

City of Yreka  
701 Fourth Street, Yreka, CA 96097

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

**FLAG SALUTE**

**1. USE PERMIT – CHIROPRACTIC OFFICE**

PUBLIC HEARING/POSSIBLE ACTION - Consideration of an application for a use permit to establish and operate a chiropractic office facility with one chiropractor, two exam rooms and one employee. Assessor's Parcel No. 054-071-180, C-2 (Downtown Commercial) zone, and GC (General Commercial) land use designation.

Applicant: Trace Villines  
Location: 115 S. Oregon Street

**2. USE PERMIT – AUTHORIZATION TO REBUILD**

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding the existing 4 unit apartment structure to the current footprint in the event of fire or other casualty. The apartment building is non-conforming because there are 4 units, 2 units are allowed pursuant to current R-2 zoning (YMC 16.20.030); the existing structure is non-conforming because it has a front setback of 18.5 ft. not 20 ft. and a rear setback of 17.5 ft. not 20 ft. (YMC 16.20.040.A); the apartments are non-conforming as it relates to on-site parking because there are 2 covered spaces and 2 uncovered spaces, the uncovered spaces are located within the front yard setback and are in tandem which are not currently allowed, 4 covered and 4 uncovered parking spaces are currently required (YMC 16.20.040.D). Assessor's Parcel No. 054-123-280, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation.

Applicant: Charles T. Harrison Jr.  
Location: 620 – 630 Butte Street

**3. USE PERMIT – AUTHORIZATION TO REBUILD**

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding the existing duplex structure to the current footprint in the

event of fire or other casualty. The duplex is non-conforming because the lot size is 5,800 sq. ft. not the minimum 8,000 sq. ft. required for a duplex (YMC 16.20.030); the structure is non-conforming because it has a front setback of 19 ft. not 20 ft., a rear setback of 13 ft. not 20 ft., and a side setback of 3 ft. not 5 ft. (YMC 16.20.040.A); the duplex is non-conforming as it relates to on-site parking because there is 1 covered space and 3 uncovered spaces, the uncovered spaces are located within the front yard setback and are in tandem which are not currently allowed, 2 covered and 2 uncovered parking spaces are currently required (YMC 16.20.040.D). Assessor's Parcel No. 054-123-290, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation.

Applicant: Charles T. Harrison Jr.  
Location: 612 – 614 Butte Street

#### **4. USE PERMIT – AUTHORIZATION TO REBUILD**

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding the existing fourplex structure to the current footprint in the event of fire or other casualty. The fourplex is non-conforming because the lot size is 8,100 sq. ft. not the 13,332 sq. ft. required for a fourplex (YMC 16.20.030); the fourplex is also non-conforming as it relates to on-site parking because there are 4 uncovered parking spaces, the uncovered spaces are located within the front yard setback which is not currently allowed, 4 covered and 4 uncovered parking spaces are currently required (YMC 16.20.040.D). Assessor's Parcel No. 054-123-270, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation.

Applicant: Margery J. Harrison  
Location: 615 - 621 Butte Street

#### **5. USE PERMIT – AUTHORIZATION TO REBUILD**

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding two duplex structures to the current footprints in the event of fire or other casualty. The duplexes are non-conforming because the lot size is 9,420 sq. ft. not the 13,332 sq. ft. required for two duplex units (YMC 16.20.030); one structure is non-conforming because it has a rear setback of 12.5 ft. not 20 ft. (YMC 16.20.040.A); the duplexes are non-conforming as it relates to on-site parking because there are 8 uncovered spaces, 4 covered and 4 uncovered parking spaces are currently required (YMC 16.20.040.D). Assessor's Parcel No. 054-144-100, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation.

Applicant: Margery J. Harrison  
Location: 631 – 637 Butte Street

## **6. USE PERMIT – AUTHORIZATION TO REBUILD**

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow rebuilding two duplex structures to the current footprints in the event of fire or other casualty. The duplexes are non-conforming because the lot size is 9,420 sq. ft. not the 13,332 sq. ft. required for two duplex units (YMC 16.20.030); one structure is non-conforming because it has a rear setback of 12.5 ft. not 20 ft. (YMC 16.20.040.A); the duplexes are non-conforming as it relates to on-site parking because there are 8 uncovered spaces, 4 covered and 4 uncovered parking spaces are currently required (YMC 16.20.040.D). Assessor's Parcel No. 054-144-090, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation.

Applicant: Margery J. Harrison  
Location: 639 – 645 Butte Street

## **7. USE PERMIT – CARGO CONTAINER**

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a use permit to allow the use of two metal cargo containers for use as storage. Assessor's Parcel Nos. 062-051-190, & 200, M-1 (Light Industrial) zone, I (Industrial) General Plan designation.

Applicant: Les Schwab Tire Center by Brian Hudspeth  
Location: 1508 Fairlane Road

## **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.

## **8. MINUTES**

Approval of the minutes of the regular meeting held on February 18, 2009.

## **9. SITE, LANDSCAPE, AND PARKING PLAN – TIRE STORE**

REVIEW/POSSIBLE ACTION – Consideration of an application for a site, landscape, and parking plan for construction of a 9,546 +/- sq. ft. building as an addition to the existing Les Schwab Tire facility, for use as a show room and service area, with the existing facility to be use for service and storage. Assessor's Parcel Nos. 062-051-190, & 200, M-1 (Light Industrial) zone, I (Industrial) General Plan designation.

Applicant: Les Schwab Tire Center by Brian Hudspeth  
Location: 1508 Fairlane Road

## **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.