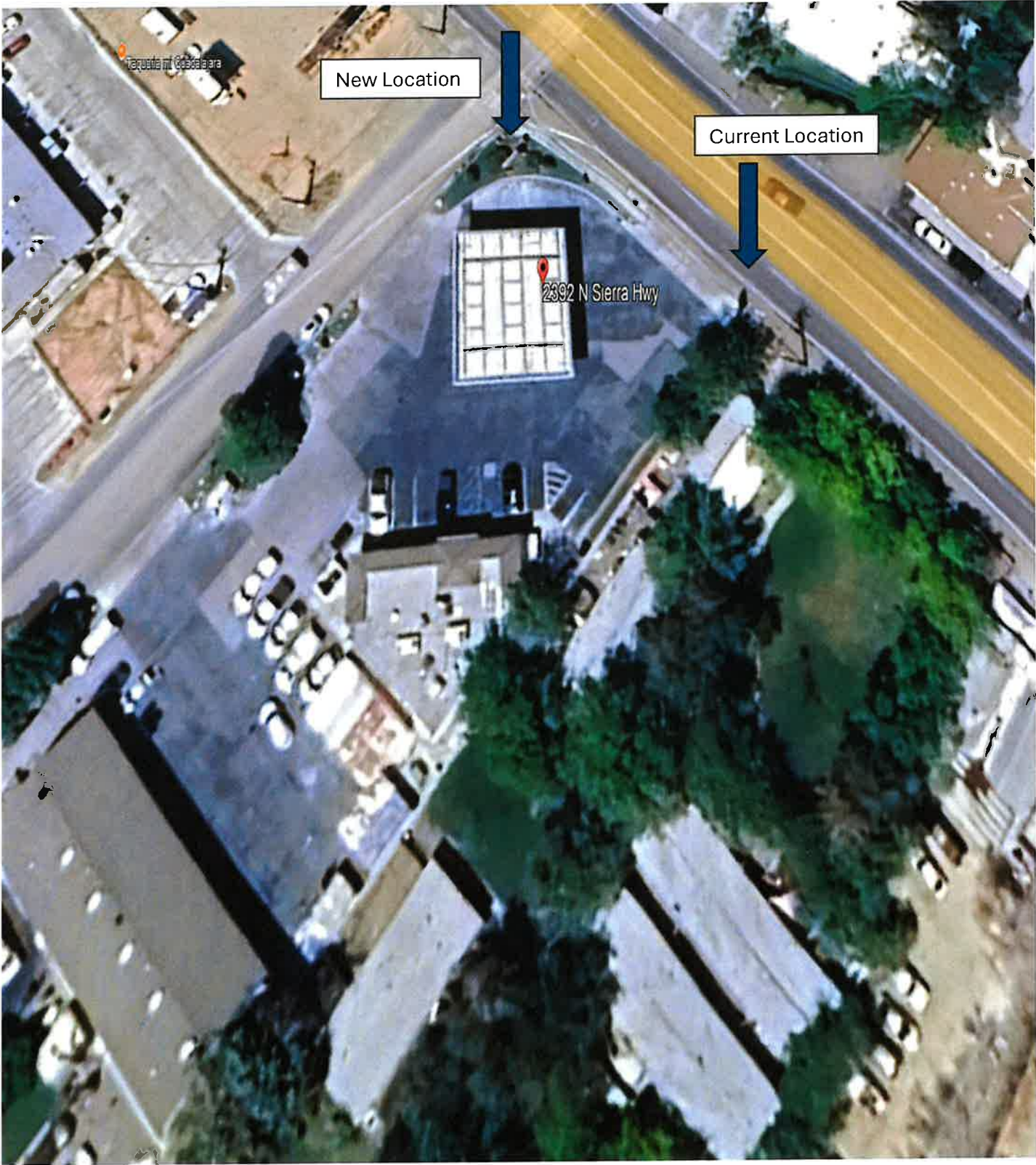
Attachments:

- Vicinity Map
- Sign Plan
- Site photos

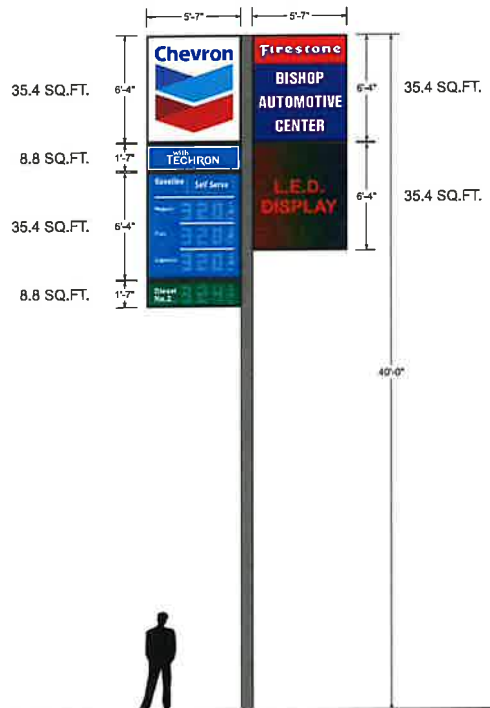
VICINITY MAP

CUP 2024-04/BISHOP CREEK CHEVRON

2392 N. SIERRA HWY, BISHOP, CA



PROPOSED



NEW C60 POLE SIGN INTERNALLY-ILLUMINATED 160 SQ.FT. QTY: ONE (1)

Donco & Sons, Inc.
Signs • Lighting • Electrical
2871 E. Oak Gap Road, Anaheim, CA 92705
Tel: (714) 429-0029 Fax: (714) 429-0020
CA Lic. No. #33516 CID 626581

CUSTOMER:

CHEVRON STATION
2392 N. SIERRA HIGHWAY
BISHOP, CA 93514
(760) 872-1664

SIGN PLAN

PROJECT ADDRESS:
CHEVRON STATION
2392 N. SIERRA HIGHWAY
BISHOP, CA 93514

DATE: 6-26-24

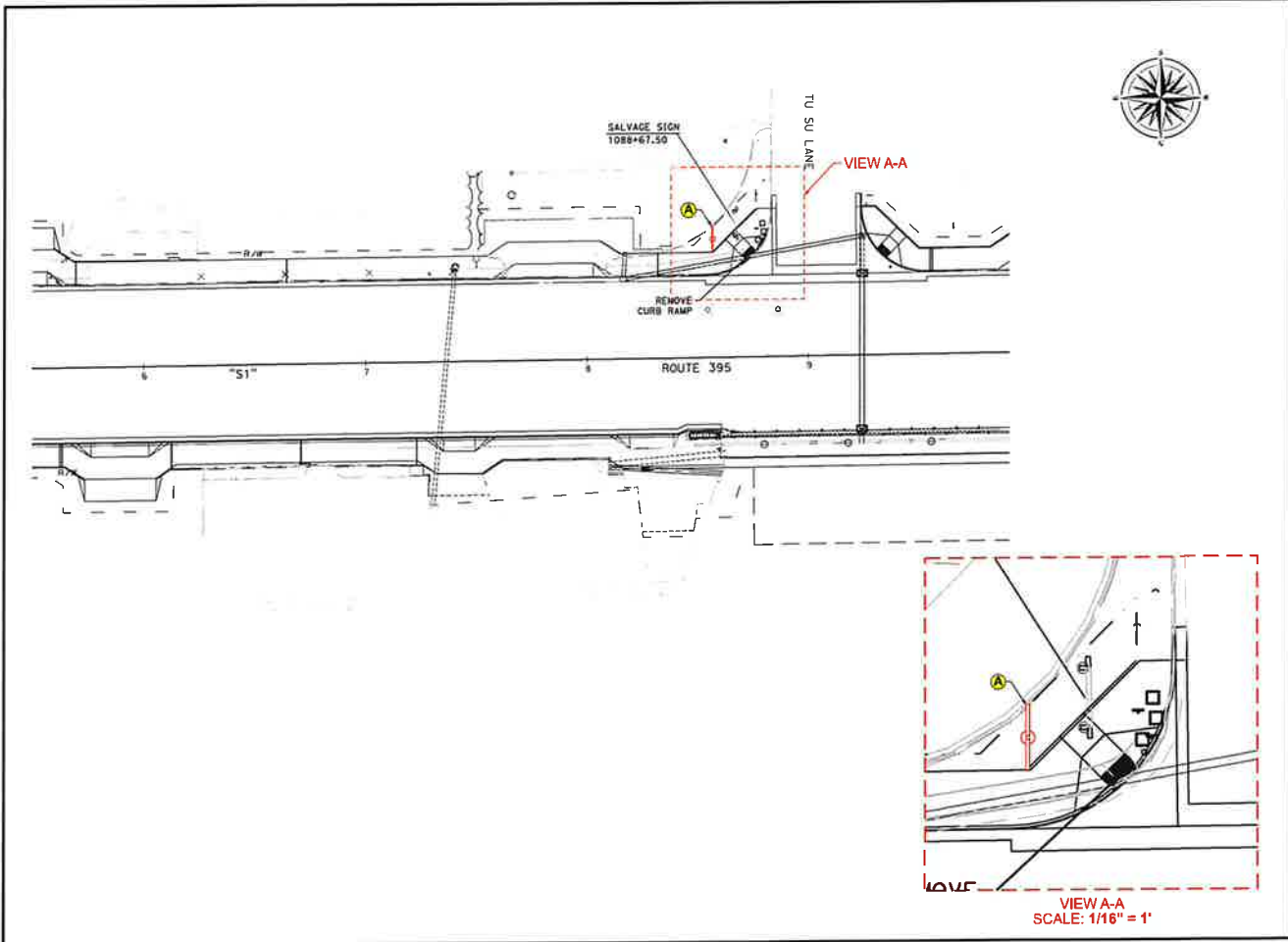
REVISION	DATE
1	7-15-24
2	11-13-24
3	
4	

SCALE: 3/16" = 1'

SHEET NUMBER
2 OF 3

DRAWN: A.S.

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Donco & Sons, Inc.
Signs • Lighting • Electrical
2971 E. Olive Street, Anaheim, CA 92705
Tel: 714-972-9729 Fax: 714-972-9729
CA Lic. No. 2282516 C.D. 018-024

CUSTOMER:

CHEVRON STATION
2392 N. SIERRA HIGHWAY
BISHOP, CA 93514
(760) 872-1664

SITE PLAN

PROJECT ADDRESS:
CHEVRON STATION
2392 N. SIERRA HIGHWAY
BISHOP, CA 93514

DATE: 6-26-24

REVISION	DATE
1	7-15-24
2	11-13-24
3	
4	

SCALE: 1" = 40'

SHEET NUMBER
1 OF 3

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Plus	549 ⁹ / ₁₀
Supreme	569 ⁹ / ₁₀
Diesel No. 2	519 ⁹ / ₁₀

Chevron Cash/ Chevron Card	Self Serve Gasoline Credit/Debit
529 ⁹ / ₁₀	549 ⁹ / ₁₀
549 ⁹ / ₁₀	569 ⁹ / ₁₀
569 ⁹ / ₁₀	589 ⁹ / ₁₀
519 ⁹ / ₁₀	539 ⁹ / ₁₀

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