

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
July 16, 2014 at 6:30 P.M.

Call to Order

Pledge of allegiance

Conflict of Interest Declaration – Planning Commissioners

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. Persons speaking during the public comment period will be limited to three (3) minutes. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting. For items, which are on this agenda, speakers are encouraged to wait to be heard instead at the time the item is to be acted upon by the Commission.

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.

1. Consent Calendar - Discussion/Possible Action – 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. The City Manager recommends approval of the following consent calendar items:
 - a. Approval of the minutes of the meeting held on June 18, 2014.
2. Discussion/Possible Action –Consideration of Categorical Exemption and Conditional Use Permit to construct a 18 ft. x 40 ft. (720 sq. ft.) accessory structure for use as a hobby shop/storage building. Applicant: Carl Varak, Location: 822 W. Miner Street, Assessor’s Parcel Number: 053-481-470, Zoning: R-1, Single Family Residential, General Plan Designation: LDR, Low Density Residential, Project Number: Conditional Use Permit (CUP) #4216.
 - a. Staff Report
 - b. Public Hearing
 - c. Decision
 - Categorical Exemption
 - Adopt Resolution No. PC 2014-06 Approving of Conditional Use Permit # 4216.

City Manager’s Report.

Commissioner’s Statements and Comments

Adjournment

Decisions of the Planning Commission may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision. Appeal must be submitted to the City Clerk's office together with the appeal fee of \$150.00 plus publication fee if required.

If you challenge any action taken pursuant to the California Environmental Quality Act, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. (Public Resources Code Section 21177)

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 City Clerk's office during normal business hours.

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.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 841-2324 or by notifying the Clerk at casson@ci.yreka.ca.us.

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 18th DAY OF JUNE, 2014

On the 18th day of June, 2014 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 City Manager Steve Baker and present were:

Commissioners: Deborah Baird, Diane Knitter, Steve Leal, and Richard Rolzinski.

Absent: Paul McCoy, Barry Ohlund and Matt Osborn.

City Manager Steve Baker asked for a volunteer from the commissioners to assume the position of Chair. Commission Rolzinski assumed the position of Chair.

Conflict of Interest Declaration – Commission Knitter stated for the record that she has a potential conflict of interest due to her financial interest in property located within 500 feet of the subject property.

City Manager Baker stated that the three other Commissions are out of town and unable to attend the meeting. If Commissioner Knitter recused herself from voting on the project, the Planning Commission would not have a quorum, therefore Commissioner Knitter is eligible to vote as her vote is needed and authorized as legally required participation.

PUBLIC COMMENTS:

Consent Calendar: Chair Rolzinski 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 21st, 2014.

Following Commission discussion, Commissioner Leal moved to approve the minutes of the regular meeting held May 21st, 2014 as submitted.

Commissioner Knitter seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, and Rolzinski.

Chair Rolzinski thereupon declared the motion carried.

Discussion/Possible Action – Adopt Resolution No. PC 2014-05 Consideration of Conditional Use Permit (CUP) #4214 for establishment and operation of the business of The Etna Brewery Tap House.

The Commission reviewed Resolution No. PC 2014-05 Conditional Use Permit for establishment and operation of the business of The Etna Brewery Tap House. Applicant: Kit Marshall, Location: 231 W. Miner Street, C-2 (Commercial Downtown) Zone, HD (Historic Downtown) General Plan designation. Assessor's Parcel Numbers 054-041-360.

City Manager Steve Baker presented the Commission with the staff report and the following background – The City has received an application for the establishment and operation of the Etna Brewery Tap House, with the seating capacity of up to 49 seats, to be located in an existing facility located at 231 W. Miner Street. The subject property is zoned C-2 Downtown Commercial and is located within the Downtown Historic District. YMC Section 16.34.050 provides that various retail establishments and personal service establishments are permitted by right in the C-2 Downtown zoning district. However, the use such as a Cocktail lounge, or restaurant, having a seating capacity of twenty-one (21) or more requires a Condition Use Permit, pursuant to YMC Section 16.34.070. The business will be located in an existing facility and can be served by existing municipal parking facilities.

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. Class 1 exemptions consist of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on June 4, 2014 and a Notice of Public Hearing was published in the Siskiyou Daily News on June 6, 2014.

Public Hearing - This being the time and date set for the public hearing, Chair Rolzinski opened the hearing to the audience.

Applicant Kit Marshall, presented the commissioner with the history of The Etna Brewery and answered questions.

The following spoke as proponents of The Etna Brewery Project.

Jim Peluso – Property owner of 231 W. Miner Street.

Judy Grensted – Property owner of 331-333 W. Miner Street.

There being no other statements or comments from the audience, Chair Rolzinski closed the public hearing and discussion was opened to the Commission.

Commissioner Leal moved to 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 Baird seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, and Rolzinski.

Chair Rolzinski thereupon declared the motion carried.

Commission Knitter moved to adopt Planning Commission Resolution #PC 2014-05 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit #4214, to allow the establishment and operation of the Etna Brewery Tap House said Resolution being in the words as follows:

**PLANNING COMMISSION RESOLUTION #PC 2014-05
APPROVING CONDITIONAL USE PERMIT # 4214**

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 the proposed use.
2. The proposal will not be materially detrimental to property or improvements in the neighborhood.
3. The proposal will not be materially detrimental to the general welfare of the city.

The Planning Commission of the City of Yreka does hereby approve Conditional Use Permit #4214, subject to the following conditions:

General Conditions of Approval:

1. Permittee granted a permit to establish and operate the business of The Etna Brewery Tap House located at 231 W. Miner Street, APN: 054-041-360.
2. The business will be located in an existing facility in the C2 (Downtown Commercial) zone and can be served by existing municipal parking facilities.
3. Use shall be conducted in accordance with the application as submitted for the property located at 231 W. Miner Street, as approved by the Planning Commission on June 18, 2014.
4. Permittee shall comply at all times with the zoning district regulations for a C2, *Commercial Downtown* zone, as set forth in section 16.34 of the Yreka Municipal Code. HD (Historic District) General Plan designation.
5. 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.

6. Permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that the structure meets the building standards and fire regulations of the California Building Code, California Fire Codes and the California Historical Building Code standards prior to commercial use.
7. No signs shall be placed on the premises without first obtaining a sign permit.
8. Permittee shall maintain an annual City business license to carry on the business of the Etna Brewery Tap House.
9. 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 Leal seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, and Rolzinski.

Chair Rolzinski thereupon declared the motion carried.

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

Matt Osborn, Chair
Approved by motion of the Planning
Commission on July 16, 2014



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission
Prepared by: Steve Baker, City Manager
Agenda Title: Discussion/Possible Action – Consideration of categorical exemption and Conditional Use Permit for the construction of an 18' x 40' (720 sq. ft.) accessory building.
Meeting date: July 16, 2014

Discussion:

The City has received an application for a Conditional Use Permit (Attachment A) for the construction of an accessory building 18' x 40' (720 sq. ft.) to be located in the rear of the property at 822 W. Miner Street as depicted on the Site Plan (Attachment B).

Background:

The subject property is zoned R-1 Single Family Residential. The Single Family Residential Zone district is intended to provide areas for conventional single-family homes, and accessory structures not exceeding six hundred and fifty (650) sq. ft. are permitted by right. However, Yreka Municipal Code Section 16.18.070 E. provides that garages and accessory structures larger than six hundred fifty square feet of floor area require a Conditional Use Permit.

Analysis: YMC Section 16.44.040, states that a conditional use permit can be granted by the Planning Commission if the use is found to not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood; if the use is found not to be materially detrimental to property or improvements in the neighborhood; and, if the use is found not to be materially detrimental to the general welfare of the city.

The proposal will not generate significant noise or lighting. The proposal will not increase traffic beyond the capacity of existing infrastructure in the area. With the proposed conditions of approval, (Attachment "C") the accessory structure meets the requirements of the R-1 zoning district.

Environmental Determination:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (e) "Accessory (appurtenant) structures including carports, patios, swimming pools, and fences".

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that the project will have a significant effect on the environment.

Staff Recommendation:

City staff has reviewed the application and recommends that the Commission make the determination that the project is exempt from the provisions of CEQA and grant approval of the Conditional Use Permit subject to the proposed findings and conditions (Attachment C) through adoption of Planning Commission Resolution No. 2014-6 (Attachment D). A public hearing notice was published in the Siskiyou Daily News and mailed to the property owners within a 300-foot radius of the proposed project to give notice of the proposed project and invite public comment. Staff recommends that the Planning Commission utilize the following process for the consideration of this matter:

1. Accept a presentation of the project by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project by the Planning Commission; and
4. Motion and vote by the Planning Commission.

Recommended Motion:

If the Planning Commission determines that it intends to approve the proposed project as requested in the application for CUP #4216, staff presents the following motions for consideration

1. Categorical exemption:

I move that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (E), of the CEQA Guidelines.

2. Conditional Use Permit #4216:

I move that the Planning Commission adopt Planning Commission Resolution #PC 2014-06 making the findings and subject to the Conditions of Approval presented as Attachment C, and approve Conditional Use Permit #4216, to allow the construction of the accessory building.

Attachments: Attachment A - Conditional Use Permit Application
Attachment B – Site Plan
Attachment C – Findings and Conditions of Approval for CUP #4216
Attachment D – Planning Commission Resolution # PC 2014-6

Approved by: _____



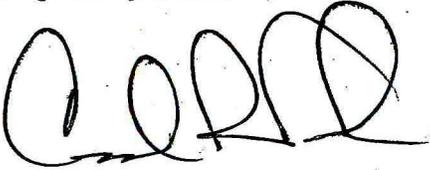
Steven Baker, City Manager

ATTACHMENT "A"

Yreka Planning Commission---

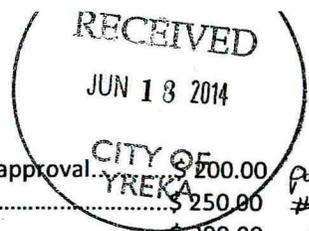
This brief document serves to fulfill the requirements of the Project Description section of my application to build a detached, single story, wood frame structure in the rear of my property at 822 W. Miner Street. I intend to use the garage type building for additional storage and as a place to do homeowner woodworking and metal fabricating projects. Currently I have to use my driveway in front of my residence for such projects as the garage is full of the tools needed and other yard maintenance equipment. Use of the building will be sporadic, generally between 0800 and 1800 hours as the mood, energy and finances allow. Construction of this building will also help me to achieve a personal goal. I am hopeful that before I move, or die, I will be able to park one of my vehicles in my current garage for an entire night. This has not happened since I purchased the home in April, 1987. Please permit me to fulfill this dream of nearly 30 years.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'C. Varak', with a stylized, cursive script.

Carl R. Varak, Homeowner

CITY OF YREKA
PLANNING DEPARTMENT & HISTORIC DISTRICT APPLICATION



CITY FEES:

- Annexation.....\$ 750.00 deposit/cost
- Appeals - Planning Commission.....\$ 100.00
- Appeals - City Council.....\$ 150.00 plus publication
- E.R. - Preliminary review.....\$ 25.00
- E.R. - Negative Declaration.....\$ 200.00 deposit/cost
- E.R. - Mitigated Negative Declaration..... Actual cost
- Environmental Impact Report..... Actual cost
- General Plan Amendment..... \$ 750.00 deposit/cost
- Public Hearing.....\$ 60.00
- P.H. - Project notice circulation, 1-20 notices.....\$ 25.00
- P.H. - 21 or more notices...\$25.00 plus 1.00/parcel over 20
- Rezone..... \$750.00 deposit/cost
- Site Plan Review - (No Use permit required)... \$100.00 deposit/cost

- County Map Check - 4 or less lots \$300.00 + additional as required by County
- County Map Check - 5 or more lots.....\$600.00 + additional as required by County

- Lot Merger - Administrative approval.....\$ 200.00
- Lot Merger - P.C. approval\$ 250.00
- Reversion to Acreage.....\$ 200.00

- Use Permit - Administrative approvals.....\$ 75.00
- Use Permit - P.C. approvals \$150.00

- Planned Unit Development\$ 750.00 deposit/ cost
- Variance.....\$250.00 deposit/cost

- Historic Exterior Alteration Permit (Drawing required) \$75.00
- Historic District Paint Exterior (Paint color samples required).....N/C
- Historic District Reroof (Roofing & color samples required).....N/C
- Historic District Fence (Drawing & color samples required)..... N/C

- Other.....

STATE FISH AND WILDLIFE FEES*:

- County Processing Fee\$ 50.00
- Fish and Wildlife fee \$ _____
- Other.....

DATE: 6-11-14

ASSESSOR'S PARCEL NUMBER: 053-481-470

APPLICANT: Carl R. Varak

TELEPHONE NUMBER: 530.842.1463

APPLICANT ADDRESS: 822 W. Miner Street, Yreka, CA 96097

IF OTHER THAN APPLICANT,
 NAME OF PROPERTY OWNER: Carl R. Varak

PROPERTY OWNER ADDRESS: 822 W. Miner Street, Yreka, CA 96097

PROJECT LOCATION: 822 W. Miner Street

DESCRIPTION OF PROPOSED PROJECT: 13x40' garage/shop for homeowner wood-working & metal working projects and additional storage.

I agree to abide by all of the ordinances of the City of Yreka, state law, and federal law; and I authorize city representatives to enter upon the above mentioned property for inspection purposes, and to record any notice of code violation pursuant to Y.M.C. Ch. 11.40 and/or Ch. 16.08 with the office of the Siskiyou County Recorder.

I certify that I have read this application and state that the above information is correct. I agree to comply with any terms or conditions of any entitlement issued or permitted by the City pursuant to this application.

*In the event the project's effect on natural resources or wildlife is other than negligible, State Fish and Wildlife requires an additional fee of \$3,029.75 if an Environmental Impact Report is prepared or \$2,181.25 for a Negative Declaration. These fees are subject to change and the applicant is responsible for payment of the fees in full. If required, the permit cannot be issued until such time as the fee is paid. A project that is Statutorily or Categorically exempt requires no further fees.

APPLICANT SIGNATURE: [Signature]

PROPERTY OWNER'S SIGNATURE: (REQUIRED) [Signature]

Acknowledgement of application submittal

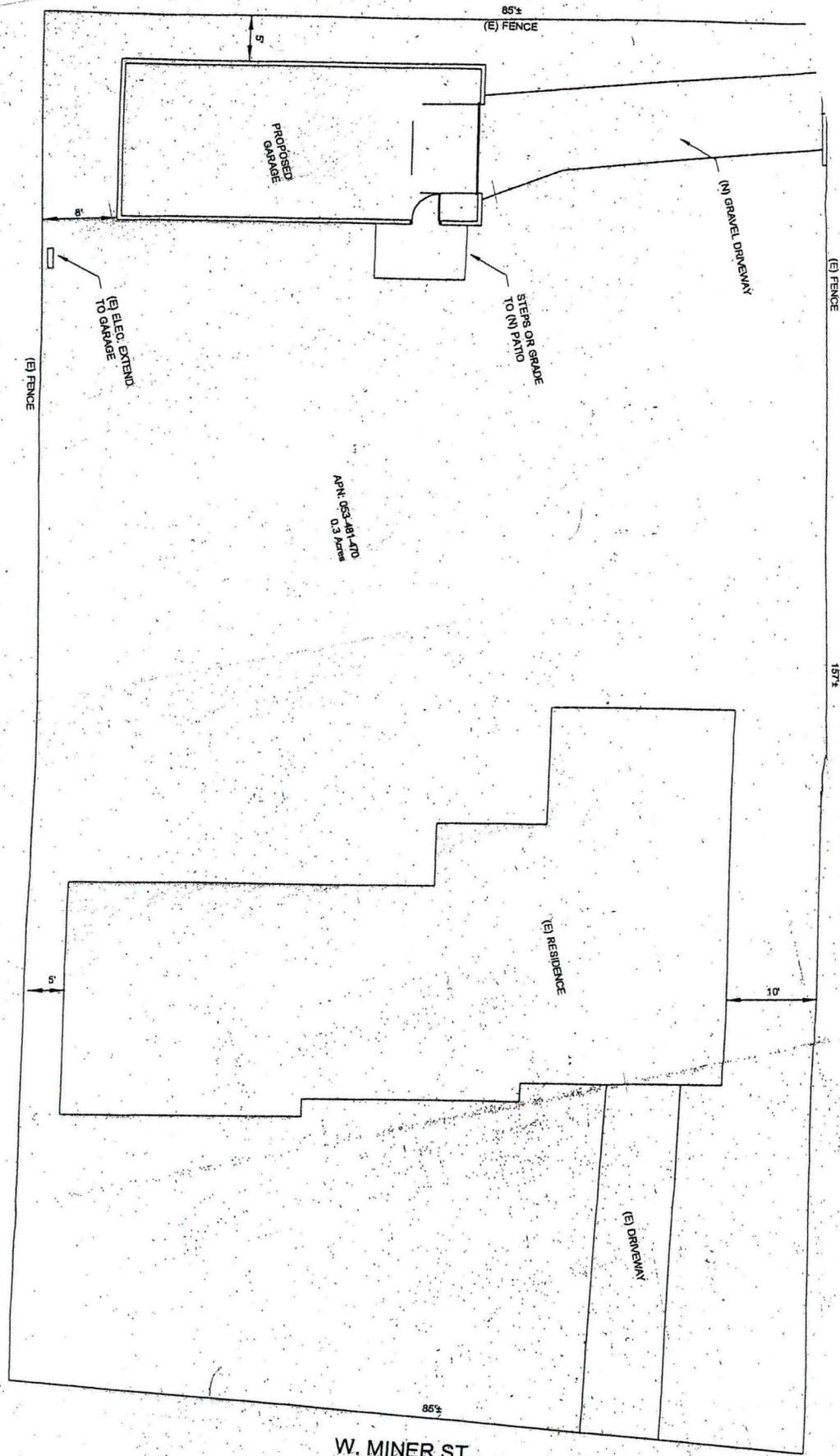
DATE APPLICATION RECEIVED AS COMPLETE: _____

*****TO BE COMPLETED BY CITY STAFF:

ZONE: R-1 GENERAL PLAN DESIGNATION: LDR PERMIT NUMBER: 4216

Revised 1/2/2014

SITE PLAN
T=10:57



ATTACHMENT C

FINDINGS & CONDITIONS OF APPROVAL Conditional Use Permit No. 4216

The following findings of fact have been determined by the Planning Commission.

1. The construction of a 18 ft. x 40 ft. (720 sq. ft.) accessory structure for use as a hobby shop/storage building will not.

a. 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 the project is located in a residential zoned area and it complies with the City setback requirements.

b. be detrimental to property or improvements in the neighborhood and the residential use will not impair the desirability of investment or occupation in the vicinity because the project site is surrounded by residential uses.

c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because the use of a 720 sq. ft. accessory structure for a hobby shop/storage building will not significantly increase the traffic beyond what is existing.

d. adversely affect matters regarding police protection, crime prevention, and security.

e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the construction of a 720 sq. ft. accessory structure for a hobby shop/storage building will allow parking of vehicles off the street and on the project site.

2. The use is compatible with the policies and objectives of the zoning ordinance subject to this Permit approval.

3. 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 15303(E) Accessory Structure of the CEQA Guidelines.

The following conditions shall be complied with at all times that the use permitted by this permit occupies the premises:

1. Permittee granted a permit to construct a 720 square foot accessory building for a hobby shop/storage building on the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied until all conditions hereinafter set forth have been complied with by the Permittee.**

2. The accessory structure shall be for personal residential use only. The accessory structure shall not be utilized for any commercial activity.
3. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made without prior approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.
4. Permittee shall comply at all times with the zoning district regulations for an R-1 zone as set forth in section 16.18 of the Yreka Municipal Code.
5. Permittee shall secure approval of the Building Official and Fire Marshal that structure meets building standards and fire regulations of the Uniform Building and Fire Codes prior to use of subject accessory structure for use as a hobby shop/storage building.
6. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structures. Public infrastructure improvements such as curb, gutter, sidewalk, driveway approaches and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030.
7. 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.

Date: July 16, 2014

Attachment D

**PLANNING COMMISSION RESOLUTION PC 2014-06
APPROVING CONDITIONAL USE PERMIT # 4216
AT 822 W. MINER STREET, APN: 053-481-470
APPLICANT: Carl Varak**

WHEREAS, Carl Varak (applicant) has requested a Conditional Use Permit to construct an 18 ft. x 40 ft. (720 sq. ft.) Assessors Structure for use as a hobby shop/storage building to be located at 822 W. Miner Street, APN 053-481-470; and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on July 16, 2014; and

WHEREAS, the Planning Commission has determined that, subject to approval of the Conditional Use Permit and the project Conditions of Approval, the request is consistent with the Yreka General Plan and the standards of Yreka Municipal Code; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (e). Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; and

WHEREAS, the Planning Commission has made the following findings with respect to the requested Conditional Use Permit:

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 the proposed use.
2. The proposal will not be materially detrimental to property or improvements in the neighborhood.
3. The proposal will not be materially detrimental to the general welfare of the city.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Yreka does hereby approve Conditional Use Permit #4216, subject to the following conditions:

1. Permittee is granted a permit to construct a 720 square foot accessory structure for a hobby shop/storage building on the location set forth in the application, subject to full

compliance with applicable city and state codes. The premises shall not be occupied until all conditions hereinafter set forth have been complied with by the Permittee.

2. The accessory structure shall be for personal residential use only. The accessory structure shall not be utilized for any commercial activity.

3. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made without prior approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.

4. Permittee shall comply at all times with the zoning district regulations for an R-1 zone as set forth in section 16.18 of the Yreka Municipal Code.

5. Permittee shall secure approval of the Building Official and Fire Marshal that structure meets building standards and fire regulations of the Uniform Building and Fire Codes prior to use of subject accessory structure for use as a hobby shop/storage building.

6. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structures. Public infrastructure improvements such as curb, gutter, sidewalk, driveway approaches and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030.

7. 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.

The foregoing Resolution was adopted by the Planning Commission on the 16th day of July, 2014 by the following vote:

Ayes:

Nays:

Absent:

Matt Osborne, Chair

Attest:

Liz Casson, City Clerk

16.18.060 Accessory Uses and Structures.

The following uses and structures are permitted in the R-1 zone district as an accessory to the primary permitted or conditional use:

- A. Garage or carport, in addition to required garage or carport, not exceeding six hundred fifty square feet of floor area.
- B. Swimming pool.
- C. Fences, walls in compliance with [Section 16.46.050](#)
- D. Bed and breakfasts subject to permit as required in [Chapter 16.50](#)
- E. Home Occupation subject to permit as described in [Section 16.46.020](#)
- F. Usual and customary structures associated with a residence (not exceeding six hundred fifty square feet of floor area).

(Ord. 775 (part), 2004).

16.18.070 Conditional Uses.

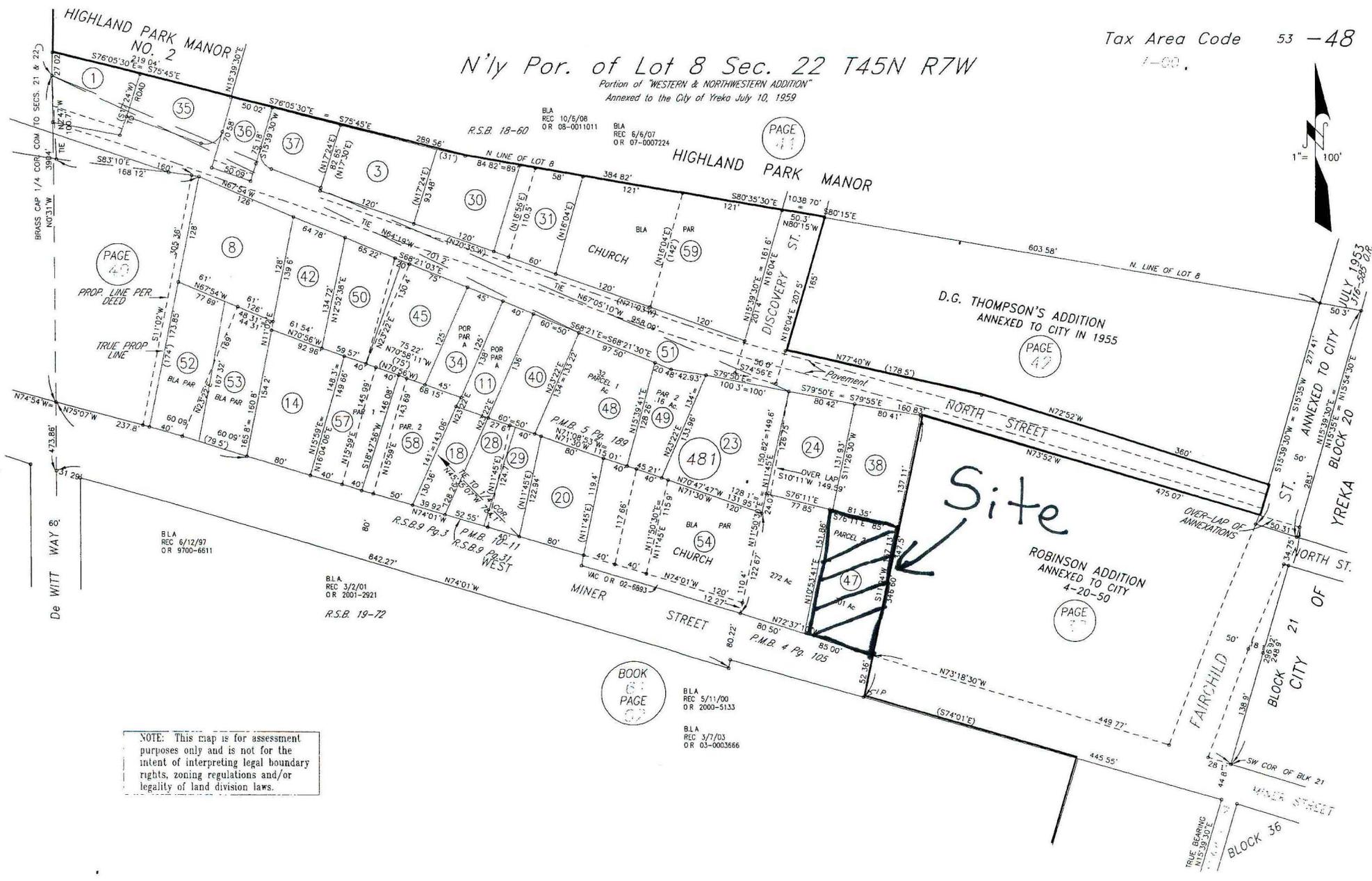
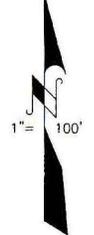
The following uses are permitted in the R-1 zone district upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- A. Large family daycare facilities (Admin Permit H&S Code § 1597.46).
- B. Places of assembly or learning:
 - 1. Church or other place of worship or spiritual assembly;
 - 2. Grange halls, community centers, meeting halls;
 - 3. Schools, public or private.
- C. Public and Quasi Public Facilities:
 - 1. Public and quasi public buildings and uses;
 - 2. Fire, police or sheriff substation;
 - 3. Parks, picnic areas and playgrounds not associated with approved development;
 - 4. Water treatment facilities.
- D. Landscaped public or private parking lots when adjacent to any "C" or "M" district.
- E. Garages and accessory structures larger than six hundred fifty square feet of floor area.

(Ord. 775 (part), 2004).

N'y Por. of Lot 8 Sec. 22 T45N R7W

Portion of "WESTERN & NORTHWESTERN ADDITION"
Annexed to the City of Yreka July 10, 1959



PAGE 40

PAGE 41

PAGE 42

PAGE 43

BOOK PAGE

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

JULY 1953
ANNEXED TO CITY
BLOCK 20

YREKA

CITY OF

BLOCK 21

BLOCK 36

De WITT WAY

TRUE BEARING
N153°30'E

MINER STREET

SW COR OF BLK 21

FAIRCHILD

BLOCK 21

CITY OF

NORTH ST.

ST.

YREKA

ANNEXED TO CITY

BLOCK 20

JULY 1953

ANNEXED TO CITY

BLOCK 20

YREKA

ANNEXED TO CITY

BLOCK 20

JULY 1953

ANNEXED TO CITY

BLOCK 20

YREKA



City of Yreka
701 Fourth Street • Yreka, CA 96097
(530) 841-2386 • FAX (530) 842-4836



July 2, 2014

Dear Property Owner/Property Occupant:

This is to notify you that property located within 300 feet of your parcel is being considered for a Use Permit as described below. State and City Code requires that you be notified of the time and place of the hearing on the application so you may attend the meeting and be heard on the matter should you so desire. The meeting date and time are listed in the public hearing notice as it appears below:

NOTICE OF PUBLIC HEARING

The Yreka City Planning Commission will hold a public hearing at 6:30 p.m., Wednesday, July 16, 2014 in the Council Chambers, 701 Fourth Street, Yreka, California, on the following proposed project:

CONDITIONAL USE PERMIT

An application for a Conditional Use Permit to construct a 18 ft. x 40 ft. (720 sq. ft.) accessory structure for use as a hobby shop/storage building on the property located at 822 W. Miner Street. Assessor Parcel Number 053-481-470, R-1 (Single Family Residential) Zone & LDR (Low Density Residential) General Plan designation. Application submitted by Carl Varak.

This project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15303 (E) Accessory Structure of the CEQA Guidelines.

The application is on file in City Hall for public review. All interested persons are invited to attend the meeting and to participate in the public hearing or deliver written comments regarding the proposed projects on or before **4 p.m. on Wednesday July 16, 2014**, to the following address:

YREKA PLANNING DEPARTMENT, 701 Fourth Street, Yreka, CA 96097.

If you challenge any action taken pursuant to the California Environmental Quality Act, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. (Public Resources Code Section 21177)

Liz Casson,
City Clerk