

MINUTES OF A REGULAR MEETING OF THE
YREKA HISTORIC DISTRICT & LANDMARKS COMMISSION
HELD IN THE YREKA CITY COUNCIL CHAMBER IN SAID CITY
ON THE 9TH DAY OF JUNE 2011

On the 9th day of June 2011, at 6:30 p.m., the Historic District & Landmarks 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 McCoy and present were:

Commissioners: Selma George
 Don East
 Paul McCoy
 Peter O'Brien
 Maytha Reather
 Jackie Terwilliger

Absent: None

PUBLIC COMMENTS

Claudia East reported that the Yreka Committee for Historic Preservation partnered with the City of Yreka to repair certain signs, including the one outside the old meat market on Miner Street and they now have the funds to repair the signs.

MINUTES

The Commission having received a copy of the minutes of the special meeting held on May 17, 2011, the minutes were approved on a motion made by Commissioner O'Brien, seconded by Commissioner George, all in attendance voting aye.

SIGN USE PERMIT MODIFICATION – STRINGS ITALIAN CAFÉ

The Commission reviewed the application submitted by Lisa Faust for modification as follows of the sign use permit to replace lettering on an existing 10 sq. ft. (48" x 30") double sided projecting sign and ~~remove the existing lower 2.3 sq. ft.~~ **including the lower 2.3 sq. ft.** sign, for a total of ~~20 sq. ft.~~ **22.3 sq. ft.** of projecting signage, bottom of sign will be approximately ~~9~~ **8 1/3** feet above the sidewalk; and install two window signs one 2.2 sq. ft. (16" x 20") and one 1 sq. ft. +/- (8" x 16"), totaling 3.2 sq. ft. of window signage. The copy ~~on all~~ to read: "Strings Italian Café ...", **and "More Parking in Back"**. Sign colors are red, medium green and metallic gold, on the property located at 322 W. Miner Street

Staff reported that the applicant had not noticed the sign company had removed the lower sign. The applicant wanted to use the sign to direct patrons to the parking in the rear of the building; therefore, applicant requested the permit modification.

Following Commission discussion, Commissioner Reather made a motion to approve the application for modification of the sign use permit as follows: replace lettering on an existing 10 sq. ft. (48" x 30") double sided projecting sign and ~~remove the existing lower 2.3 sq. ft.~~ **including the lower 2.3 sq. ft.** sign, for a total of ~~20 sq. ft.~~ **22.3 sq. ft.** of projecting signage, bottom of sign will be approximately ~~9~~ **8 1/3** feet above the sidewalk; and install two window signs one 2.2 sq. ft. (16" x 20") and one 1 sq. ft. +/- (8" x 16"), totaling 3.2 sq. ft. of window signage. The copy on all to read: "Strings Italian Café ...", and **"More Parking in Back"**. Sign colors are red, medium green and metallic gold, on the property located at 322 W. Miner Street, Assessor's Parcel No. 053-361-090, C2 (Downtown Commercial) zone, HD (Historic District) General Plan designation. Approval is subject to full compliance with all applicable city, state, and federal laws and regulations based on the following conditions:

CONDITIONS:

1. The signs approved shall comply with the specifications and plans approved by the Historic Commission on May 17, 2011, and modified on June 9, 2011 and shall serve only to identify the business carried on said premises.
2. The signs shall be installed in accordance with the specifications and plans submitted and approved by the Historic Commission on May 17, 2011, and modified on June 9, 2011 and shall not be deviated from without the prior review and approval of the Historic Commission.
3. The signs shall be installed in accordance with Title 13, Signs and Title 17, Historic District of the Yreka Municipal Code.
4. The signs shall harmonize with the materials, textures, sizes, shapes, heights, locations, and designs of the buildings, properties, or neighborhood of which it is a part, and as approved by the Historic Commission.
5. The signs shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the signs are placed.
6. **The sign permit shall expire and terminate if not used within one (1) year from date of approval. Approval may be extended upon written application to the Planning Department before expiration of the first approval.**

Commissioner East seconded the motion. The motion carried by the following vote:

AYES: East, George, McCoy, O'Brien, Reather, Terwilliger

NOES: None

USE PERMIT – EXTERIOR MODIFICATION PART APPROVED / PART TABLED

Commissioner George had discussion on this agenda item with the applicant prior to Commissioner's knowledge it was on the agenda. The discussion was not specific to the content of the application, no recusal was required.

The Commission reviewed the application submitted by Betty Bryan for a use permit to remove double doors from rear of building and replace with a single steel door, door to be painted the same color as the building; and installation of a 4' x 6' canopy over the door on the property located at 319 W. Miner Street.

Staff recommended approval of the replacement of the double door to a single door but to deny the installation of a canopy because the existing building is estimated to be 6 feet from the rear property line. The rear setback requirement is 10 feet; therefore, the existing building is non-conforming. Installation of the awning would be an expansion of a non-conforming structure.

Applicant Betty Bryan, daughter Jennifer, and local contractor representative Rick Bettis were in attendance. Applicant's representative, Rick Bettis, requested that the Commission allow the awning to extend into the setback. He explained that the weather has caused damage to the existing doors and the awning would help deter damage to the new door.

The Commissioners suggested that the applicant should provide a drawing of the proposed canopy, making it as short as possible and not supported by poles.

Following Commission discussion, Commissioner East made a motion to split the application request into two parts as follows: 1. Consider replacement of double doors from rear of building with a single steel door. 2. Consider installation of a 4' x 6' canopy over the door. Commissioner O'Brien seconded the motion, all voting aye the motion carried.

Commissioner George made a motion to approve the application part Number 1: to remove double doors from the rear of the building and replace with a single steel door, door to be painted the same color as the building on the property located at 319 W. Miner Street, Assessor's Parcel No. 054-051-060, C-2 (Downtown Commercial) zone, HD (Historic District) General Plan designation. Approval is subject to full compliance with all applicable city, state, and federal laws and regulations based on the following findings and conditions:

FINDINGS:

1. The proposed exterior improvements will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka because other buildings located on the alley have single door entrances.
2. The proposed exterior improvements will not adversely affect and will be compatible with the external appearance of other existing improvements, buildings and structures on or adjacent to said property for the reason stated in #1 above.
3. The proposed exterior improvements will not detrimentally alter, destroy or adversely affect any exterior architectural feature of any existing building on the property.

4. The proposed exterior improvements conform with the purposes of the Historic District ordinance and specifically emphasize the preservation of architectural styles existing in the area of the City prior to 1910 and, secondarily emphasizes other distinct and noteworthy architectural styles reflecting the phases of Yreka's history.

5. The proposed exterior improvements include removal of the double doors from the rear of the building and replace them with a single steel door. The color of the door will match the existing building.

CONDITIONS:

1. Permittee authorized to remove double doors from rear of the building and replace them with a single steel door, the color of the door shall match the existing building. The door installation shall be at the location and as set forth in the application subject to full compliance with applicable city and state codes.

2. Permittee shall comply at all times with the minimum performance conditions for the construction, rehabilitation and preservation of commercial buildings as set forth in Resolution No. HDLC-1 of the City of Yreka.

3. Permittee shall use only those materials for replacement as specified in applicant's application dated May 25, 2011, as approved by the Historic District and Landmarks Commission on June 9, 2011 and shall not change the design, materials or colors approved without the prior approval of the Historic District and Landmarks Commission.

4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structure.

5. The permit shall expire and terminate if not used within one (1) year from the date of approval, unless prior to the expiration of one year, a building permit is issued and construction is commenced or in the event the use permitted is abandoned or not utilized for a period of one year. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

Commissioner Reather seconded the motion. The motion carried by the following vote:

AYES: East, George, McCoy, O'Brien, Reather, Terwilliger
NOES: None

Commissioner Reather made a motion to table action on application part Number 2: the request to install a 4' x 6' canopy over the new door to allow the applicant time to prepare a drawing of the proposed canopy without support poles and as short as possible to minimize encroachment into the setback and to allow time for staff to research as it relates to setback encroachment and possible need for Planning Commission authorization. Commissioner George seconded the motion. All voting aye, motion carried.

COMMISSIONER STATEMENTS AND COMMENTS

Commissioner O'Brien asked if the gold display would remain at the same place it is currently. City Attorney McHugh reported it would remain where it is now.

Commissioner O'Brien also reminded everyone to attend the Gold Rush Days on June 18th.

There being no further business before the Commission, the meeting adjourned at 7:07 p.m.

Pamela J. Hayden, Planning Director