

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 18th DAY OF SEPTEMBER 2019

On the 18TH day of September 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, Corey Middleton, Craig Mommer, Peter O'Brien, Matt Osborn and Richard Rolzinski.

Absent: Barry Ohlund

Conflict of Interest Declaration – Commissioner Richard Rolzinski declared a conflict of interest on Item # 1, CUP for the establishment and operation of a Second-Hand and New Clothing Store.

PUBLIC COMMENTS – N/A

Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Second-Hand and New Clothing Store. Project Location – 1922 Fort Jones Road, Yreka, California, CH (Commercial Highway) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number: 062-181-120.

Planning Commissioner Rolzinski announced his recusal. Commissioner Rolzinski stating that he has a conflict of interest by reason of property ownership within 500 feet of the proposed project, and therefore recused himself and left the dais.

The Planning Commission reviewed Resolution No. 2019-10, Consideration of proposed categorical exemption and Conditional Use Permit # 2019-41. Applicant Becky Perfect, Location – 1922 Fort Jones Road, Yreka, California, CH (Commercial Highway) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 062-181-120.

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 a Second Hand and New Clothing Store to be located in an existing facility located at 1922 Fort Jones Road. The business can be served by existing parking facilities. The subject property is zoned CH (Commercial Highway). Yreka Municipal Code (YMC) Section 16.34.070 provides that the use as a secondhand clothing store requires a Conditional Use Permit.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on August 30, 2019 and a Notice of Public Hearing was published in the Siskiyou Daily News on September 4, 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 and grant approval of the Conditional 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.

Becky Perfect, applicant was present to answer commissioners questions.

There being no 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, Existing Facilities of the CEQA Guideline.

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

Commissioner Gilbert moved that the Planning Commission adopt Planning Commission Resolution PC 2019-10 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2019-41 , to allow the establishment and operation of a Second-Hand and New Clothing Store on the property located at 1922 Fort Jones Road, Assessor's Parcel No. 062-181-120, the City of Yreka approves Conditional Use Permit # 2019-41 subject to the following findings and conditions.

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 a Second Hand & New Clothing Store 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 CH, Commercial Highway zone which allows a Second Hand Store upon approval and validation of a conditional use permit as set forth in Sections 16.36.070 (A) & 16.34.070 (M) 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 while the use permitted by this permit occupies the premises:

1. Permittee granted a permit to establish and operate a Second Hand & New Clothing Store at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the permittee.**
2. The business will be located in an existing facility in the CH (Commercial Highway) zone and can be served by existing parking facilities.
3. Use shall be conducted in accordance with the application as submitted for the property located at 1922 Fort Jones Road, as approved by the Planning Commission on September 18, 2019.
4. Permittee shall comply at all times with the zoning district regulations for a CH, Commercial Highway zone, as set forth in section 16.36 of the Yreka Municipal Code. General Commercial (GC) General Plan designation.
5. There shall be no storage or display of merchandise outside the building.

6. This permit shall not be effective unless and until applicant has obtained the necessary permits through the State Department of Justice and Yreka Police Department pursuant to the Business and Professions Code Section 21640 if required.
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.
8. No signs shall be placed on the premises without first obtaining a sign permit. Signs shall be installed in accordance with Title 13, Signs of Yreka Municipal Code.
9. Permittee shall maintain an annual City business license to carry on the business of a Second Hand & New Clothing Store.
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 O'Brien seconded the motions, and upon roll call, the following voted YEA: Gilbert, Middleton, Mommer, O'Brien, and Osborn.

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution # 2019-10 was adopted by the Planning Commission on the 18th day of September by the following vote: Ayes: 5, Nays: 0

Commissioner Rolzinski returned to his seat at the table.

Discussion/Possible Action - Approval of Minutes of the regular meeting held on August 21, 2019.

Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held August 21, 2019 as submitted.

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

Chair Osborn thereupon declared the motion carried.

City Manager's Report – Steve Baker reported to the commissioners on Senate Bill 2 (SB 2) (2017). Senate Bill 2 (SB 2) (2017) is part of a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, SB 2 established a permanent source of revenue intended to increase the affordable housing stock in California. Housing program grants are funded through 50 percent of the revenues collected during the first calendar year (January through December 2018) and the remaining 50 percent is allocated to homeless assistance programs. Among other provisions, SB 2 provides financial and technical assistance to local governments to update planning documents in order to:

- Accelerate housing production;
- Streamline the approval of housing development affordable to owner and renter households at all income levels;
- Facilitate housing affordability, particularly for all income groups;
- Promote development consistent with the State Planning Priorities; and
- Insure geographic equity in the distribution and expenditure of allocated funds

Through SB 2 grant awards, planning staff estimates that the City of Yreka has the potential to secure up to \$160,000 in grant funding available for small localities of less than 60,000 people.

BACKGROUND

From the SB 2 Planning Grant Guidelines and HCD website, all applicants must meet the following Eligibility (Threshold) Requirements to receive SB 2 funding:

1. Have an HCD-compliant Housing Element
2. Have submitted a recent Annual Progress Report
3. Demonstrate a nexus to accelerated housing production (must demonstrate in the grant application)
4. Demonstrate that the application is consistent with State Planning Priorities (see below).

State Priority Policy Areas

Project activities that utilize one of the following *State Priority Policy Areas* are essentially seen as a priority for receiving grant funding. State Priority Policy Areas streamline processing and add a level of certainty in receiving a grant award. The Priority Policy Areas are as follows:

1. Rezone to Permit By-Right;
2. Objective Design and Development Standards;
3. Specific Plans or Form-Based Codes Coupled with CEQA Streamlining;
4. Accessory Dwelling Units or Other Innovative Building Strategies;
5. Expedited Processing;
6. Housing Related Infrastructure Financing and Fee Reduction Strategies.

Alternatively, a grant application may include non-State Priority Policy Area actions and/or State Priority Policy area actions, and as long as the actions can be shown to accelerate housing production.

Eligible Activities

Applicants proposing priority policy areas are automatically deemed to accelerate housing production without any documentation or demonstration to the Department. From the SB 2 Planning Grant Guidelines and HCD website, the following activities are considered eligible to receive grant funding:

- (a) Eligible activities must demonstrate a nexus to accelerating housing production.
- (b) Eligible activities may include:
 - 1. Updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities strategies, or local coastal plans;
 - 2. Updates to zoning ordinances;
 - 3. Environmental analyses that eliminate the need for project-specific (CEQA) review; and
 - 4. Local process improvements that improve and expedite local planning.
- (c) Eligible activities are not necessarily jurisdiction-wide and may include a smaller geography with a significant impact on housing production. Eligible activities also include an overlay district, project level specific plan or development standards modifications proposed for significant areas of a locality, such as corridors, downtown, or priority growth areas.
- (d) Eligible activities may include the creation or enhancement of a housing sustainability district pursuant to AB 73 (Chapter 371, Statutes of 2017), workforce housing opportunity zone pursuant to SB 540 (Chapter 369, Statutes of 2017), zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018), zoning incentives for housing for persons with special needs, including persons with developmental disabilities, rezoning to meet requirements pursuant to Government Code Section 65583.2(c) and other rezoning efforts to facilitate supply and affordability, rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps), pre-approved architectural and site plans, regional housing trust fund plans, SB 2 funding plans, and infrastructure financing plans. Eligible activities may include environmental hazard assessments, data collection on permit tracking, feasibility studies, site analysis, or other background studies that are ancillary and part of the proposed activity.
- (e) Eligible activities may be part of a larger planning effort (e.g., a comprehensive zoning code update) if proposed activities have not been completed prior to the NOFA date, are distinct, and demonstrate a nexus to accelerating housing production.

USES FOR SB 2 FUNDING


Staff does not yet have final recommendations for projects under this grant. The applications are due November 30. In talking with our Planning Consultant (E-Corp) as well as the liaison for the program, some of the items we were initially looking at may not be approved by the state. Updating our Housing Element was high on our list, but unless we can show how this would directly result in new housing getting built, it is difficult to get state approval. Some of the other ideas include focusing on individual sites to increase density or remove barriers to housing development, creating a “permit by right” zone, streamlining review of accessory dwelling units or looking at infrastructure that might be a barrier to new housing. One of the ideas that we discussed with the program liaison was technical assistance to form a locally based housing non-profit or entice a regional housing non-profit to Siskiyou County, however, the liaison indicated that the state would not be able to see the near-term housing acceleration of that initiative enough to allow funding.

Staff will bring recommendations for specific policies or programs for application under this grant program back for Council consideration at an upcoming meeting.

At this time, we are recommending that the Council adopt the resolution that the state requires to submit the application. This does not require a specific project description in the resolution and we will be returning to Council with that as noted above.

RECOMMENDATION: That the Council Discuss Senate Bill 2 Grant Application and Adopt a Resolution Authorizing Application For, and Receipt of, SB2 Planning Grants Application Funds

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



Matt Osborn, Chair
Approved by motion of the Planning
Commission on October 16, 2019