

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 15th DAY OF MAY 2019

On the 15th day of May 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, Craig Mommer, Peter O'Brien, Barry Ohlund, Matt Osborn and Richard Rolzinski.

Absent: Diane Knitter

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 March 20, 2019.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting held March 20, 2019 as submitted.

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.

Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit # 2019-22. Project Location – 730-750 S. Main Street, Yreka. CH (Commercial Highway) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 054-231-140.

The Planning Commission reviewed Resolution No. 2019-4, Consideration of proposed categorical exemption and Sign Use Permit # 2019-22. Applicant Jefferson Resources Properties LLC by McHale Sign Company. Property Location – 730-750 S. Main Street, Yreka, California, CH (Commercial Highway) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 054-231-140.

Assistant City Manager Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Sign Use Permit to install two (2) illuminated wall signs; one 105" x 108" (78.75 sq. ft.) and one 82" x 90" (51.25 sq. ft.) for a total of 130 sq. ft. of illuminated wall signage for the office/retail complex located at 730-750 S. Main Street.

YMC Section 13.60.030 Area Limit states in part “The advertising surface of a wall sign or combination of wall signs shall not exceed one (100) sq. ft.”. YMC Section 13.68.020 Additional signing allowed by Use Permit states in part “The Planning Commission, by way of a use permit, may allow additional sign types, number of signs, size of signs, and number of locations. The applicant must submit a statement supporting the request for the additional signing. Criteria for additional signing may include large parcel size, unusual configuration or location, size of buildings, multiple street frontages, number of independent businesses, location of the buildings on the parcel, or unique qualities of the use of the parcel”.

The property is an existing office/retail complex with four (4) independent business locations. The provisions of YMC 13.68.020 allow for an increase of up to 50% of the square footage by issuance of a Sign Use Permit, based on the number of independent businesses located within the complex. The applicant is requesting a Sign Use Permit allowing signage with a total of 130 sq. ft. which is less than the maximum allowable under YMC 13.68.020 of 150 sq. ft.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on April 26, 2019 and a Notice of Public Hearing was published in the Siskiyou Daily News on May 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) pursuant to Section 15311 (a) on premises signs and grant approval of the Sign Use Permit subject to the proposed findings and conditions.

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

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

Following Commission discussion, Commissioner Ohlund moved that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (a) on premises signs, of the CEQA Guideline.

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

Chair Osborn declared the motion carried.

Commissioner Ohlund moved that the Planning Commission adopt Planning Commission Resolution PC 2019-4 making the findings and subject to the Conditions of Approval and approve Sign Use Permit # 2019-22, to install two (2) illuminated wall signs.

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

1. The installation of two illuminated wall signs; one 105" x 108" (78.75 sq. ft.) and one 82" x 90" (51.25 sq. ft.), for a total of 130 sq. ft. of illuminated wall signage, copies will read "Jefferson Resource Company..." located at 730-750 South Main Street will not:
 - a. be contrary to the public's interest, safety, health, and welfare because the proposed sign is in compliance with the City's sign regulations.
 - b. be detrimental to property or improvements in the neighborhood for the reason stated in (a) above.
2. The subject property is an office/retail complex with four independent businesses spaces, meeting the criteria for a Sign Use Permit as depicted in Yreka Municipal Code Section (YMC) 13.58.020 A, allowing increase of sign area by up to fifty percent, and will therefore not be contrary to the intent of YMC Chapter 13 or the public interest, safety, health and welfare.
3. The Planning Commission made a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311(a) (On-Premises Signs) of the CEQA Guidelines.

The following conditions shall be complied with at all times that the sign use permit is in effect:

1. The installation of two illuminated wall signs shall comply with the specifications and plans approved by the Planning Commission on May 15, 2019 and shall serve only to identify the business carried on said premises as stated in Yreka Municipal Code Section 13.12.050.
2. The signs shall be erected in accordance with the specifications and plans submitted for Jefferson Resource Properties LLC by McHale Signs approved by the Planning Commission on May 15, 2019, and shall not be deviated from without prior review and approval of the Planning Commission.
3. The signs shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code. Including Section 13.080.050 (4) that provides sign illumination, where allowed by provisions of Title 13 shall be at the lowest level consistent with adequate identification and readability.
4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing two illuminated wall signs.
5. The signs shall harmonize with the materials, colors, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.
6. The signs shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.

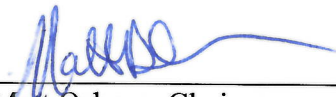
7. The sign use permit shall expire and terminate if not used within one (1) year from the date of approval. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

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

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution # 2019-4 was adopted by the Planning Commission on the 15th day of May by the following vote: Ayes: 6, Nays: 0

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



Matt Osborn, Chair
Approved by motion of the Planning
Commission on June 19, 2019