

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 20<sup>th</sup> DAY OF MARCH 2019

On the 20th day of March 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 Chair Osborn.

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

Absent: N/A

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Consent Calendar: Chair 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 February 20, 2019.
- b. Acknowledge receipt of General Plan Housing Element 2018 Annual Report.

Following Commission discussion, Commissioner Ohlund moved to approve the consent calendar items as submitted.

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

Chair Osborn thereupon declared the motion carried.

Discussion/Possible Action – Consideration of proposed Categorical Exemption and Conditional Use Permit # 2019-09. Project Location – 1852 Fort Jones Road, Yreka, CA (Commercial Tourist) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 062-131-220.

The Planning Commission reviewed Resolution No. 2019-3, Consideration of proposed Categorical Exemption and Conditional Use Permit # 2019-09. Applicant Fairchild Medical Center. Property Location – 1852 Fort Jones Road, Yreka, California, CA (Commercial Tourist) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 062-131-220.

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 their Rehabilitation Services Department, to be located in an existing facility located 1852 Fort Jones Road, known as the Yreka Junction – Raley’s Shopping Center.

The business will be located in an existing facility and can be served by existing parking facility approved for the Yreka Junction – Raley’s Shopping Center. The applicant is proposing to add four (4) new ADA Parking Spaces directly in front of their office space.

The subject property is zoned C-T Commercial Tourist and located within the Yreka Junction – Raley’s Shopping Center. YMC Section 16.38.010 provides that this zone district is intended to serve the service and accommodation needs of the traveling public and is primarily located at or near freeway interchanges. The use such as a Rehabilitation Services Department requires a Conditional Use Permit, pursuant to YMC Section 16.38.060.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on February 28, 2019 and a Notice of Public Hearing was published in the Siskiyou Daily News on March 1, 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 15301 Existing Facilities, that there is not substantial evidence that the project will 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. Chair Osborn opened the hearing to the audience.

John Richter, 1002 Quarry Ct, Yreka, inquired on total square footage of the existing structure to be used for this project. He also inquired on number of employees that will be working at this site & required parking spaces.

Mike Madden, applicant/representative for Fairchild Medical Center, was present to answer commissioners questions. Mike stated the existing building is 4671 sq. ft. There will be approximately 15 employees working at this site.

There being no further statements or comments received, Chair 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 15301 (b) (3) Existing Facilities of the CEQA Guideline.

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

Chair Osborn declared the motion carried.

Commissioner Gilbert moved that the Planning Commission adopt Planning Commission Resolution PC 2019-03 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2019-09, to allow the establishment and operation of a Rehabilitation Services Department.

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 establish and operate the business of Fairchild Medical Center Rehabilitation Services Department 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 CT, Commercial Tourist zone which allows Rehabilitation Services upon approval and validation of a conditional use permit as set forth in Section 16.38.060 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 establish and operate a Rehabilitation Services Department at 1852 Fort Jones Road, APN: 062-131-220.

2. The business will be located in an existing facility in the CT (Commercial Tourist) zone and can be served by an existing parking lot.
3. Use shall be conducted in accordance with the application as submitted for the property located at 1852 Fort Jones Road, as approved by the Planning Commission on March 20, 2019.
4. Permittee shall comply at all times with the zoning district regulations for a CT, Commercial Tourist zone as set forth in section 16.38 of the Yreka Municipal Code.
5. 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.
6. No signs shall be placed on the premises without first obtaining a sign permit.
7. Permittee shall secure an annual City business license to carry on the business of Fairchild Medical Center Rehabilitation Services Department.
8. 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 Mommer seconded the motions, and upon roll call, the following voted YEA: Gilbert, Knitter, Mommer, O'Brien, Osborn and Rolzinski. Nays: Ohlund.

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution # 2019-03 was adopted by the Planning Commission on the 20th day of March by the following vote: Ayes: 6, Nays: 1

Discussion only continued from February 20, 2019 Planning Commission Meeting – 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. City staff provided pictures of various fences that are currently not in compliance with the Yreka Municipal Code. Staff recommends that the Planning Commission review and discuss the proposed amendment and provide staff direction as to whether to proceed with the proposed amendment, suggest additional changes, or do nothing, leaving the existing code section as it stands.

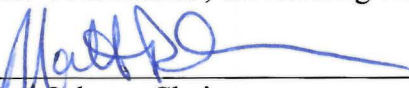
City Manager, Steve Baker discussed pictures that staff provided to the commissioners on various fences throughout city limits that are not in compliance. Commissioners directed staff to proceed with the review of the city's current fencing ordinance with the following suggestions:

- Create an educational/information program for outreach to the public.
- "Grandfather" in current fences that are not in compliance but are in good condition.
- Excluded school properties from height requirements.

City Manager Report – Steve Baker reported on required Ethics/Harassment training and reporting requirements.

Steve Baker reported that on Monday, March 18<sup>th</sup>, many local agencies assisted with removal of trash/junk & debris from the creek area behind the Yreka Junction Shopping Center.

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

  
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Matt Osborn, Chair  
Approved by motion of the Planning  
Commission on May 15, 2019