

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 15<sup>th</sup> DAY OF JANUARY 2020

On the 15<sup>TH</sup> day of January 2020 at 6:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said City in regular session. The meeting was called to order by Chair Osborn.

Commissioners: Catherine Gilbert, Craig Mommer, Peter O'Brien, Barry Ohlund, Matt Osborn and Richard Rolzinski.

Absent: Corey Middleton.

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit to establish and operate the business of a retail commercial outdoor sales lot (Portable Storage Sheds) in conjunction with an established Real Estate Office. Property location 1417 S. Main Street, Yreka, California, CH (Commercial Highway) Zone and GC (General Commercial) General Plan designation. Assessor's Parcel No. 062-011-170.

The Planning Commission reviewed Resolution No. 2020-01, Consideration of proposed categorical exemption and Conditional Use Permit # 2020-01. Applicant Joe Faris. Location – 1417 S. Main Street, Yreka, California, CH (Commercial Highway) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 062-011-170.

Assistant City Manager Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Conditional Use Permit for the establishment and operation of an outdoor display lot for the sale of portable sheds, to be located at an existing facility located at 1417 S. Main Street.

Mr. Faris currently uses this location as a Commercial Real Estate Office. In conjunction with the Real Estate Office, Mr. Faris is proposing to also establish and operate an outdoor sales lot for the display of up to seven (7) portable sheds. Yreka Municipal Code (YMC) Section 16.34.070 provides that various retail establishments and personal service establishments are a permitted use by right in the CH Commercial Highway zoning district. However, the use such as an outdoor display area for "Sales conducted outside of the building for a permitted use" requires a Conditional Use Permit, pursuant to YMC Section 16.36.070 U.

Yreka Municipal Code (YMC) Section 16.36.080 – Improvements for Outdoor Sales requires that all areas where such goods or items are displayed, to be paved. In accordance with the site plan submitted, the portable sheds will only be displayed in the paved areas as shown on the site plan submitted.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on December 23, 2019 and a Notice of Public Hearing was published in the Siskiyou Daily News on January 2, 2020.

Public Hearing – This being the time and date set for the public hearing. Chair Osborn opened the hearing to the audience.

Joe Faris, applicant was present to answer commissioners questions.

There being no statements or comments received, Chair Osborn closed the public hearing and discussion was opened to the Commission.

Commissioner Ohlund moved that the Planning Commission adopt Planning Commission Resolution PC 2020-1, making the findings and subject to the Conditions of Approval to allow the establishment and operation of an outdoor sales lot on the property located at 1417 S. Main Street, and finding the project to be exempt from CEQA.

1. The proposal will not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

*The proposal to establish and operate a business for a retail commercial outdoor sales lot (Portable Storage Sheds) in conjunction with an established Real Estate Office would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood. Subject to the issuance of a Conditional Use Permit by the Planning Commission and subject to the Conditions of Approval, use of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood.*

2. The proposal will not be materially detrimental to property or improvements in the neighborhood.

*The proposal will not be materially detrimental to property or improvements in the neighborhood. Conditions of Approval will provide for commercial use compatibility between the proposed commercial use and the existing commercial neighborhood and adjacent streets.*

3. The proposal will not be materially detrimental to the general welfare of the city.

*The use is compatible with the policies and objectives of the zoning ordinance for a CH, Commercial Highway zone which allows sales conducted outside of the building for a permitted use upon approval and validation of a conditional use permit as set forth in Section 16.36.070 (U) of the Yreka Municipal Code. This commercial*

*business keeps with the character of the surrounding area, and is found to be consistent with the General Plan. The proposal will not generate significant noise or lighting. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which is sufficient to accommodate commercial uses.*

4. The Planning Commission has determined that the project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities of the CEQA Guidelines.

The following conditions shall be complied with at all times while the use permitted by this permit occupies the premises:

1. Permittee granted a permit to establish and operate a business for a retail commercial outdoor sales lot (Portable Storage Sheds) in conjunction with an established Real Estate Office located at 1417 S. Main Street, APN: 062-011-170.
2. Adequate off-street parking facilities shall be provided as follows: one (1) space for each two hundred (200) square feet of floor area, plus one space for each two thousand (2,000) square feet of outdoor sales or service area, as set forth in Section 16.54.020 (d) of the Yreka Municipal Code. As submitted, the project has 6 off-street parking spaces available which is adequate for this use.
3. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided in accordance with Section 16.54.090 of the Yreka Municipal Code.
4. Parking required for disabled persons shall be marked, posted, and maintained in accordance with provisions of the Motor Vehicles Code, California Building Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. A minimum of one (1) accessible parking space is required for a parking lot with 1 to 25 parking spaces.
5. Use shall be conducted in accordance with the application as submitted for the property located at 1417 S. Main Street, as approved by the Planning Commission on January 15, 2020.
6. Improvements for Outdoor Sales. The outdoor sales area shall be paved where goods or items are displayed and open to the public, in accordance with Section 16.36.080 of the Yreka Municipal Code.
7. The site plan submitted and approved by the City shall not be deviated from unless written approval is secured.
8. Permittee shall comply at all times with the zoning district regulations for a *CH*,

*Commercial Highway* zone as set forth in section 16.36 of the Yreka Municipal Code.

9. Permittee shall obtain a building permit and shall pay the necessary fees prior to making any building, electrical, mechanical, or plumbing installations and/or improvements to the structure. Public infrastructure improvements such as curb, gutter, sidewalk, curb ramps, driveway approaches, street lights and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030. If such improvements already exist, damaged public improvements shall be repaired and/or replaced to restore the improvements to a condition satisfactory to the Director of Public Works in accordance with Yreka Municipal Code Section 11.24.030.
10. The installation and maintenance of landscaping shall meet the landscaping standards in accordance with the Yreka Municipal Code Section 16.52.030 & follow the Model Water Efficient Landscape Ordinance (MWELo) for sites with little or no landscape in accordance with the attached form. Replacement of landscaping may be required to meet the Model Water Efficient Landscape Ordinance (MWELo) for sites with little or no landscape. Water efficient irrigation systems shall be installed for the landscaping in accordance with Yreka Municipal Code Section 16.52.030 (E).
11. Permittee shall complete the attached Model Water Efficient Landscape worksheet for sites with little or no landscape and return with signed Findings & Conditions.
12. No signs shall be placed on the premises without first obtaining a sign permit.
13. Permittee shall maintain an annual City business license to carry on the business of a commercial retail business.
14. The use permit granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated or if any law or ordinance is violated in connection therewith, or if the Planning Commission finds, with the concurrence of the City Council, that the continuance of the use permit will endanger the public health, safety, or welfare.

Commissioner O'Brien seconded the motion, and upon roll call, the following voted YEA: Gilbert, Mommer, O'Brien, Ohlund, Osborn and Rolzinski.

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution # 2020-01 was adopted by the Planning Commission on the 15<sup>th</sup> day of January by the following vote: Ayes: 6, Nays: 0



Discussion/Possible Action - Approval of Minutes of the regular meeting held on October 16, 2019.

Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held October 16, 2019 as submitted.

Commissioner Ohlund seconded the motion, and upon roll call, the following voted.  
YEA: Gilbert, Mommer, O'Brien, Ohlund, Osborn and Rolzinski.

Chair Osborn thereupon declared the motion carried.

#### Election of Officers

City Manager Steve Baker opened the nominations for Chair. Commissioner Osborn moved to nominate Commissioner Ohlund for Chair. There being no further nominations for Chair, Commissioner Rolzinski moved to close the nominations and call for the vote, and upon roll call, the following voted YEA: Gilbert, Mommer, O'Brien, Ohlund, Osborn and Rolzinski.

City Manager Steve Baker thereupon declared the motion carried. Chair Ohlund thereupon assumed the seat as Chair.

Chair Ohlund opened the nominations for Vice Chair. Commissioner Mommer moved to nominate himself for Vice Chair. There being no further nominations for Vice Chair, Commissioner Rolzinski moved to close the nominations and call for a vote, and upon roll call, the following voted YEA: Gilbert, Mommer, O'Brien, Ohlund, Osborn and Rolzinski.

Chair Ohlund thereupon declared the motion carried.

City Manager Report – Steve Baker announced that the League of California Cities Planning Commissioners Academy will be held March 4 – 6, 2020 at the Hyatt Regency in Sacramento. The city will be sending two commissioners to this academy. Commissioner Gilbert and Commissioner O'Brien will be attending this year.

Steve Baker updated Commissioners on the city seeking proposals to purchase the historic building known as the Carnegie Library located at 412 W. Miner Street, Yreka (former Yreka Police Department from 1970-2019). Proposal deadline for filing was today, January 15, 2020. The city has received one RFP from the Economic Development Council.

There being no further business before the Commission, the meeting was adjourned.



Barry Ohlund, Chair

Approved by motion of the Planning  
Commission on February 19, 2020