

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

On the 15<sup>TH</sup> day of July 2020 at 6:30 p.m., the Planning Commission of the City of Yreka met in regular session, and upon roll call, the following were present: Catherine Gilbert, Corey Middleton, Craig Mommer, Peter O'Brien, Barry Ohlund, and Richard Rolzinski. Absent: Matt Osborn

Chair Ohlund announced for the record: "It is 6:30 pm and I would like to make clear for the record of this meeting that this Planning Commission meeting is being conducted pursuant to Governor Newsome's order N-33-20. This meeting is being held via teleconference and Commissioners and applicants via teleconference".

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Discussion/Possible Action – Municipal Code Amendments: Resolution # PC 2020-9 recommending revision of Title 16- Zoning to update accessory dwelling unit (ADU) and junior accessory dwelling units (JADU) requirements to comply with State Law.

On March 18, 2020, the Planning Commission held a public hearing regarding an amendment of the City's Municipal Code Title 16 Zoning to update accessory dwelling unit (ADU) and junior accessory dwelling units (JADU) requirements to comply with State Law. At that time, the Commission approved Resolution # PC 2020-4 recommending to the City Council, a revision of Title 16 to include the new necessary ADU/JADU requirements.

On April 2, 2020, the City Council held a public hearing introducing Ordinance # 854 amending Title 16- Zoning to update accessory dwelling unit (ADU) and junior accessory dwelling units (JADU) requirements to comply with State law. The Council voted to introduce the ordinance. Ordinances require two readings per state law and are not ratified until the second reading. Immediately after the first hearing, the City received information requesting a re-evaluation of the proposed zoning ordinance amendment. While the proposed ordinance amendment was consistent to state ADU/JADU law, staff determined that based on this new information, the revised ADU/JADU ordinance may not be as clear as possible to the layperson. As such, the City Manager and staff determined that a revision of the ADU/JADU ordinance making changes to better define the uses and requirements for the development of an ADU/JADU in the City would be the best way to proceed prior to final adoption of the ordinance. The following is a re-introduction of the ADU/JADU ordinance.

Accessory dwelling units (ADUs) and Junior Accessory Dwelling Units (JADUs) are dwelling units located on the same lot as an existing single-family structure. An ADU is an attached or a detached residential dwelling unit which provides complete independent living

facilities for one or more persons. A JADU is a unit that is no more than 500 square feet in size and contained entirely within an existing or proposed single-family structure.

On January 15, 2020, new legislation adopted by the State of California (SB 13 and AB 68, 587, 670,671, and 881) regarding ADUs and JADUs came into effect. This new legislation added new language to Government Codes 65852.2 and 65852.22, which discusses ADUs and JADUs and the regulations for the and permitting of these types of dwelling units. As a result, the City is now required to revise the Yreka Municipal Code to comply with new State regulations for ADUs and JADUs.

The Yreka Municipal Code currently contains regulations addressing ADUs however some of the existing regulations conflict with the new regulations or is missing. Additionally, the existing Code does not contain definitions or provisions addressing JADUs (e.g. information detailing which zoning districts ADUs and JADUs are permitted, how, where, etc.). Thus, the amendments to Title 16 are recommended so that the City will be in compliance with the requirements of Government Codes 65852.2 and 65852.22.

Notice of Public Hearing was published in the Siskiyou Daily News on July 1, 2020.

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

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

Following Commission discussion, Commissioner Mommer moved to adopt Resolution No. 2020-9 recommending for approval to the City Council Amendment to the Yreka Municipal Code including Title 16- Zoning: Chapter 16.12- DEFINITIONS, 16.12.045 - Accessory dwelling unit; Chapter 16.18 - SINGLE-FAMILY RESIDENTIAL R-1 (1-6 Units Per Acre), 16.18.050 - Permitted Uses; Chapter 16.20 - MEDIUM DENSITY RESIDENTIAL R-2 (1 - 13 Units Per Acre), 16.20.050 - Permitted Uses; Chapter 16.22 - HIGH DENSITY RESIDENTIAL R-3 (1 - 16 Units Per Acre), 16.22.050 - Permitted Uses; Chapter 16.24 - RESIDENTIAL AGRICULTURE R-A (One acre minimum), 16.24.050 - Permitted Uses; Chapter 16.26 - RESIDENTIAL PROFESSIONAL OFFICE RPO, 16.26.080 - Second units in residential zones; Chapter 16.40 - LIGHT INDUSTRIAL M-1, 16.40.050 - Permitted Uses; and Chapter 16.46 - SPECIAL PROVISIONS, 16.46.170 - Accessory dwelling units as presented herein and approval of the Categorical Exemption as presented.

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

Chair Ohlund thereupon declared the motion carried.

The foregoing Resolution 2020-9 was adopted by the Planning Commission on the 15<sup>th</sup> day of July by the following vote: Ayes: 6, Nays: 0

Consent Calendar - 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 May 20, 2020.


Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held on May 20, 2020 as submitted.

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

Chair Ohlund thereupon declared the motion carried.

City Managers Report – Steve Baker reported that the new wiffleball field is open at the Newton Park. This field was designed by a Senior of Yreka High School as her senior project. Our local JC Penney's will be closing. California Governor Newsom has shut down indoor dining statewide. Local restaurants can submit a proposal to the city for approval of outdoor seating if space allows.

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



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Barry Ohlund, Chair  
Approved by motion of the Planning  
Commission on August 19, 2020