

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 16th DAY OF JANUARY 2019

On the 16th day of January 2019 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 Vice Chair Ohlund and present were:

Commissioners: Catherine Gilbert, Diane Knitter, Craig Mommer, Barry Ohlund, Matt Osborn and Richard Rolzinski.

Absent: N/A

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Consent Calendar: Vice Chair Ohlund announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

- a. Approval of Minutes of the regular meeting held on December 19, 2018.

Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held December 19, 2018 as submitted.

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

Vice Chair Ohlund thereupon declared the motion carried.

Discussion/Possible Action – Consideration of proposed Categorical Exemption and Conditional Use Permit to establish and operate the business of a Cheerleading/Tumbling Gym. Project Location – 356 E. Oberlin Road, Yreka. M-1 (Light Industrial) Zone, I (Industrial) General Plan Designation. Assessor's Parcel Number 061-301-370.

The Planning Commission reviewed Resolution No. 2019-1, Consideration of proposed categorical exemption and Conditional Use Permit # 2019-02 for the establishment and operation of Rush Athletics Cheerleading/Tumbling Gym from applicant Shawna Glenn.

Property Location – 356 E. Oberlin Road, Yreka, California, M-1 (Light Industrial) Zone, I (Industrial) General Plan Designation. Assessor's Parcel Number 061-301-370.

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 from Shawna Glenn for the establishment and operation of a Cheerleading/Tumbling Gym, to be located in an existing facility located at 356 E. Oberlin Road, Yreka, CA.

The subject property is zoned M-1 (Light Industrial). The site is surrounded by commercial, and industrial uses, with a Construction Office/storage yard immediately adjacent to the proposed site. Large parcels of vacant industrially zoned land exist to the south and east of the project site

The M-1 Zone is intended to serve as the light industrial district, permitting light industrial and manufacturing uses which are not objectionable to the neighborhood, as well as all uses permitted in a C-2 and CH Zones. The proposed use will not generate significant noise or lighting; and will not increase traffic beyond the capacity of existing infrastructure in the area, which is sufficient to accommodate commercial uses.

Based on the M-1 Zoning of the property, site location, the hours of operation and “youth cliental” of the proposed project, staff believes that modification of the required parking standards will not create an unreasonable hardship to the neighboring businesses, and would not be detrimental to the public health, safety and welfare of the citizens of the City, and is therefore recommending approval of the continued use of the existing modified parking plan with six (6) improved parking spaces.

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

City staff recommends approval subject to the proposed findings and conditions of approval, which includes a determination that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 Existing Facilities of the CEQA Guidelines.

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

Shawna Glenn, applicant was presented to answer commissioners questions.

Correspondence was received from Tyler Evans of Evans Building & Excavation Inc., 350 E. Oberlin Road in support of a Conditional Use Permit to operate a Cheerleading/Tumbling Gym.

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

Following Commission discussion, Commissioner Gilbert moved that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301, Existing Facilities of the CEQA Guidelines.

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

Vice Chair Ohlund declared the motion carried.

Commissioner Gilbert moved that the Planning Commission adopt Planning Commission Resolution PC 2019-01 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2019-02, to allow the establishment and operation of a Cheerleading/Tumbling Gym.

The following findings of fact have been determined by the Planning Commission.

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 operate Rush Athletics Cheerleading/Tumbling Gym 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 M-1, Light Industrial zone which allows Health Clubs upon approval and validation of a conditional use permit as set forth in Section 16.34.070 (R) 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 that the use permitted by this permit occupies the premises:

1. Permittee granted a permit to operate Rush Athletics All Star Cheerleading/Tumbling Gym at 356 E. Oberlin Road, APN: 061-301-370.
2. Pursuant to Yreka Municipal Code Section 16.54.140 B, the Planning Commission hereby modifies the off-street parking spaces required for the use of the site as a Cheerleading/Tumbling Gym to the existing 6 spaces, in accordance with the Parking Plan approved by the Planning Commission May 6, 2004.
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.

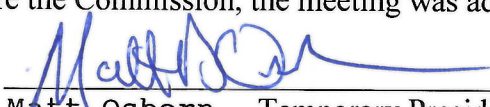
4. Parking required for disabled persons shall be marked, posted, and maintained in accordance with provisions of the Motor Vehicles Code, California Building Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. A minimum of one (1) accessible parking 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 356 E. Oberlin Road, as approved by the Planning Commission on January 16, 2019.
6. Permittee shall comply at all times with the zoning district regulations for a M-1, Light Industrial zone as set forth in section 16.40 of the Yreka Municipal Code.
7. 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, streetlights 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.
8. No signs shall be placed on the premises without first obtaining a sign permit.
9. Permittee shall secure an annual City business license to carry on the business of Rush Athletics All Star Cheerleading Gym.
10. 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 Osborn seconded the motions, and upon roll call, the following voted YEA: Gilbert, Knitter, Mommer, Ohlund, Osborn and Rolzinski.

Vice Chair Ohlund thereupon declared the motion carried.

The foregoing Resolution # 2019-01 was adopted by the Planning Commission on the 16th day of January by the following vote: Ayes: 6, Nays: 0

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

  
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Matt Osborn, Temporary Presiding Officer  
Approved by motion of the Planning  
Commission on February 20, 2019