

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 20th DAY OF FEBRUARY 2019

On the 20th day of February 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 Assistant City Manager Liz Casson and present were:

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

Assistant City Manager Liz Casson asked for a commissioner to assume the position of Temporary Presiding Officer in the absence of the Chair and Vice-Chair from the meeting. Commissioner Gilbert nominated Commissioner Osborn, Commissioner Mommer seconded the nomination. With the consensus of the Planning Commission, Commissioner Osborn assumed the position of Temporary Presiding Officer.

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Consent Calendar: Temporary Presiding Officer Osborn 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 January 16, 2019.

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

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

Temporary Presiding Officer Osborn thereupon declared the motion carried.

Discussion/Possible Action – Consideration of proposed Categorical Exemption and Tentative Parcel Map. Project Location – 1357 Yreka Ager Road, Yreka. M-1 (Light Industrial) Zone, I (Industrial) General Plan Designation. Assessor's Parcel Number 053-672-420.

The Planning Commission reviewed Resolution No. 2019-2, Consideration of proposed Categorical Exemption and Tentative Parcel Map # 2019-01. Applicant John Fryer for LeBaron Family Limited Partnership. Property Location – 1357 Yreka Ager Road, Yreka, California, M-1 (Light Industrial) Zone, I (Industrial) General Plan Designation. Assessor's Parcel Number 053-672-420.

Assistant City Manager Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Tentative Parcel Map from John Fryer for LeBaron Family Limited Partnership located at 1357 Yreka Ager Road, Yreka, CA. The project site is located at the southeast corner of State Route (SR) 3 and Yreka-Ager Road in the northeastern portion of the City on land designated Industrial by the Yreka General Plan and in the M-1 Light Industrial zoning district.

TMP is to divide an existing 25.70 acre parcel into 2 parcels. Parcel 1 is proposed to be 3.01 acres in size and is currently developed with a 2,500 square foot metal building, including a gravel parking area and driveway accessing Yreka-Ager Road. Parcel 2 is proposed to be 22.68 acres in size and remain undeveloped. No further development or use of the property is proposed at this time. All future uses would require compliance with the M-1 Light Industrial zoning district, including improvements which would be required to comply with City standards at the time of development.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on February 4, 2019 and a Notice of Public Hearing was published in the Siskiyou Daily News on February 6, 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) Guidelines Section 15315 Miner Land Divisions and Section 15061(b) (3) as it can be seen with certainty that there is no possibility that the proposed Tentative Parcel Map would have a significant effect on the environment, and therefore the proposed project is not subject to CEQA.

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

John Fryer, applicant & Terri LeBaron property owner were presented to answer commissioners questions.

There being no further statements or comments received, Temporary Presiding Officer Osborn 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 Section 15061 (b) (3) and Section 15315 of the CEQA Guidelines.

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

Temporary Presiding Office Osborn declared the motion carried.

Commissioner Gilbert moved that the Planning Commission adopt Planning Commission Resolution PC 2019-02 making the findings and subject to the Conditions of Approval and approve Tentative Parcel Map Permit # 2019-01.

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

1. The proposed map complies with the requirements of Title 15, Subdivisions, of the Yreka Municipal Code, the Subdivisions Map Act, and zoning laws of the City, and all applicable state laws.
2. The tentative parcel map is consistent with the applicable general and specific plans of the City of Yreka.
3. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

4. The site is physically suitable for the proposed density of development;
5. The site is physically suitable for the type of development;
6. The design of the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
7. The design of the subdivision or the type of improvements would not cause public health problems;
8. The design of the subdivision or type of improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The following conditions shall be met prior to the recordation of the final subdivision map except as otherwise specified in the conditions:

1. Parcels to conform to the minimum lot sizes and improvements required in an M-1 zone as set forth in Section Chapter 16.40 Light Industrial M-1 of the Yreka Municipal Code.
2. Extension of water mains, sewer mains, and storm drains along the frontage of each parcel created as determined by the Director of Public Works.
3. Construction of sewer laterals and water services to each parcel created.
4. The following statement shall be placed on the Parcel Map. "At such time as a permit or other grant of approval for the development of the parcel is issued, public improvements shall be installed as determined by the Director of Public Works."
5. Division of the property shall not make any off-site drainage issues worse.
6. Full compliance with the Subdivision Map Act and Title 15, Subdivisions, of the Yreka Municipal Code, and all other applicable city, state, and federal codes.
7. Filing of final subdivision map within twenty-four months from date of Planning Commission approval, with a copy to the Planning Department.

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

Temporary Presiding Officer Osborn thereupon declared the motion carried.

The foregoing Resolution # 2019-02 was adopted by the Planning Commission on the 20th day of February by the following vote: Ayes: 5, Nays: 0

Discussion only – Consider request to amend Yreka Municipal Code Section 16.46.050 relating to fence height requirements to include the option of a Conditional Use Permit to allow fences exceeding four (4) feet in height within the front yard setback area. Commissioners asked staff to provide pictures of nonconforming fences within city limits and to continue discussion at the next Planning Commission Meeting.

Election of Officers

Temporary Presiding Officer Osborn opened the nominations for Chair. Commissioner Gilbert moved to nominate Commissioner Osborn 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, Osborn and Rolzinski.

Temporary Presiding Officer Osborn thereupon declared the motion carried. Chair Osborn thereupon assumed the seat as Chair.

Chair Osborn opened the nominations for Vice Chair. Commissioner Gilbert moved to nominate Commissioner Mommer 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, Osborn and Rolzinski.

Chair Osborn thereupon declared the motion carried.

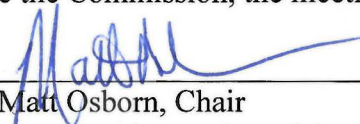
City Manager Report – Steve Baker gave commissioners an update on the new court house project. Project has started and completion date is anticipated for December 2020. One block of Fourth Street between South Street and Butte Street will be closed during construction of the new court house.

This past year has been a very challenging year for the recycling industry. Recycling commodity prices are very low due to China closing off most USA purchases of recycling materials. The final blow was a 20% drop in aluminum prices since December. Yreka Transfer LLC has closed their recycling centers at the grocery store sites in Weed, Ft. Jones, and Etna. The Yreka Recycling Center will remain open.

Steve Baker recently attended the City Manager's conference in San Diego some of the topics discussed were:

- California Governor Newsom suing cities over lack of affordable housing issues in California.
- Opportunity Zones -. An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service. Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation in distressed communities. There are Opportunity Zones within city limits of Yreka & surrounding properties outside city limits.
- Homeless continues to be a growing concern throughout the State of California.
- Retirement pensions cost are a statewide concern for California Cities/Counties.

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



Matt Osborn, Chair
Approved by motion of the Planning
Commission on March 20, 2019