

City of Yreka
701 Fourth Street, Yreka, CA 96097

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 72 hours in advance of the meeting.

**AGENDA
YREKA PLANNING COMMISSION
YREKA CITY COUNCIL CHAMBER
FEBRUARY 18, 2009
6:30 P.M.**

FLAG SALUTE

1. SIGN USE PERMIT – WALL SIGNS

PUBLIC HEARING/POSSIBLE ACTION - Consideration of an application for a sign use permit to allow installation of two wall signs 60 sq. ft. each (120 sq. ft. total), copy to read "College of the Siskiyou Rural Health Sciences Institute." Assessor's Parcel No. 062-031-230, M-1 (light industrial) zone, and I (industrial) land use designation.

Applicant: College of the Siskiyou
Location: 2001 Campus Drive

2. USE PERMIT – AUTHORIZATION TO REBUILD

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding of the existing 10 unit apartment structure to the current footprint in the event of fire or other casualty. The apartments are non-conforming because there are 10 units, 3 units are allowed pursuant to current RPO zoning (YMC 16.26 and 16.20.030), the apartments are non-conforming as it relates to on-site parking because there are 10 uncovered parking spaces and 20 spaces are required with 10 of those required to be covered parking (YMC 16.20.040.D.1); the apartment structure is also non-conforming because it has a front setback of 9.5 feet not 20 feet, and a 10.2 foot rear setback not 20 feet (YMC 16.20.040). Assessor's Parcel No. 053-281-060. The project's zoning is RPO (Residential Professional Office) and land use designation is HD (Historic Downtown).

Applicant: Charles T. Harrison Jr.
Location: 320-338 North Street

3. USE PERMIT – AUTHORIZATION TO REBUILD

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding of the existing 6 unit apartment structure to the current footprint in the event of fire or other casualty. The apartment building is non-conforming

because it has a rear yard setback of 4 feet not 20 feet and a side yard setback of 4 feet not 10 feet as required (YMC 16.22.040); the apartments are also non-conforming as it relates to on-site parking because there are no covered parking spaces, six covered parking spaces are required, and there are parking spaces located in the front yard setback which is not currently allowed (YMC16.22.040.D.1). Assessor's Parcel No. 061-021-270. The project's zoning is R 3-16 (High Density Residential – maximum 16 units per acre) and land use designation is HDR (High Density Residential).

Applicant: Charles T. Harrison Jr.
Location: 815 W. Miner Street

4. USE PERMIT – AUTHORIZATION TO REBUILD

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding of the existing duplex and two fourplex structures to the current footprint in the event of fire or other casualty. The two fourplex structures are non-conforming because they have side yard setbacks of 4 feet 5 inches not 5 feet as required (YMC 16.20.040.A.3); the fourplex structures are also nonconforming as it relates to on-site parking requirements because there are no covered parking spaces and 8 covered parking spaces are required (YMC 16.20.040.D). Assessor's Parcel No. 054-281-210. The project's zoning is RPO (Residential Professional Office) and land use designation is MDR (Medium Density Residential).

Applicant: Charles T. Harrison Jr.
Location: 302-306 Evergreen Lane

5. USE PERMIT – AUTHORIZATION TO REBUILD

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding of the existing 10 unit apartment structure to the current footprint in the event of fire or other casualty. The apartment building is non-conforming because there are 10 units, 3 units are allowed pursuant to current RPO zoning (YMC 16.26.050 and 16.20.030); the apartments are non-conforming as it relates to on-site parking because there are 11 uncovered spaces and 20 spaces are required with 10 of those required to be covered parking and parking is located in the front setback (YMC 16.20.040.D.1); the apartment structure is also non-conforming because it has a front setback of 13 feet not 20 feet, a side setback of 4 feet not 5 feet, and a rear setback of 1 foot not 20 feet (YMC 16.20.040). Assessor's Parcel No. 053-352-150. The project's zoning is RPO (Residential Professional Office) and land use designation is MDR (Medium Density Residential).

Applicant: Margery J. Harrison
Location: 420-438 W. Miner Street

6. USE PERMIT – AUTHORIZATION TO REBUILD

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding of the existing fourplex structure to the current footprint in the event of fire or other casualty. The fourplex is non-conforming because there are 4 units only 2 units are allowed due to the size of the lot pursuant to current RPO zoning (YMC 16.26.050 and 16.20.030); the fourplex is non-conforming as it relates to on-site parking because the second parking space is in tandem and in the front yard setback which is not currently allowed (YMC 16.20.040.D); the fourplex structure is also non-conforming because it has a front setback of 19.5 feet not 20 feet and a rear setback of 12 feet not 20 feet (YMC 16.20.040). Assessor's Parcel No. 054-214-180. The project's zoning is RPO (Residential Professional Office) and land use designation is MDR (Medium Density Residential).

Applicant: Margery J. Harrison
Location: 125-131 State Street

7. USE PERMIT – AUTHORIZATION TO REBUILD

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding of the existing 6 unit apartment structure to the current footprint in the event of fire or other casualty. The apartment building is non-conforming because there are 6 units, 1 unit is allowed pursuant to current RPO zoning (YMC 16.26.050 and 16.20.030); the lot size is 6,477 square feet, not the minimum required 8,000; the apartments are non-conforming as it relates to on-site parking because there are 6 uncovered spaces and 12 spaces are required with 6 of those required to be covered parking and parking is located in the front setback which is currently not allowed (YMC 16.20.040.D.1); the apartment structure is also non-conforming because it has a front setback of 17 feet not 20 feet, side setbacks of 9.3 feet not 10 feet, 3.5 feet not 5 feet, and a rear setback of 5 feet not 20 feet (YMC 16.20.040). Assessor's Parcel No. 054-071-060. The project's zoning is RPO (Residential Professional Office) and land use designation is MDR (Medium Density Residential).

Applicant: Margery J. Harrison
Location: 421-431 W. Miner Street

8. USE PERMIT – AUTHORIZATION TO REBUILD

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding of the existing 3 unit apartment structure to the current footprint in the event of fire or other casualty. The apartment building is non-conforming because there are 3 units, 1 unit is allowed pursuant to current RPO zoning (YMC 16.26.050 and 16.20.030); the lot size is 5,100 square feet, not the minimum required 8,000; the apartments are non-conforming as it relates to on-site parking because there are 4 uncovered spaces and 6 spaces are required with 3 of those required to be covered parking (YMC 16.20.040.D.1); the apartment structure is also non-conforming

because it has a rear setback of 3.5 feet not 20 feet (YMC 16.20.040). Assessor's Parcel No. 054-071-420. The project's zoning is RPO (Residential Professional Office) and land use designation is MDR (Medium Density Residential).

Applicant: Margery J. Harrison
Location: 413 W. Miner Street

PUBLIC COMMENTS

This is an opportunity for members of the public to address the Commission on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Commission reserves the right to reasonably limit the length of individual comments. For items that are on this agenda, speakers may request that their comments be heard instead at the time the item is to be acted upon by the Commission. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting, except to direct staff to prepare a report, or to place them on a future agenda.

SPEAKERS: Please state your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

9. MINUTES

Approval of the minutes of the regular meeting held on January 21, 2009.

10. SITE AND PARKING PLAN – YMCA EXPANSION

REVIEW/POSSIBLE ACTION – Consideration of an application for a site and parking plan for construction of a 3,750 +/- sq. ft. addition to the YMCA facility for use as an activity center to include gymnastics, youth fitness center, and enclosure of the existing rock climbing tower. Assessor's Parcel No. 53-651-160. The project's zoning is M-1 (Light Industrial) and land use designation is I (Industrial).

Applicant: Siskiyou Family YMCA by Janet Zalewski
Location: 350 N. Foothill Drive

11. USE PERMIT EXTENSION – 81 UNIT APARTMENT COMPLEX

REVIEW/POSSIBLE ACTION - Consideration of an application for an extension of Use Permit #3457 to construct, establish, and operate an 81 unit family apartment community on a project site of approximately 6.75 acres. The project will consist of 10 two story wood frame structures. Assessor's Parcel Nos. 53-651-760 and 53-642-520. The projects zoning is M-1 (Light Industrial) and land use designation is I (Industrial).

Applicant: National Affordable Communities, Inc. by Scott Borland
Location: 520 N. Foothill Drive

12. USE PERMIT EXTENSION – RESTAURANT

REVIEW/POSSIBLE ACTION – Consideration of an application for extension of Use Permit #3568 to construct, establish, and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres. Assessor's Parcel No. 62-041-050. The project is zoned CH (Commercial Highway) and land use designation is I (Industrial).

Applicant: MK & A, LLC dba Casa Ramos by Marco Ramos
Location: 1515 S. Main Street / 175 Greenhorn Road

13. TEMPORARY USE PERMIT – PLANT SALES

REVIEW/POSSIBLE ACTION – Consideration of an application for a temporary use permit to establish and operate a temporary business of live nursery plant sales for the months of March 31, 2009 through July 31, 2009 in conjunction with the existing flooring sales business at 600 S. Broadway and in conjunction with the hardware business located across the street at 729 S. Broadway. Assessor's Parcel No. 54-301-040. The project is zoned C-2 (Downtown Commercial) and land use designation is GC (General Commercial).

Applicant: G & G Hardware Ace Home Center by Jeff Bourke
Location: 600 S. Broadway Street

COMMISSIONER'S STATEMENTS AND COMMENTS

ADJOURNMENT

Decisions of the Planning Commission relating to CEQA compliance, use permits, variances, and signs may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision with the City Clerk. Appeals relating to tentative subdivision maps must be filed within 10 days. There is a \$150.00 filing fee for any such appeal plus publication fee if required.

All documents produced by the City which are related to an open session agenda item and distributed to the Planning Commission are made available for public inspection in the Planning Director's office during normal business hours.