

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
March 19, 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. 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.

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 December 18th, 2013.
- b. Acknowledge receipt of General Plan Housing Element 2013 Annual Report.
- c. Approval of a one year 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.
Applicant: MK & A, LLC dba Casa Ramos by Marco Ramos
Location: 1515 S. Main Street/175 Greenhorn Road - Assessor's Parcel # 062-041-050

2. Discussion/Possible Action – Consideration of a proposed Sign Use Permit to install a double-sided pole sign 15' x 10' (300 sq. ft. total), 60' high, sign copy will be "Starbucks Logo Drive Thru". Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor's Parcel No. 62-161-250.
Project applicant is Pacific Neon Company.

- a. Staff Report
- b. Public Hearing
- c. Decision

3. **Housing Element Implementation** - A city-initiated amendment to Title 16, *Zoning*, of the Yreka Municipal Code to implement a number of programs contained in the 2009-2014 Housing Element. The amendments will address density bonuses, emergency shelters, employee housing, group care homes, single room occupancy residential units, supportive housing, and transitional housing.

- a. Staff Report
- b. Public Hearing

c. Discussion/Possible Action – Adopt Resolution No. 2014-1 Recommending the City Council determine that the Proposed Project is Exempt from further review under the California Environmental Quality Act (CEQA) Pursuant to Section 15061(B)(3); and recommending the City Council Amend Title 16, Zoning, by Adding Definitions to Chapter 16.12; Amending Sections 16.18.050, 16.20.050, 16.20.070, 16.22.050, 16.22.070, 16.24.050, 16.26.050, 16.30.070, 16.34.070, 16.36.070, 16.38.060, 16.40.050, 16.40.070, 16.42.050; Adding Section 16.46.150, Single-Room Occupancy Residential Unit (SRO); adding Section 16.46.160, Emergency Shelters; and Adding Chapter 16.78, Affordable Housing Incentives/Residential Density Bonuses.

4. Election of Officers
 - a. Election of Chair
 - b. Election of Vice Chair

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 DECEMBER, 2013

On the 18th day of December, 2013 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 Leal and present were:

Commissioners: Deborah Baird, Diane Knitter, Steve Leal, Paul McCoy, Barry Ohlund and Richard Rolzinski. Absent: Matt Osborn

PUBLIC COMMENTS – None

Consent Calendar: Chair Leal 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 November 20, 2013.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting on the consent calendar as submitted.

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

Chair Leal thereupon declared the motion carried.

City of Yreka 2014-2019 Housing Element Update – Public Review Draft presented by Scott Friend of Pacific Municipal Consultants.

The purpose of the Public Hearing is to receive input and respond to questions regarding the Draft Housing Element Update of the Yreka General Plan that reflects the new State's Regional Housing Need Assessment requirements for planning period 2014-2019, and includes strategies to meet the City's current and future housing needs as required by the State of California Department of Housing and Community Development.

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

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

Correspondence was received from Charles Harrison – Harrison’s Apartments, 306 S. Broadway Street, Yreka, in opposition of building additional low income apartments until vacancy drops to below 3% in existing facilities in Yreka.

Discussion/Possible Action – **Conditional Use Permit: CUP # 4188 and Mitigated Negative Declaration MND Permit #4189 (Norton Investments, Inc.)**. The proposed project consists of construction, establishment, and operation of a new 19,028 square foot retail store (Tractor Supply Company) with an outside sales area of 15,320 square feet on an existing +/- 3-acre parcel. The vacant parcel is located at 1455 State Route 3 which is at the northwest corner of Greenhorn Road and South Main Street/State Route 3 in the City of Yreka. The parcel is zoned CH, Commercial Highway and the General Plan designation is GC, General Commercial. The Assessor’s Parcel Number is 062-011-430.

City Manager Steve Baker presented the Commission with the staff report and the following background – The City has received a Conditional Use Permit application from Norton Investments, Inc. to facilitate the construction and operation of a new Tractor Supply Company retail store on an existing parcel of land located at 1455 South Main Street. The project site is a vacant parcel located at the northwest corner of South Main Street and Greenhorn Road. A Conditional Use Permit is required to allow the sale of large equipment and to allow outdoor sales at the site. The existing zoning allows for the Commercial use of the property.

City staff has reviewed the application and recommends approval of the Conditional Use Permit subject to the findings and conditions of approval. A mitigated negative declaration has been prepared for the project and no significant impacts have been identified. Staff is recommending approval of the mitigated negative declaration for the project.

Background:

The application requests approval to establish a +/- 19,000 square foot Tractor Supply Company retail store with outdoor display areas in front of the building and a +/-15,000 square foot secured outdoor sales area for larger equipment and supplies along South Main Street. Per Yreka Municipal Code Chapter 16.36, retail establishments are a permitted use in the *CH, Commercial Highway* zoning district. However, large equipment sales and outdoor sales require an approved Conditional Use Permit. Development regulations for the project include setbacks of 20 feet in the front, 10 feet on the side, and 10 feet in the rear; lot coverage of up to 100 percent; and a maximum building height of 35 feet. The project meets all setbacks, lot coverage, and the maximum building height requirements.

The project site is approximately three acres in size and is accessible via three planned driveways: two on South Main Street and one on Greenhorn Road. The site was previously owned and utilized by Siskiyou County as a Shop / Maintenance Yard. Surrounding land uses consist of existing commercial businesses to the north (Shasta Valley Chainsaw); State Route 3 and Interstate 5 to the east; a vacant and undeveloped parcel to the west; and, a vacant commercial building to the south across Greenhorn Road.

Discussion:

As summarized above, the proposed project consists of a single story building of approximately 19,000 square feet in size, with an abutting screened outdoor sales area of approximately 15,000 square feet for sale and storage of larger equipment and supplies. Within the screen sales area, the project proposes to construct a metal storage building intended to accommodate the outdoor storage of hay and feed supplies in a weather-protected environment. Typical of other Tractor Supply Company stores, the project proposes some outdoor display of items on the sidewalk in front of the building (outside of the public right-of-way and away from public walkways). On-site parking lot consists of 84 spaces, including four accessible spaces with parking lot lighting. The site will be landscaped to include perimeter landscaping on all sides as well as parking lot landscaping. The landscaping is intended to meet all City landscape standards. A truck loading/unloading area is located at the rear of the property with access provided via SR3/S. Main St

Fencing:

The proposed +/- 15,000 square foot fenced outdoor sales area on the south side of the store is proposed to provide secured sales space for agricultural equipment; storage for bulk supplies (hay and feed) and to accommodate an equipment rental component. The fencing of the yard area is proposed to be chain link at 8 feet which is 2 feet taller than permitted in the Yreka Municipal Code (YMC). The YMC Section 16.46.050 allows for a six foot fence and up to two feet additional for wire security fencing. Although the additional 2 feet is not wire security fencing, the fencing would be chain link which still maintains view permeability and provides for the intent of the code which is to provide security for businesses. The second display area is on the sidewalk in front of the store. Displays in this area would be brought in or secured at night. Staff has proposed a Condition of Approval requiring the use of coated and colored fencing in this area.

Parking:

The required parking for retail stores which handle only bulk merchandise items such as nursery and garden supplies, farm implements and machinery is one space per 600 square feet of floor area plus one space per 2,000 square feet of outdoor sales area [YMC Section 16.54.020 (A)(2)]. General retail stores are required to provide one space per 200 square feet of floor area. Using a ratio of 70 percent general retail and 30 percent bulk merchandise retail, the enclosed +/- 19,000 square foot retail floor space area requires approximately seventy-six (76) parking spaces and the outdoor sales area requires an additional eight (8) spaces. Eighty-four (84) parking spaces are required and the applicant is proposing eighty-seven (87) total parking spaces including three (3) over-sized stalls to accommodate trailers and over-length vehicles. Due to the building being greater than 5,000 square feet, an off-street loading space is required. A loading area is proposed at the rear of the building which meets the off-street loading space requirement.

Lighting:

The proposed outdoor lighting in the parking lot, on the building, and in the loading area has not been reviewed by staff as no photometric plans have yet been prepared. As specified in YMC Section 16.46.060, outdoor lighting should not cause unreasonable glare to adjoining properties or cause sky-reflected glare if practical. The lighting in the loading area according to YMC

Section 16.54.110 shall be deflected away from abutting properties so as not to cause annoying glare. A Condition of Approval has been added requiring all outdoor lighting to be full cut-off light fixtures or to have hooded devices to prevent glare and off-site lighting impacts.

Driveways:

City standards limit commercial driveways to a maximum width of twenty-six (26) feet (City Standards Y148.11 and Y148.10) unless otherwise approved. The driveway on Greenhorn Road and the western driveway on South Main Street are proposed at thirty (30) feet and the eastern driveway on South Main Street is proposed at forty-five and a half (45½) feet. The receiving and customer loading area is located at the rear of the building off of the widest driveway which has been designed to accommodate the turning of large vehicles (delivery trucks). The Public Works Director has reviewed the proposed driveway on Greenhorn Road and the southern-most access off of SR3/S. Main Street and agrees with the use of the thirty (30) foot width driveway approaches. The proposed forty-five and a half (45½) foot driveway at the northern edge of the property off of SR3/S Main Street is not opposed by the Public Works Director. However, driveways on SR3/S. Main Street are regulated by the California Department of Transportation (Caltrans) and a condition of approval has been added that final driveway widths on South Main Street shall be subject to approval by Caltrans.

Landscaping:

Staff has not reviewed the overall site landscaping plan, but the project has been conditioned to require that a landscape plan meeting the City's landscaping requirements be approved prior to building plan submittal. Conditions have also been added to ensure compatibility with landscape standards in YMC 16.52.030, such as a condition requiring one 5-gallon sized tree per ten (10) parking spaces. With the conditions of approval regarding landscaping, the site will be consistent with City policy and represent a significant streetscape improvement for the site.

Analysis:

The purpose of the Commercial Highway (CH) zoning district is 'to serve as the commercial land use zone district for areas outside of the commercial downtown district...' and provides for a variety of commercial uses (YMC Chapter 16.36). The intent of the district is to provide a variety of commercial uses including retail stores which are permitted by-right. The use permit is only required for the large equipment and outdoor sales components of the project. Per YMC Section 16.44.040, a 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.

As listed in the Findings and Conditions of Approval for CUP #4188, the proposed large equipment and outdoor sales will not generate significant noise or lighting. A condition of approval has been added to prohibit any outdoor public address system to ensure that the outdoor sales do not disturb the nearby public. The lighting has been conditioned to be fully cut-off or hooded to prevent glare on adjacent properties. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which is sufficient to accommodate commercial

uses. The site plan includes three trailer parking spaces and a loading area on the rear side of the store to provide parking for large hauling vehicles. These parking spaces, the loading area, and the standard parking spaces will keep associated store parking on-site. With the conditions of approval, the retail store including the sales of large equipment and outdoors sales meet with the intent of the CH zoning district and would contribute to the streetscape by providing an aesthetic upgrade of the site.

Environmental Determination:

A mitigated negative declaration was prepared for this project consistent with the requirements of the California Environmental Quality Act (CEQA). The mitigated negative declaration was prepared pursuant to Section 15070 - 15075 of the CEQA Guidelines and Title 19 *Environmental Impact Procedure* of the YMC. The public comment period for the Mitigated Negative Declaration was November 18, 2013 to December 9, 2013. At the time this staff report was published, one comment letter was received from the State of California Department of Transportation, on the mitigated negative declaration. The analysis in the document concluded that there were less than significant impacts with mitigation incorporated in the Air Quality and Cultural Resources subsections. The impacts and mitigation measures can be found in the Mitigation Monitoring Program. The initial study indicates that there is no substantial evidence, in light of the whole record before the Planning Commission, that the project will have a significant effect on the environment if the mitigation measures are adopted and implemented. In order to approve the environmental determination of a mitigated negative declaration, the Planning Commission must adopt the findings in the Mitigated Negative Declaration and the Mitigation Monitoring Program.

Recommendation:

Staff recommended that the Planning Commission adopt the Mitigated Negative Declaration #4189 and the Mitigation Monitoring Program with the Findings of Approval as submitted. Staff also recommends that the Commission grant approval for Conditional Use Permit #4188 with the Findings and Conditions of Approval as submitted to permit sales of large equipment and the use of permanent outdoor sales areas for the Tractor Supply Company to be located at 1455 South Main Street.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on November 22, 2013 and A Notice of Public Hearing was published in the Siskiyou Daily News on November 25, 2013.

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

Mark Norton of Norton Investment and architect Dennis Cook representatives for Tractor Supply were present to answer questions.

John Richter of Richter Scale Real Estate spoke in regards to Tractor Supply Company being a benefit to the City of Yreka.

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

Following Commission discussion, Commissioner Knitter moved to approve the contents of the mitigated negative declaration and the procedures through which it was prepared, publicized, and reviewed, determining that it complies with the provisions of the California Environmental Quality Act, the State CEQA Guidelines, and Title 19 Environmental Impact Procedures of the Yreka Municipal Code and that the significant environmental impacts that have been identified are mitigated by the mitigation measures/conditions of approval to a less than significant level, and adopting the Mitigated Negative Declaration and findings as submitted for the project as provided for in the California Environmental Quality Act, and the Mitigation Monitoring Program.

Findings for Adoption of the Mitigated Negative Declaration

1. The Planning Commission has considered the proposed Mitigated Negative Declaration before making a decision on the project.
2. The Planning Commission has considered comments received on the Mitigated Negative Declaration during the public review process.
3. The Planning Commission finds that the initial study identified potentially significant effects, but: a) mitigation measures agreed to by the Applicant before the mitigated negative declaration and initial study were released for public review would avoid the effects or mitigate the effects to a point where clearly no significant impact would occur, and b) there is no substantial evidence, in light of the whole record before the City, that the project as revised to include the mitigation measures may have a significant effect on the environment.
4. With the Mitigation Monitoring Program, there is no substantial evidence of a fair argument that the project will have a significant effect on the environment.
5. The Mitigated Negative Declaration has been prepared in compliance with CEQA, the State CEQA Guidelines, and Yreka Municipal Code Title 19 *Environmental Impact Procedure*, and is determined to be complete and final.
6. The Mitigation Monitoring Program ensures implementation of mitigation measures identified in the Mitigated Negative Declaration. The Planning Commission finds that these mitigation measures are fully enforceable as conditions of approval of the project, and shall be binding on the Applicant, future property owners, and affect parties.

Commissioner Knitter moved to adopt the findings as submitted and to approve the Conditional Use Permit #4188 to allow for large equipment and outdoor sales, subject to the Findings and Conditions of Approval as submitted.

FINDINGS AND CONDITIONS APPROVAL FOR CONDITIONAL USE PERMIT # 4188

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 of a new +/- 19,000 square foot retail store with an outside sales area of +/- 15,000 square feet would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood. The proposal would not generate significant noise, and lighting would be fully cut-off or hooded to prevent glare on adjacent properties. 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. The granting of the Conditional Use Permit would contribute significantly to the streetscape and landscape improvements will provide an aesthetic enhancement of the site and the area. Conditions of Approval will provide for land use compatibility between the proposed commercial development 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 commercial retail business with large equipment and outdoor sales upon approval and validation of a conditional use permit as set forth in Section 16.36.070 (D) and (U) of the Yreka Municipal Code. The Tractor Supply Company keeps with the character of the surrounding area, and is found to be consistent with the General Plan. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which has been planned to have commercial uses on it.

4. An initial study has been prepared by the Planning Department to evaluate the potential for adverse environmental impacts. The Planning Commission finds that there is no evidence before the Planning Commission that the proposed project would not be a mitigated negative declaration. A mitigated negative declaration has been prepared.

The foregoing findings are based upon the following:

The design of the project and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for a commercial use within an existing commercial neighborhood.

Conditions of approval will provide maximum land use compatibility between the proposed commercial development and the existing commercial neighborhood. None of the findings necessary for denial of this proposal can be found in the affirmative.

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 construct, establish and operate a +/- 19,000 square foot commercial retail facility including approximately +/- 15,000 square feet of fenced outside sales plus display areas on a project site of +/- 3.0 acres at 1455 S. Main Street (1455 State Route 3), APN: 062-011-430. 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. All elements of the project application including the site plan shall be complied with as approved.
3. Adequate off-street parking facilities shall be provided as follows: one (1) space for each two hundred (200) square feet of floor area for eighty (80) percent of the main structure square footage; one (1) space for each six hundred (600) square feet of floor area for twenty (20) percent of the main structure square footage; plus one (1) space per 2,000 square feet of outdoor sales area as set forth in Chapter 16.54 of the Yreka Municipal Code. As submitted the project requires eighty four (84) parking spaces.
4. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the City Building Official, Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.
5. Parking required for disabled persons shall be marked, posted, and maintained in accord with provisions of the Motor Vehicles Code, California Building Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. A minimum of four (4) accessible parking spaces are required for a parking lot with 76 to 100 parking spaces.
6. Use shall be conducted in accordance with the site plan as submitted for the property located at 1455 State Route 3, as approved by the Planning Commission on December 18, 2013, and the site plan shall not be changed or deviated from without 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.

7. Prior to building permit issuance, an in-ground automated irrigation system designed with specifications that meets the requirements of Section 11.38.050 of the Yreka Municipal Code shall be submitted and approved by the City Manager or Building Official.
8. An encroachment permit from the California Department of Transportation shall be obtained prior to any work in the State Route 3 right-of-way, including landscaping, curb, gutter, sidewalk, or driveway approach. The encroachment permit will need to address that the sidewalk facilities and driveway aprons meet current Americans with Disabilities Act requirements. Final driveway widths on State Route 3 are subject to Caltrans approval.
9. Prior to building permit issuance, a drainage study report shall be submitted to both Caltrans (for approval) and the City (for concurrence) and shall include adequate information to demonstrate that drainage shall either be directed away from the State's facilities or that the facilities have adequate capacity for the drainage.
10. Permittee shall obtain approval of all required public improvements through the Department of Public Works' encroachment permit process for construction of and/or connection to any City sewer, water, or storm drain. For any public infrastructure improvements that need to be constructed, the Department of Public Works may require plans prepared by a registered civil engineer. The required plans would be in addition to the plans prepared for the Building Department.
11. Permittee shall submit a grading plan for review and approval by the Building Official prior to construction or any on-site grading.
12. All on-site exterior lighting shall be full cut-off fixtures, have hooded devices, or be designed in such a way to prevent glare on adjoining properties or sky-reflected glare.
13. Permittee shall submit a storm water detention analysis and drainage plan for review and approval by the Director of Public Works and/or Building Official prior to start of construction or any on-site grading. On-site detention or storm drain extension may be required.
14. 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.
15. Permittee shall obtain a building permit and shall pay the necessary fees including Utility Services, Impact and Connection fees prior to making any building, electrical, mechanical, or plumbing installations and/or improvements to the structure. Driveway approaches and street lights are required. Public infrastructure improvements such as curb, gutter, sidewalk, curb ramps, and asphalt concrete street pavement may be required

upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030. If such improvements already exist, damaged public improvements shall be repaired and/or replaced to restore the improvements to a condition satisfactory to the Director of Public Works in accordance with Yreka Municipal Code Section 11.24.030.

16. Prior to the use of the commercial retail store, the permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that the structure meets the building standards and the fire regulations of the California Building Standards.
17. The project shall be constructed as depicted as warranted to the City on the Site Plan dated October 8, 2013 unless otherwise approved by the City Manager.
18. The proposed fence shall be vinyl coated chain-link painted to match the primary structure or black in color and shall have a maximum height of eight (8) feet in accordance with Yreka Municipal Code 16.46.050 (a). Posts and supports shall match the color and properties of the primary fencing material.
19. Per YMC Section 16.38.080, the outdoor sales areas shall be paved with a minimum six-inch (6") base and double chip sealed. The area shall be graded and drained as to dispose of surface water. The design and specifications are subject to approval by the City Engineer.
20. Prior to any building plans submittal, a landscape plan shall be submitted and approved by the City Manager. Per Section 16.52.030 of the Yreka Municipal Code, the following is required:
 - a. Five percent of the parking area shall be planted with trees, shrubs and ground covers.
 - b. A minimum of one 5-gallon sized tree is required per ten (10) parking spaces.
 - c. Parking areas provided adjacent to the street shall be separated from the street by landscaping within the required building setback area. One 15-gallon sized tree for each one hundred (100) feet of street frontage and one-gallon sized shrub for each five (5) feet of street frontage is required. This landscape area does not qualify for the five percent requirement in subsection (a.).
21. The installation and maintenance of the landscaping shall be per the approved landscape plan. As necessary, replacement of landscaping is required to match the approved plan. Water efficient irrigation system shall be installed for the landscaping per Yreka Municipal Code Section 16.52.030 (E).
22. No signs shall be placed on the premises without first obtaining a sign permit.
23. Permittee shall secure an annual City business license to carry on the business of a commercial retail facility.
24. 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.

25. The site plan approval 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. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

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

City Manager Steve Baker reported that City Hall will be closed December 24th & 25th for the Christmas holiday and no City Council meeting will be held January 2nd, 2014.

City Manager Baker also reported that the Draft Housing Element Update and the Karuk Tribe Casino Project Draft Tribal Environmental Impact Reports are available for public review on the city's website.

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

Steve Leal, Chair
Approved by motion of the Planning
Commission on March 19, 2014



**CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM**

To: Yreka Planning Commission
From: Liz Casson, City Clerk
Prepared by: Scott Friend, AICP, Contract Planner
Agenda Title: 2013 General Plan and Housing Element Annual Report
Meeting date: March 19, 2014

Summary:

City staff has prepared the 2013 General Plan and Housing Element Annual Report for submittal to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) as required by Government Code Section 65400(b). The Housing Element section of the Annual Report was submitted electronically to HCD on February 27, 2014. The General Plan and Housing Element Annual Report will be sent to OPR in April.

Discussion:

Pursuant to California Government Code Section 65400(b), the City is required to analyze and report on its efforts to implement its adopted General Plan and the 2009-2014 Housing Element. The 2013 General Plan and Housing Element Annual Report numerically documents the City's progress towards meeting the City's Regional Housing Needs Allocation housing goals and to remove governmental constraints associated with the development of housing in the City.

Government Code Section 65400(a)(2) states the following:

After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

- (1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (2) Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - Status of the General Plan and progress in its implementation;
 - Progress made in meeting the City's share of Regional Housing Needs;
 - Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing;

- The degree to which the City's approved General Plan complies with the State's general plan guidelines, and
- The date of the last revision to the General Plan.

Therefore, pursuant to Government Code Section 65400, this information has been compiled in the City of Yreka's 2013 General Plan and Housing Element Annual Report. It is noted that Housing Element portion of the General Plan was reported through the Department of Housing and Community Development's website. A copy of the submitted *Annual Element Progress Report – Housing Element Implementation* is included as **Attachment B**.

Environmental Determination:

Not applicable.

Recommendation:

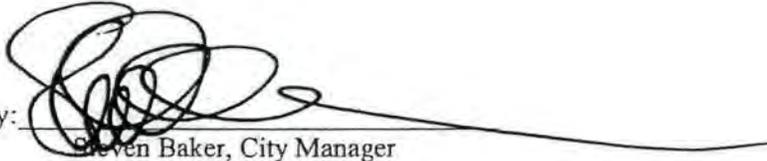
No recommendation is made with this report. The document is presented to the Planning Commission as an informational item. However, staff requests that the Planning Commission review and consider the report and its contents and provide comments as necessary to Staff. The City Council will be reviewing the report at the City Council meeting on . March 20, 2014

Attachments:

Attachment A –2013 General Plan and Housing Element Annual Report

Attachment B – Annual Element Progress Report – Housing Element Implementation

Approved by:

A handwritten signature in black ink, appearing to be 'Steven Baker', written over a horizontal line. The signature is stylized and somewhat cursive.

Steven Baker, City Manager



City of Yreka

2013 City of Yreka General Plan / Housing Element
Annual Report

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BACKGROUND AND PURPOSE OF THE GENERAL PLAN ANNUAL REPORT

General – State Law and local planning

California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Because the role of the General Plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the General Plan and its implementation. The report is a tool for doing this.

The main purpose and most important function of the report is to provide local legislative bodies with information regarding implementation of their General Plan. The report must be presented to the local legislative body for their review and acceptance. This is typically done by placing the report on a regular meeting agenda as a consent or discussion item.

City of Yreka– Growth and the General Plan

The *City of Yreka General Plan 2002-2022* was adopted by the City Council in December of 2003. Since the Plan's adoption, the City has seen fluctuations in development interest within Yreka, as evidenced by the receipt of Land Use Entitlement Applications. After an increase in development and entitlement requests in 2006-2010, there was a decrease in 2011 and 2012, which continued to stagnate through 2013. The reasons for the increased interest and subsequent decline of development in Yreka are varied, but are most directly related to the "real estate bubble" and recession.

These and other market forces including the number of foreclosed properties and the general depressed conditions of the local job market have resulted in a flat to declining rate of growth in the City and a continued reduction in the overall number of applications submitted to the City for development through the 2013 reporting period. As a result of these conditions, the City has not seen any real interest from groups seeking to leverage the opportunities that exist in the City for new development. The City of Yreka has not been successful in securing any residential projects as a result.

Regardless of development interest within the City and the state of the economy, the City's General Plan remains a valid and useful document, and the Goals, Objectives, and Programs of the Plan were advanced through the actions of the City throughout the 2013 calendar year. While the Plan is now more than a decade old, it remains adequate.

City of Yreka 2009-2014 Housing Element

The City of Yreka *2009-2014 Housing Element* (Housing Element or HE) was adopted by the City Council on November 19th, 2009. The HE was drafted during the second half of 2009 and was certified by the State Department of Housing and Community Development in February of 2010.

The Housing Element outlines the Goals, Policies and Programs of the City in relation to the provision of housing, addresses the City's success in implementing the previous Housing Element and provides a detailed demographic and analytical evaluation of how the City is planning to accommodate its share of the regions housing during the planning period (2009-2014). The primary components of the Plan remain consistent with the City's previous Housing Element. The finding of the Plan suggest that the City has made strides toward the achievement of accommodating its regional fair share of the affordable housing needs and will continue to move toward meeting the goals of the Element during the next 5-year plan period.

EXECUTIVE SUMMARY

As described in this report, the City of Yreka General Plan remains a useful and valuable tool to assist the City in providing policy direction for City decision makers and information for City residents and interested parties.

In that context and in terms of the City of Yreka and its General Plan, this report concludes the following:

- The City of Yreka General Plan remains a valid and useful document, which continues to provide guidance and direction for the City as intended.
- In comparing the current City of Yreka General Plan projections to the current setting, it can be summarized that the main thrust of the General Plan projections were, and continue to be, correct in that the Plan recognized that limited new residential development would be necessary to meet projected demand.
- There is detailed information about the City and surrounding area in all of the elements of the current City of Yreka General Plan. Much of the overarching, supporting, and descriptive information remains accurate and therefore useful.
- The 2009-2014 Housing Element concludes that the City is making progress towards meeting its regional housing needs allocations and has the land supply available to meet its targets in the planning horizon.

I. IS THE GENERAL PLAN SERVING TO MEET ITS OWN GOALS?

With regard to Land Use, all of the goals and programs set forth by the City of Yreka General Plan stem from **Goal LU.3**, as follows:

- Goal LU.3 – To ensure efficient development and the economical extension of urban services.

A determination of whether Goal LU.3 is being met may be subjective, but there are objective measures as well. One metric to determine whether a community ensures efficient development with adequate land use opportunities is whether there is a presence of growth interests. The section below titled DEVELOPMENT ACTIVITY 2013 (beginning on page 14) summarizes the development applications and activity that has occurred over the last year. Prior to that is a review of the stage set by the current General Plan.

General Plan Land Use Projections

The *City of Yreka General Plan 2002-2022* makes projections for both population and land use demands. The first section, Land Use, includes the following under its Population and Demographics heading:

"Because residential land use comprises a significant portion of a city's total land area, changes in population are typically used to estimate future land need. Over the past five (5) years, the City of Yreka has seen a gradual decline in the total population. This trend is also reflected in county-wide figures. Historically, the City had between one and two percent average annual growth. The decline in population can be attributed to the reduction in area logging, and the closure of several industries in Yreka. The City believes that this downward trend has slowed, and that the City will begin to experience a gradual growth over the next twenty years..."

... Using a twenty year planning period for the General Plan, the City of Yreka could expect a population in 2022 between 8,400 and 10,250. In order to support the increase of 1,500 to 3,300 new residents, the City will need to provide adequate room for housing, jobs and recreation."

That same General Plan section contained Projected Land Use Demands, which included the following:

"With the population as estimated, the City would be expected to need between 250 and 500 acres of land available for development within the planning period. This would include sufficient land to ensure fair market prices."

Current Setting

The *2009-2014 City of Yreka General Plan Housing Element* states that between 1990 and 2000, the City of Yreka's population increased by approximately five percent and between 2000 and 2008, the population increased by approximately two percent.

The County's growth rate during the same period was which was 2.3 percent between 1990 and 2000 and 2.1 percent between 2000 and 2008. From 2000 to 2010, the City experienced an increase in population from 7,290 to 7,765. A review of the population from the California Department of Finance shows that the population of Yreka in 2012 was 7,780 and decreased slightly to 7,771 in 2013.

The 2009-2014 Housing Element identified a total of 130 acres of High Density Residential (R-3) zoned lands with the potential to result in 1,332 units; 61 acres of Medium Density Residential (R-2) with the potential to result in 511 units; 1,338 acres of Single Family Residential (R-1) zoned land with the potential to result in 2,160 units; 537 acres of Residential Agriculture (R-A) zoned lands with the potential to result in 185 units; and four acres of Residential / Professional Office (RPO) zoned land with the potential to result in 36 units. The largest parcel of land available for residential development within the City is 150 acres of R-1 zoned parcel slightly constrained due to sloping. The parcel with the greatest residential growth potential consists of approximately 138 acres and can accommodate 413 units.

It can be concluded that the projections framed by the current General Plan regarding housing requirement needs accurately estimated the current setting, in that there is an adequate supply of land within the City which would serve to provide for any long-term housing stock needs.

Regional Housing Needs

A Regional Housing Needs Allocation (RHNA) Plan is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing unit need for each region. Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development (HCD) has developed a RHNA Plan for Siskiyou County, which identifies a need for 720 new residential units in Siskiyou County over a 7.5-year period (January 1, 2007 to June 30, 2014). The need for 720 units is shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's overall household population.

The intent of the RHNA Plan is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA Plan is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA Plan jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Based on the HCD RHNA Plan for Siskiyou County, the City of Yreka's share of regional housing needs is 117 units, primarily for above moderate income houses¹. Since 2007, 16 units have been built within the City bringing Yreka's current share of regional housing needs to 101 units.

¹ The RHNA Plan identified the need for 28 units for the very low income earners, 20 units for low income earners, 19 units for moderate income earners, and 50 units for above moderate income earners.

Summary

In comparing the General Plan's projections to the current setting, it is concluded that the General Plan projections were correct in that they identified that new residential development would be required to meet demand. The City's Housing Element identifies some new requirements (resulting from outside legislation) that have created new targets for the City to meet, and through the required internal consistency will work in concert to support the General Plan to address those goals. It is then concluded that the General Plan is serving to meet its own goals. While the targeted unit allocation for residential houses pursuant to the RHNA Plan may not be physically constructed due to the depressed state of the economy, the City has ensured that ample amount of vacant land exists to accommodate the targeted unit allocation.

II. ADEQUACY OF THE CURRENT CITY OF YREKA GENERAL PLAN

Government Code § 65302 states that "*the General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals.*" The General Plan must include the seven elements described below in this report.

For one of the required Elements, the Housing Element, the Government Code is very specific about contents, requirements and frequency of adoption. The requirements for the other six elements are less specific. The Government Code requires that the Housing Element must be reviewed and adopted or re-adopted at least every 5 years while the other elements of the Plan should be revised "as needed" to keep information current. The City of Yreka General Plan contains all seven of the required Elements comprising a legally adequate General Plan. The City of Yreka General Plan was consistent with state requirements when it was adopted in 2003 and remains consistent with state requirements to this day. The Housing Element was updated and adopted in 2009.

Usefulness of the Plan

The General Plan has been described by the courts as "*the constitution for development*" (of a jurisdiction). All development approvals must be consistent with the General Plan. Therefore, a General Plan is useful if it provides up-to-date information, goals, objectives and implementing programs that are consistent with current city growth policies and which are physically and economically feasible to implement.

The Yreka General Plan elements are listed below, with a brief description of what they include, followed by a brief discussion and summary regarding currency and what has been done in the City of Yreka in the 2013 calendar year to ensure that the goals, objectives, and programs set forth within the General Plan have been addressed:

LAND USE ELEMENT:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...and other categories of public and private uses of land. [It]...shall include a statement of the standards of population and building intensity recommended for the various districts..."

There are 13 goals listed within the Land Use Element of the Yreka General Plan, as follows:

- Goal LU.1 – To maintain flexibility in land use designations and zone districts
- Goal LU.2 – To ensure there is adequate land within the City for future development in a variety of types and styles.
- Goal LU.3 – To ensure efficient development and the economical extension of urban services.
- Goal LU.4 – To protect established neighborhoods, and enhance the sense of community that is the City of Yreka.

- Goal LU.5 – To protect established neighborhoods and enhance the quality of life in Yreka.
- Goal LU.6 – To protect the unique views from Yreka of the surrounding mountains.
- Goal LU.7 – To encourage visitors to the City and enhance the City's presence as a community along Interstate 5.
- Goal LU.8 – To create neighborhoods that reflect the high quality of life in Yreka.
- Goal LU.9 – To support the expansion and retention of existing commercial establishments, and to encourage new commercial development in the City.
- Goal LU.10 – To promote economic growth within the City of Yreka to ensure employment opportunities and goods and services are available within the community.
- Goal LU.11 - Protect and expand the Trail System along Yreka Creek and its Tributaries.
- Goal LU.12 – To protect and preserve the historical resources of the City of Yreka.
- Goal LU.13 – To keep the General Plan current reflecting changes in public desires, changes in growth trends and applicable legislation.

These goals contain several objectives and programs which generally seek to assure adequate land supply, efficient development, protect neighborhoods and views, and to promote economic growth. Within that framework, Staff has been working on the following items throughout the 2013 calendar year to ensure that the goals set forth in the Yreka General Plan have been addressed:

- The City continues to maintain a list of the most of the available vacant land in the City that is appropriate to meet its share of the regional housing needs. (GOAL LU.3; PROGRAM LU.3A; PROGRAM LU.10.C)
- The City approved a new 19,000± square foot retail store with an outside sales area of 15,000± square feet. (GOAL LU.9; GOAL LU.10)
- The City continued to require archaeological record search for all discretionary projects. (PROGRAM LU.12.A)

Summary/Conclusion: The Land Use Element is useful and adequate in its characterization of the nature of the City, and the Plan's overarching goals and objectives. No amendments to the Land Use Plan were made in 2013.

CIRCULATION ELEMENT:

"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan..."

There are seven goals listed within the Circulation Element of the Yreka General Plan, as follows:

- Goal CI.1 – Develop and maintain roadways in an orderly and visually attractive manner that enhances the community.
- Goal CI.2. – To maintain a functional performance of roadways throughout the community at a Level of Service C or better.
- Goal CI.3. – Accomplishment of on-going maintenance of roadways in an efficient and cost effective manner.
- Goal CI.4. – Ensure that circulation improvements are adequate to serve transportation demands of new development within Yreka.
- Goal CI.5. – Provide safe, convenient and attractive routes for pedestrians and bicyclists of all ages throughout Yreka.
- Goal CI.6. – Minimize the impacts of growth on the Yreka Western Railroad Steam Train.
- Goal CI.7. – Encourage and enhance public transit within Yreka.

These goals contain several objectives and programs which generally seek to enhance the movement of goods and people throughout the City, provide safe walking routes for residents, maintain and improve the quality of the roadways within the City, etc. During the 2013 calendar year, the City has taken the following measures to advance the objectives and programs under these goals:

- The City approved a new 19,000± square foot retail store with an outside sales area of 15,000± square feet. The development provides all required parking on-site. (GOAL C1.4; PROGRAM C1.4.D)
- The City continues to make progress on the Yreka Creek Trail Development Project, which includes the development of public access pedestrian and bicycle trails along Yreka Creek and within the Yreka Creek Greenway. Trails are proposed to extend under Interstate 5 providing non-motorized access to either side that facility and would also traverse behind several existing commercial businesses that front Main Street. (GOAL CI.5; PROGRAM CI.5.B; PROGRAM CI.5.C; PROGRAM CI.5.D)

Summary/Conclusion: The Circulation Element in the General Plan is devised and designed to support Land Use Plan and policies for both current uses and future growth. The Circulation Element has not been substantially amended since its adoption and the goals, objectives and programs of the Element remain valid. The Circulation Plan within the Element continues to serve to facilitate the implementation of the Land Use Plan and the assumptions and projections supporting its designations of streets and roadways remain accurate and provide for a legally adequate and viable plan.

CONSERVATION, OPEN SPACE, PARKS AND RECREATION ELEMENT:

"A conservation element for the conservation, development and utilization of natural resources including water...soils, rivers...and other natural resources."

There are eight goals listed within the Conservation, Open Space, Parks and Recreation Element of the Yreka General Plan, as follows:

- Goal CO.1 – Recognize, promote and protect the natural resources within and near the City.

- Goal CO.2 – To ensure responsible mining and natural resource.
- Goal CO.3 – To ensure continued agriculture and timber uses in the Yreka Planning Area.
- Goal CO.4 – Minimize impacts to wildlife and wildlife habitat as new development occurs within Yreka.
- Goal CO.5 – Maintain and protect air quality within the City of Yreka at acceptable levels as defined by state and federal standards.
- Goal CO.6 – Protect the quantity of community water supplies and avoid degradation of water quality.
- Goal CO.7 – Continue to expand acreage of public open space as a means to maintain the rural character of Yreka.
- Goal CO.8 – To provide a variety of parks and recreation facilities maintaining a level of one acre of park land for each 1,000 persons.

The following work efforts were undertaken or advanced in 2013 to implement the programs and policies of the Conservation, Open Space, Parks and Recreation Element. Some of these work efforts included the following:

- The City continues to make progress on the Yreka Creek Trail Development Project, which involves habitat enhancement proposals such as the creation of an approximately 700-foot drainage swale to provide vegetative filtration of stormwater, the restoration of approximately 1 acre of floodplain by re-contouring flood constrictions, the planting approximately 600 native plants and trees, and the implementation of erosion control measures. The implementation of these habitat enhancement mechanisms, as well as all the other components of the project, has been assessed to determine their potential impacts on Coho salmon. As a result of this assessment, detailed avoidance mitigation has been developed and will be enforced by the City Public Works Department. (GOAL CO.4; PROGRAM CO.4.B; PROGRAM CO.4.C; PROGRAM CO.4.D; PROGRAM CO.6.I)
- The Yreka Creek Trail Development Project involves the surfacing of approximately 1,500 linear feet of existing trail to make it ADA-accessible and the construction of approximately 1,900 linear feet of gravel trail along Yreka Creek for the benefit of the public. (GOAL CO.7; PROGRAM CO.7.A; PROGRAM CO.7.B; PROGRAM CO.8.C; PROGRAM CO.8.H)

Summary/Conclusion: The Conservation, Open Space, Parks and Recreation Element remains useful and relevant and has served the City over its last period of increased development interest and activity, and the recent decrease. The Element has not been amended since its adoption and the goals, objectives and programs of the Element remain valid.

NOISE ELEMENT:

"A noise element which shall identify and appraise noise problems in the community. [It] shall...analyze and quantify, to the extent practicable...current and projected noise levels for all of the following sources...[including highways, industrial uses, and others identified by Council as contributing to the community noise environment]. Noise contours shall be

shown for all of these sources...The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element.."

There are three goals listed within the Noise Element of the Yreka General Plan, as follows:

- Goal 1: To protect the existing and future citizens of Yreka from the harmful effects of exposure to excessive noise. More specifically, to protect existing noise-sensitive land uses from new uses that would generate noise levels which are incompatible with those uses, and to discourage new noise-sensitive land uses from being developed near sources of high noise levels.
- Goal 2: To protect the economic base of Yreka by preventing the encroachment of noise sensitive land uses into areas affected by existing noise-producing uses. More specifically, to recognize that noise is an inherent byproduct of many industrial processes and to prevent new noise-sensitive land uses from being developed in areas affected by existing industrial noise sources.
- Goal 3: To provide sufficient noise exposure information so that existing and potential future noise impacts may be effectively addressed in the land use planning and project review processes.

Summary/Conclusion: The Noise Element contains standards and guidelines that protect both existing noise generating uses and new potentially noise sensitive land uses. The Noise Element contained within the General Plan has been used by staff on a number of occasions and has provided valuable guidance and policy direction for the City. The Noise Element contained within the Plan is current and accurate, and remains useful and legally adequate.

PUBLIC HEALTH AND SAFETY ELEMENT:

"A safety element for the protection of the community from any unreasonable risks associated with the effects of [...earthquakes, dam failures, subsidence, liquefaction and other known geologic hazards]. It shall also address evacuation routes, peakload water supply requirements..."

There are six goals listed within the Public Health and Safety Element of the Yreka General Plan, as follows:

- Goal PH.1 – Ensure that the City and involved local agencies are able to effectively respond to emergency situations, which may threaten the people or property of Yreka.
- Goal PH.2 – Minimize the risk of personal injury and property damage resulting from flooding.
- Goal PH.3 – Protect people and property within the City of Yreka against fire related loss and damage.
- Goal PH.4 – Ensure that police protection services in the City of Yreka are adequate to protect both people and property in the community.
- Goal PH.5 – Minimize the threat of personal injury and property damage due to seismic and geologic hazards.

- Goal PH.6 – Minimize the risk of personal injury, property damage, and environmental degradation resulting from the use, transport, disposal, and release/discharge of hazardous materials.

There have been work efforts within the City in 2013 to advance the goals and programs of the Public Health and Safety Element. Some of these work efforts include the following:

- One of the objectives of the Yreka Creek Trail Development Project is to reduce flood hazards associated with in-stream creek flows. The project will slightly increase floodplain capacity along Yreka Creek, with the ultimate goal of further attenuating the effects of floods on the City of Yreka (GOAL PH.2; PROGRAM PH.2.A; PROGRAM PH.2.E)
- The City continued to fund the Yreka Police Department which in turn has continued to provide a high quality, community appropriate level of law enforcement services. (GOAL PH.4; PROGRAM PH.4.D)

Summary/Conclusion: The Public Health and Safety Element contains information and goals, objectives, and programs regarding emergency preparedness, flood and geologic hazards, fire and police protection, and hazardous waste and materials. The Element has not been amended since its adoption and remains a current, useful and adequate Element of the Plan.

PUBLIC FACILITIES ELEMENT:

Various aspects of public facilities are considered within the Public Facilities Element. While state law requires the general plan to address domestic water service issues, requirements regarding other facilities are not clearly or specifically defined. This element considers the range of public facilities which the City must provide to support existing and future urban land uses.

There are six goals listed within the Public Facilities Element of the Yreka General Plan, as follows:

- Goal PF.1 – Ensure that public facilities are designed to accommodate reasonable future need.
- Goal PF.2 – Help the School Districts continue to offer high quality educational services and facilities to local school children.
- Goal PF.3 – Ensure an ample water supply for the City of Yreka.
- Goal PF.4. – Develop and properly maintain facilities to transport, treat, and discharge wastewater in a safe and sanitary manner.
- Goal PF.5 – Provide for the collection, transport, and discharge of stormwater in a safe manner and protect people and property from flooding.
- Goal PF.6. – Ensure that solid waste disposal and recycling services are adequate to meet the needs of current and future residents of the City.

There have been work efforts within the City in 2013 to advance the goals and programs of the Public Facilities Element. Some of these work efforts include the following:

- The City continues to make progress on the Yreka Creek Trail Development Project. One of the objectives of the Project is to reduce flood hazards associated with in-stream creek flows. The project will slightly increase floodplain capacity along Yreka Creek, with the ultimate goal of further attenuating the effects of floods on the City of Yreka. This project includes the development of public access pedestrian and bicycle trails along Yreka Creek and within the Yreka Creek Greenway. (GOAL PF.5; PROGRAM PF.5.C; PROGRAM PF.5.F; PROGRAM PF.5.G)

Summary/Conclusion: The Public Facilities Element in the General Plan is envisioned and designed to address the range of public facilities that the City must provide to support existing and future land uses. The Public Facilities Element has not been amended since its adoption and the goals, objectives and policies of the Element remain valid.

HOUSING ELEMENT:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. [It] shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community...(\$65580)." "Each local government shall review its housing element as frequently as appropriate...but not less than every five years." (\$65588)

Summary/Conclusion: The 2009-2014 Housing Element was adopted in November 2009 and is the most recently adopted Element of the General Plan. The 2009-2014 Housing Element has been approved by the State Housing and Community Development Department. Generally, Housing Elements provide information and policy guidance on issues to include affordable housing, housing for special needs groups and identifies potential programs that the City utilizes to help fill under-served housing needs in the community.

The 2009-2014 Housing Element contains 11 policies and 42 programs designed to establish the City's approach to the planning of housing in the City. Because of issues related to the general state of the local, regional and national economies, the City has not seen any substantial housing-related planning projects nor has there been any new housing constructed in the City.

The 2009-2014 Housing Element functioned as a useful and adequate Element of the Plan over the course of the past year (see attached **Table C – Program Implementation Status**).

Overall Summary

The City of Yreka adopted its General Plan in 2003 and the document has been providing policy guidance and direction in a meaningful way since its adoption. The General Plan Land Use Map has been amended in minor ways since 2003 yet in a way that did not result in any changes or shifts in Plan vision or policy direction. All

amendments since 2003 furthered the implementation of various goals and objectives of the Plan.

There have been no amendments to the Plan proposed, considered or approved in the previous year. While various setting discussions and statistical information contained within the Plan have changed following its adoption, the Plan continues to be legally-adequate and to responsibly and sufficiently represent the policy direction of the City.

DEVELOPMENT ACTIVITY 2013

As discussed above, 2013 had a lower level of development activity and interest from previous years, especially in comparison to the higher level of development and entitlement-related activities that occurred during the 2006-2009 period. In 2013, the City of Yreka Planning Department processed 43 development permits. **Appendix A** is a summary of applications submitted to the City through the 2013 calendar year. The City did process three Boundary Line Adjustments and one Tentative Parcel Map. There were no requests for any General Plan Amendments, Tentative Subdivision Maps, or Annexations in 2013.

Summary

As the real estate market continued to stagnate throughout the majority of Northern California communities, the City of Yreka has experienced a slowing in total development activity and application levels experienced in the mid- to late-2000's to a level today resulting in almost no substantial development activity within the City in 2013.

As indicated previously in this report, the City of Yreka General Plan continues to provide meaningful direction to elected officials, city staff, landowners, citizens and parties interested in the future of the City. Through the end of the calendar year 2013, the Plan has remained essentially unchanged in its direction and policy foundations from the time of its adoption in 2003. The Plan was not amended in 2013, and there were no changes to land uses or to the goals, objectives and policies of the Plan. The current General Plan continues to provide accurate and useful policy guidance for the City. The document is adequate and functional, and succeeds in meeting its own goals, objectives, and programs and in serving the needs of the City of Yreka.



APPENDIX:

- A. 2013 City of Yreka Planning Department Application Processing Log

REFERENCES

1. *City of Yreka General Plan 2002-2022*. Adopted 2003.
2. *2009-2014 City of Yreka General Plan Housing Element*. Adopted 2009.
3. *2013 City of Yreka Planning Department Application Processing Log*
4. California Department of Finance, Demographic Research Unit, E-1 Report, (2013).
5. Website, State of California: Governor's Office of Planning and Research. Various pages; <http://www.opr.ca.gov/>

2013 PLANNING PERMITS

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
Animal	0	0	0	0	0	0	0	0	0	0	0	0	0
Boundary Adjustment	2	0	0	0	0	0	0	0	0	0	1	0	3
Business-Misc.	0	0	1	0	0	0	0	0	0	0	0	0	1
Environmental Review	0	0	0	0	0	0	0	0	0	0	0	0	0
Exception/Waiver	0	0	0	0	0	0	0	0	0	0	0	0	0
Garage Conversion	0	0	0	0	0	0	0	0	0	0	0	0	0
General Plan/Admendment	0	0	0	0	0	0	0	0	0	0	0	0	0
Historical	0	0	0	0	0	0	0	1	2	1	1	0	5
Home Occupation	0	2	0	2	1	1	2	0	2	0	1	0	11
Major Subdivision	0	0	0	0	0	0	0	0	0	0	0	0	0
Minor Subdivision	0	0	0	0	0	0	1	0	0	0	0	0	1
Neg. Dec/E.I.R.	0	0	0	0	0	0	0	0	0	1	0	0	1
Parcel Map/Merger	0	0	0	0	0	0	0	0	0	0	0	0	0
Portable Vending	0	0	0	0	0	0	0	0	0	0	0	0	0
Use Permit - Misc.	1	1	0	0	0	0	0	0	0	1	0	0	3
Sign Use Permit	0	0	0	0	0	0	0	0	1	0	0	0	1
Site, Parking, Landscape	0	0	0	0	0	0	1	0	0	0	0	0	1
Annexation/Deannexation	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Modify U.P.	0	0	0	0	0	0	0	0	0	0	0	0	0
Variance	0	0	0	0	0	0	0	0	0	0	0	0	0
Zone Change	0	0	0	0	0	0	0	0	0	0	0	0	0
Continued-Extended	1	0	0	0	0	0	0	0	0	1	0	0	2
Permits Expired	0	0	0	0	0	0	0	0	0	0	0	0	0
Permits Voided	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Submitted Permits	4	3	1	2	1	1	4	1	5	4	3	0	29
Permits Approved	1	5	2	2	1	1	2	1	6	3	3	2	29
Permits Denied	0	0	0	0	0	0	0	0	0	0	0	0	0
Permits Withdrawn	0	0	0	0	0	0	0	0	0	0	0	0	0
Permits Pending	3	1	0	0	0	0	2	2	1	2	2	0	
Submitted Sign Permits	0	1	1	1	3	0	0	0	2	3	2	1	14
Submitted Historical Sign Permits	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Submitted Sign Permits	0	1	1	1	3	0	0	0	2	3	2	1	14
Sign Permits Approved	0	1	1	1	3	0	0	0	1	4	2	1	14
Sign Permits Denied	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Permits Withdrawn	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Permits Pending	0	0	0	0	0	0	0	0	1	0	0	0	0
TOTAL SUBMITTED PERMITS	4	4	2	3	4	1	4	1	7	7	5	1	43
TOTAL FEES	560	225	385	225	300	75	1245	310	510	285	1025	8403	\$ 13,548.00
Refunds								760					\$ 760.00
													<u>\$ 12,788.00</u>

Notes:

Planning Permits	
Withdrawn	0
Pending	0
Approved permits for 2013	29
Total permits submitted	<u>29</u>

Sign Permits	
Approved	14
Total Sign Permits Submitted	<u>14</u>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA
Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3			0	0							
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA

Reporting Period 01/01/2013 - 12/31/2013

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	0	0	0	0	0	0	0	0	-	0	0
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			0	0	0	0	0	0	0	0	0	0	0
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction YREKA
 Reporting Period 01/01/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE.1.1.1	Review General Plan for adequate vacant land to accommodate a variety of housing types.	Annual Review	The City continues to maintain a list of the available vacant land in the City that is appropriate to meet its share of the regional housing needs.
HE.1.2.1	Encourage and support residential development plans for lower income housing.	Continuous	There were no request for residential development in 2013.
HE.1.2.2	Encourage developers of large residential subdivisions to provide some affordable housing.	As proposals are received	There were no request for residential development in 2013.
HE.1.2.3	Encourage development of affordable housing by maintaining low fees.	Annual	Fees are deposited against cost. They are minimal and would not deter development.
HE.1.2.4	Review Government Code Section requirements for density bonuses	August 2010	This change has not been completed yet, but the Zoning Ordinance amendment is in progress.
HE.1.2.5	Maintain affordable units	As needed	In progress.
HE.1.2.6	Search for gap funding for projects at risk.	As needed	In progress.

HE.1.2.7	Maintain list of qualified entities interested in participating in the offer of opportunity to purchase and right of first refusal.	As needed	In progress. A list of funding resources is included in the City of Yreka's 2009-2014 Housing Element, designated as Appendix B.
HE.1.2.8	Encourage non-profit organizations in applications for funding to acquire homeless shelter and/or transitional housing.	Ongoing	In progress.
HE.1.2.9	Encourage participation in the annual review of the Housing Element.	Annually	Accomplished through public notice of meetings.
HE.1.2.10	Develop procedures to grant priority sewer and water service to developments that include lower income households.	August 2010	Specific procedures have not been developed yet, however there is adequate sewer and water available to accommodate new development.
HE.1.3.1	Monitor CUP process on multifamily applications to determine if it is a deterrent to construction of multifamily units.	Annually	There were no applications for multifamily housing during 2013.
HE.1.3.2	Review the Zoning Ordinance and revise if it creates constraints on housing affordability and availability.	Ongoing	City Staff instigated the process of reviewing the current Zoning Ordinance and considering revisions in order to eliminate unusual constraints on affordability and housing availability.
HE.1.3.3	Amend Zoning Ordinance re: Govt. Code Section 65589.5(d) and (f), and do not impose conditions that make the project infeasible.	August 2010	It was determined that the Zoning Ordinance does not contain language that makes projects for very low-, low-, and moderate-income persons infeasible.
HE.1.4.1	Maintain zoning and development standards to encourage affordable single family housing.	Ongoing	The City continues to maintain zoning and development standards in residential areas.
HE.2.1.1	Priority shall be high for building permit processing and inspections for individuals with disabilities.	As needed	Building and Planning Departments give priority to individuals with disabilities as needed.
HE.2.1.2	Establish reasonable accommodations to the handicapped and disabled when such persons apply for building permits.	August 2010	City Staff instigated the process of reviewing the current Zoning Ordinance in order to establish reasonable accommodations in rules, policies, practices, and procedures that may be necessary to ensure persons with disabilities equal access to housing. These changes are in progress.
HE.2.1.3	If accommodations are requested and a variance is required, the Planning Commission will be advised to balance	As applications are submitted	This provisions is implemented when appropriate applications are submitted.

	variance standards with the Fair Housing Act, etc.		
HE.2.1.4	Provide reasonable accommodations to the handicapped and disabled when such persons apply for building permits.	As needed	The handicapped and disabled are provided reasonable accommodation as needed.
HE.2.1.5	Work with developers of new multifamily housing that include 4 and 5 bedroom units and expedite review process.	As projects are proposed	No applications were submitted for any housing projects during 2013.
HE.2.1.6	Conform to codes and standards related to access for disabled persons and facilitate modification of existing facilities.	Ongoing	This is accomplished in part through the Building Department (code enforcement) as building permits are issued.
HE.2.1.7	Follow federal ADA guidelines for development of disabled units.	Ongoing	This is accomplished through the Building Department.
HE.2.1.8	To facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units.	August 2010	In 2010, City Staff instigated the process of reviewing the current Zoning Ordinance in a way that helps to facilitate housing for extremely low-income persons, specifically by clarifying the definition of single-room occupancy units and associated standards for these units. This change has not been completed yet, but the Zoning Ordinance amendment is in progress.
HE.2.1.9	Amend the Zoning Ordinance to include definitions of supportive and transitional housing and emergency shelters. Allow emergency shelters by right in Light Industrial zones.	August 2010	Pursuant to Senate Bill 2, City Staff began the process of amending the Zoning Ordinance to include separate definitions of "supportive housing," "transitional housing," and "emergency shelters" consistent with Section 50675.14, 50675.2, and 50801 of the California Health and Safety Code. This process, which was instigated in 2010, will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type. This change has not been completed, but the Zoning Ordinance amendment is in progress.
HE.2.1.10	Amend Zoning Ordinance to allow group care facilities (6+) by CUP in R-2, R-3, C-2, and CH zones. Continue allowing group care facilities for 6 or less in all residential zones.	August 2010	This change has not been completed yet, but the Zoning Ordinance amendment is in progress.
HE.2.1.11	The City will prioritize funding, offer financial incentives, or regulatory concessions to encourage development of single-room units or units affordable to the extremely low-income.	Whenever housing for extremely low-income is proposed	No applications were submitted for any housing projects during 2013.

HE.3.1.1	Goal of assisting 5 homeowners in the next 5 years through the provision of loans to homeowners to rehabilitate or replace dilapidated units.	Ongoing	The City allocated approximately \$650,000 in CDBG funds for seven different housing rehabilitation loans between 2008 and 2012. The CDBG Housing grant is now closed. The City will continue to pursue any available funding for housing rehabilitation.
HE.3.1.2	Encourage rehabilitation of historic structures and inform/help with Mills Act contracts.	Ongoing	The City continues to provide information for inclusion of historic buildings on the historic register and information regarding the Mills Act Ordinance.
HE.3.1.3	Review standards in the Zoning Ordinance for permitted uses to help insure compatibility with adjacent uses.	Annually	The Zoning Ordinance is regularly monitored to see if modifications are necessary.
HE.3.1.4	Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.	Ongoing	The City promptly responds to complaints from residents. The City has taken action on violations within the City.
HE.3.1.5	Utilize the code enforcement program as a means of keeping track of the conditions of the City's housing stock.	Ongoing	Residential areas are regularly monitored by the Planning Commission, City Council, and staff due to the small size of the community. As the City becomes aware of issues needing attention, they are addressed promptly.
HE.4.1.1	Ensure all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided a choice of housing locations.	Ongoing	Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.
HE.4.1.2	Make information of Fair Housing available to the public	Ongoing	Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.
HE.4.1.3	Provide a referral service to those who handle complaints against discrimination.	As complaints are received	The City has provided referrals as necessary and will continue to do so.
HE.5.1.1	Continue to allocate HOME and CDBG funds to direct housing related programs.	As Grants are received	The City allocated approximately \$650,000 in CDBG funds for seven different housing rehabilitation loans between 2008 and 2012. The CDBG Housing grant is now closed. The City will continue to pursue any available funding for housing related programs.
HE.5.1.2	Encourage local builders to provide sufficient housing for participants in first-time homebuyers and below market rate purchase programs.	As development projects are proposed	No applications were submitted for any housing projects during 2013.
HE.5.1.3	Provide assistance to developers, nonprofit organizations, and others to apply and develop projects for federal and	As funding becomes available	The City continues to notify developers of available funding and other incentives as they become available.

	state housing programs/grants.		
HE.5.2.1	Support staff efforts to expand their housing knowledge base.	Ongoing	The City provides funding for staff to attend conferences and training sessions as needed. The City is also on mailing lists for relevant housing related state departments and organizations.
HE.5.3.1	Establish a biennial monitoring program to identify assisted at-risk units of losing their affordability subsidies or requirements.	August 2010	The City has not yet created this program. However, the City continues to work with property owners to maintain affordable housing units.
HE.6.1.1	Promote use of energy conservation measures in all housing through use of public and private weatherization programs.	Ongoing	The City has a city-wide newsletter to disseminate local information. When applicable, the City includes information regarding energy conservation and weatherization. The non-profit, the Great Northern Corporation, manages the widely used local weatherization program.
HE.6.1.2	Provide information on currently available weatherization and energy conservation programs to residents of the City.	Ongoing	The City has a city-wide newsletter to disseminate local information. When applicable, the City includes information regarding energy conservation and weatherization programs. The non-profit, the Great Northern Corporation, manages the widely used local weatherization program.
HE.6.1.3	Continue enforcement of state requirements for energy conservation in new residential projects.	Ongoing	Compliance with the Zoning Ordinance and California Building Code, including Title 24, assures energy conservation in new residential projects.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YREKA

Reporting Period 01/01/2013 - 12/31/2013

General Comments:



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission

Prepared by: Steve Baker, City Manager

Agenda Title: Discussion/Possible Action – Approval of one-year extension of Permit No. 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.

Meeting date: March 19, 2014

Discussion:

Marco Ramos has submitted an application for a one-year extension of Permit No. 3568, which was originally approved on February 15, 2006 for a site, landscape, and parking plan for construction of a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building. Subsequent extensions were requested and approved in 2007, 2008, 2009, 2010, 2011, 2012 and 2013.

Background:

Yreka Municipal Code (YMC) 16.44.050 states in part “upon submission of a written request by the holder of the conditional use permit prior to termination of the use permit, the Planning Director may extend any such conditional use permit for a period of one year if there is reasonable justification for not utilizing the permit as required by this section”.

Recommendation:

The Development Review Committee has reviewed this application and recommends approval of a one-year extension subject to the amended findings and conditions.

Approved by

A blue ink signature of Steven Baker, City Manager, written over a horizontal line.

Steven Baker, City Manager

City of Yreka
Planning Department
701 Fourth Street, Yreka, CA 96097
(530) 841-2324
Extension - Permit



Permit #: 3568

Time Extension - Fee \$60.00

Check

Cash

APPLICANT: MK&A, LLC dba Casa Ramos by Marco Ramos PHONE#: 530.842.2098, x1004

APPLICANT ADDRESS: 1285 S Main St., Yreka, CA 96097

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Ramos Holdings, LLC

PROPERTY OWNER ADDRESS: 1285 S. Main St., Yreka, CA 96097

PROJECT LOCATION: 1515 S Main St. / 175 Greenhorn Rd, Yreka, CA 96097

ASSESSOR PARCEL NUMBER: 062-041-050

DESCRIPTION OF PROPOSED PROJECT: Request 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 11 parking spaces on a project site of 1.7 acres.

Applicant agrees to comply with any terms or conditions of any entitlement issued or permit by the City pursuant to this application.

PROPERTY OWNER'S SIGNATURE: (REQUIRED) _____

APPLICANT SIGNATURE: _____

DATE: 1/23/14

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

DATE APPLICATION RECEIVED: 2-6-14

ZONE: CH

GENERAL PLAN DESIGNATION: GC

CITY OF YREKA
Planning Department

PERMIT

APPLICANT: MK & A, LLC dba Casa Ramos by Marco Ramos TELEPHONE: (530) 842-2098 Ext. 4

APPLICANT ADDRESS: 1285 S. Main Street, Yreka, CA 96097

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Marco Ramos Holdings LLC

PROPERTY OWNER ADDRESS: 1285 S. Main Street, Yreka, CA 96097

PROJECT LOCATION: 1515 S. Main Street / 175 Greenhorn Rd., Yreka, CA 96097

A.P. #: 062-041-050 GENERAL PLAN DESIGNATION: GC ZONE: CH

DESCRIPTION OF PROPOSED PROJECT: Request 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.

ENVIRONMENTAL REVIEW:

- No Impact Environmental Impact Report Negative Declaration
 Categorical Exempt 15332 Statutorily Exempt

NOTICE OF DETERMINATION FILED (DATE): _____

PLANNING COMMISSION APPROVAL

APPROVED, (Date of approval): _____ DENIED, (Date of denial): _____

FINDINGS/CONDITIONS: _____

DATE ISSUED: _____ BY: _____

(City of Yreka Authorized Signature)

CITY OF YREKA
USE PERMIT NO. 3568 Extension
FINDINGS & CONDITIONS OF APPROVAL

1. The following findings of fact have been determined by the Planning Department for the construction, establishment, and operation of a 6,400 square foot restaurant and a 4,125 square retail/office building with 111 parking spaces on a project site of 1.7 acres will not:

Findings of Approval:

- 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.
- b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity.
- c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors.
- 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.

2. The use is compatible with the policies and objectives of the zoning ordinance.

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, 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 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. *All elements of the project application including the site plan shall be complied with as approved.*
3. Adequate off-street parking facilities shall be provided as follows: one (1) space for each three seats plus one space for each employee of the maximum working shift for the restaurant use and one space for each two hundred square feet of floor area for retail/office use as set forth in Sections 16.54.020.A.5(a) and 16.54.020.A.2(a) of the Yreka Municipal Code. As submitted the project requires *one hundred and nine (109)* parking spaces.

4. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the *City Building Official*, Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.

5. Parking required for disabled persons shall be marked, posted, and maintained in accord with provisions of the Motor Vehicles Code, *California Building Code* and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. *A minimum of five (5) accessible parking spaces are required for a parking lot with 101 to 150 parking spaces.*

6. Use shall be conducted in accordance with the site plan as submitted *for the property located at 1515 S. Main Street/ 175 Greenhorn Road, as approved by the Planning Commission on February 15, 2006, and the site plan shall not be changed or deviated from without approval of the* ~~and no alterations shall be made of the building location(s) parking and landscaping 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.

7. ~~Submittal of a revised landscape plan that complies with the City's landscape standards as set forth in Section 16.52.030 of the Yreka Municipal Code, and for modifications needed to assure adequate visibility at the project entrances plus other modifications as recommended for review at the next Technical Committee meeting. The City Manager is authorized to approve the modified plan following the Technical Committee review. Prior to any building plans submittal, a landscape design and maintenance program plan shall be submitted and approved by the City and the California Department of Transportation. Per Section 16.52.030 of the Yreka Municipal Code, the following is required:~~

- a. *Five percent of the parking area shall be planted with trees, shrubs and ground covers.*
- b. *A minimum of one 5-gallon sized tree is required per ten (10) parking spaces.*
- c. *Parking areas provided adjacent to the street shall be separated from the street by landscaping within the required building setback area. One 15-gallon sized tree for each one hundred (100) feet of street frontage and one-gallon sized shrub for each five (5) feet of street frontage is required. This landscape area does not qualify for the five percent requirement in subsection (a).*

8. ~~All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan. The installation and maintenance of the landscaping shall be per the approved landscape design plan. As necessary, replacement of landscaping and maintenance program is required to match the approved plan. Water efficient irrigation system shall be installed for the landscaping per Yreka Municipal Code Section 16.52.030 (E).~~

9. *Prior to building permit issuance, an in-ground automated irrigation system designed with specifications that meets the requirements of Section 11.38.050 of the Yreka Municipal Code shall be submitted and approved by the City Manager or Building Official.*

10. ~~Permittee shall obtain an encroachment permit from Caltrans for any work done within the State Route 3 right-of-way. An encroachment permit from the California Department of Transportation shall be obtained prior to any work in the State Route 3 right-of-way, including curb, gutter, sidewalk, or driveway approach. The encroachment permit will need to address that the sidewalk facilities and driveway aprons meet current Americans with Disabilities Act requirements. Final driveway widths on State Route 3 are subject to Caltrans approval.~~

11. ~~Permittee shall obtain an encroachment permit from City of Yreka for any work done in the Greenhorn Road right of way and for construction of and/or connection to any City sewer, water, or storm drain. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed approval of all required public improvements through the Department of Public Works' encroachment permit process for construction of any public improvements and connection to any City sewer, water, or storm drain. For any public infrastructure improvements that need to be constructed, the Department of Public Works may require plans prepared by a registered civil engineer. The required plans would be in addition to the plans prepared for the Building Department.~~

12. Permittee shall install a backwater valve on the sewer lateral as required by the California Plumbing Code.

13. Pursuant to Section 16.54.090 of the Yreka Municipal Code the on-site lighting shall be designed to prevent unreasonable glare to adjoining properties and controlled by such reasonable means as are practical to prevent sky-reflected glare. *All on-site exterior lighting shall be full cut-off fixtures, have hooded devices, or be designed in such a way to prevent glare on adjoining properties or sky-reflected glare.*

14. ~~Permittee shall submit a storm water detention analysis for review and approval of the Director of Public Works and/or Building Official prior to start of construction. On-site detention may be required. A storm water drainage plan and detention analysis shall be submitted for approval by Building Official/Director of Public Works prior to start of construction or any on site grading. Onsite storm water detention is required. Permittee shall comply with requirements of the City's Municipal Separate Storm Sewer System Plan (MS4) as determined by the Building Official & Director of Public Works.~~

15. *Permittee shall submit to the Building Official a copy of Notice of Intent filed for a Storm Water Pollution Prevention Plan (SWPPP) with the North Coast Regional Water Quality Control Board.*

16. 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.

17. Permittee shall obtain a building permit and shall pay the necessary fees *including Utility Services, Impact and Connection fees* ~~therefore~~ prior to making any building, electrical, mechanical, or plumbing installations and/or improvements *to the structure*. Public infrastructure improvements such as curb, gutter, sidewalk, *curb ramps, wheel chair ramps,* driveway approaches, street lights and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section

11.24.030. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed. *If such improvements already exist, damaged and non-compliant Americans with Disabilities Act (ADA) public improvements shall be repaired and/or replaced to restore the improvements to a condition satisfactory to the Director of Public Works in accordance with Yreka Municipal Code Section 11.24.030.*

18. *Permittee shall install a grease interceptor in accordance with the California Plumbing Code and shall comply at all times with the requirements for the Fats, Oils and Grease (FOG) Source Control Program.*

19. *Permittee shall install screening for rooftop mechanical equipment.*

20. *Prior to the use of the commercial restaurant and retail store, the permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that the structure meets building standards and the fire regulations of the California Building Standards Uniform Building and Fire Codes prior to use of subject restaurant or retail/office space.*

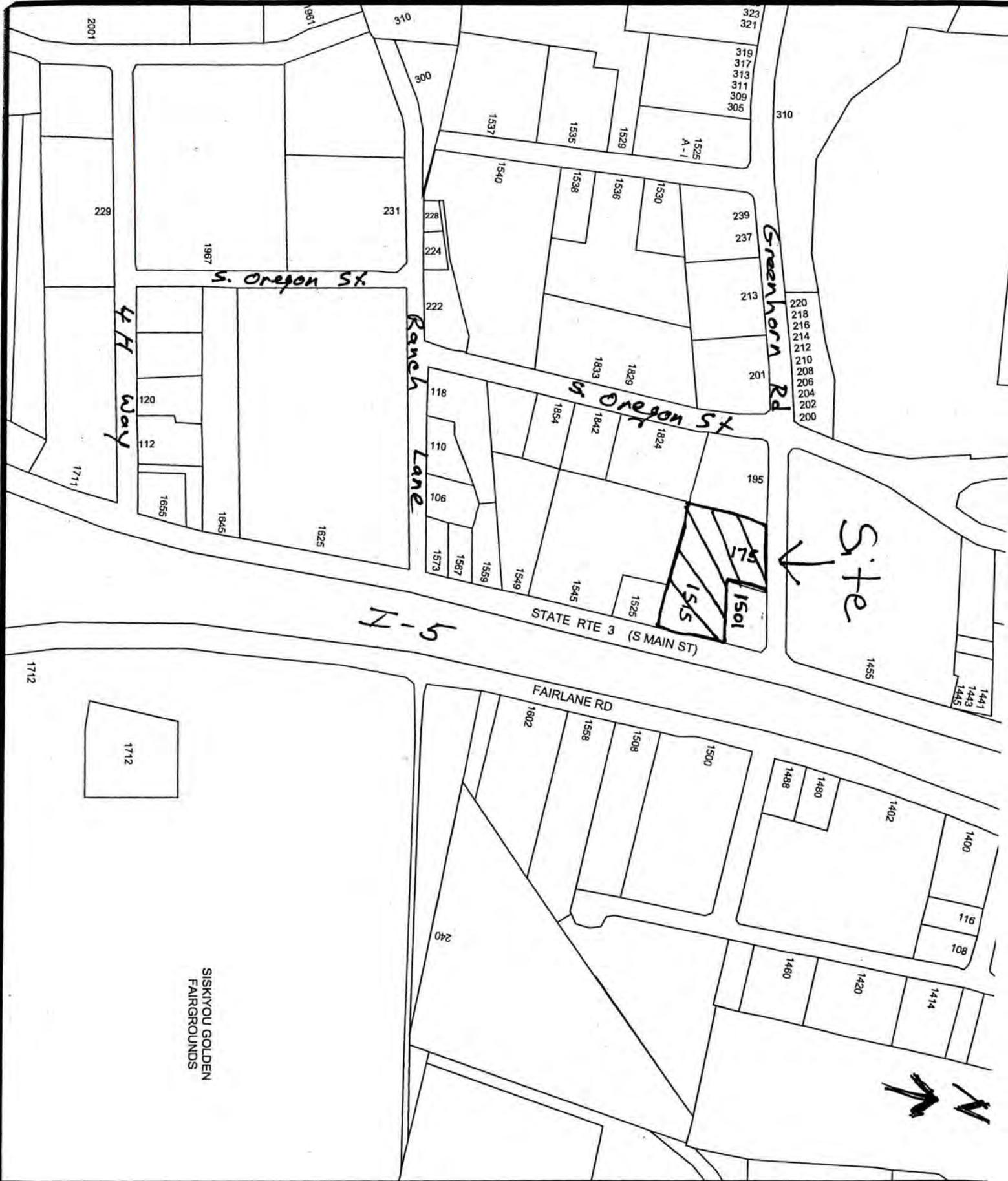
21. No signs shall be placed on the premises without prior approval of the Planning Department.

22. Permittee shall secure an annual City business license to carry on the business of a restaurant and/or retail sales.

23. 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.

24. The site plan approval 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. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

Date:	February 15, 2006
One year extension granted:	February 12, 2007
One year extension granted:	February 20, 2008
One year extension granted:	February 18, 2009 (modified)
One year extension granted:	February 17, 2010
One year extension granted:	February 16, 2011 (modified)
One year extension granted:	January 30, 2012 (administrative approval)
One year extension granted:	February 20, 2013
One year extension granted:	_____ (modified)



2001

1961

310

323
321

319
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239
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202
200

S. Oregon St

Greenhorn Rd

4H Way

Ranch Lane

S Oregon St

120
112

1655

1845

1625

118

110

106

1573

1567

1559

1549

1545

1525

175

1515

1501

STATE RTE 3 (S MAIN ST)

Site

1455

1441
1443
1445

H-5

FAIRLANE RD

1712

1712

SISKIYOU GOLDEN
FAIRGROUNDS

240

1802

1508

1508

1500

1480

1480

1402

1400

911

801

1488

1420

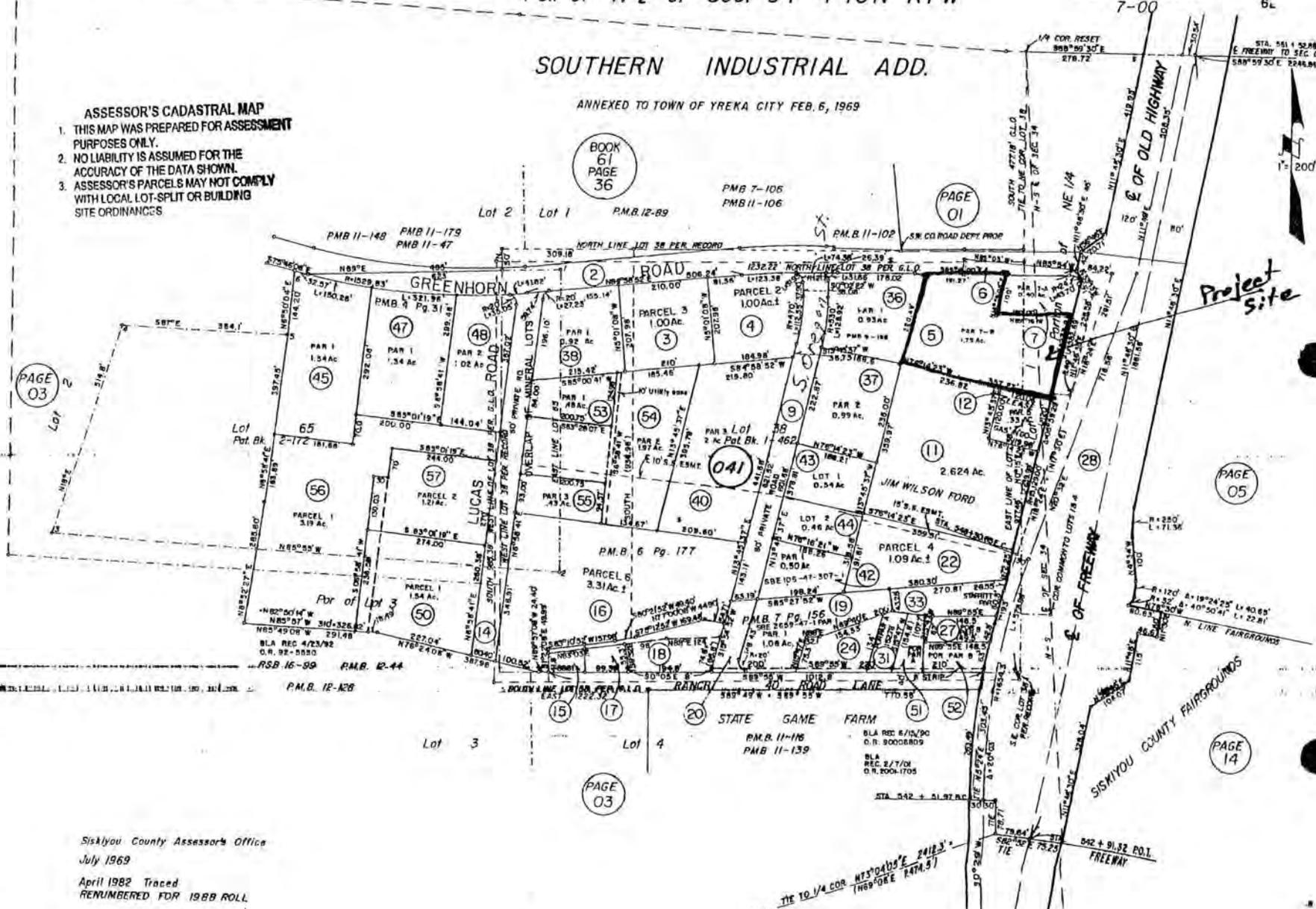
1414



SOUTHERN INDUSTRIAL ADD.

ANNEXED TO TOWN OF YREKA CITY FEB. 6, 1969

- ASSESSOR'S CADASTRAL MAP
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES



Siskiyou County Assessor's Office
 July 1969
 April 1982 Traced
 RENUMBERED FOR 1988 ROLL

Project site



BOOK 61 PAGE 36

PAGE 01

PAGE 03

PAGE 03

UNAPPROVED WORK
 DESIGN SUBJECT TO ARCHITECT



1807 - 1808, Pines Hill, Suite 100
 Berkeley, CA 94704
 415.863.8888
 www.merricklentz.com

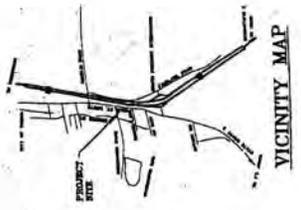
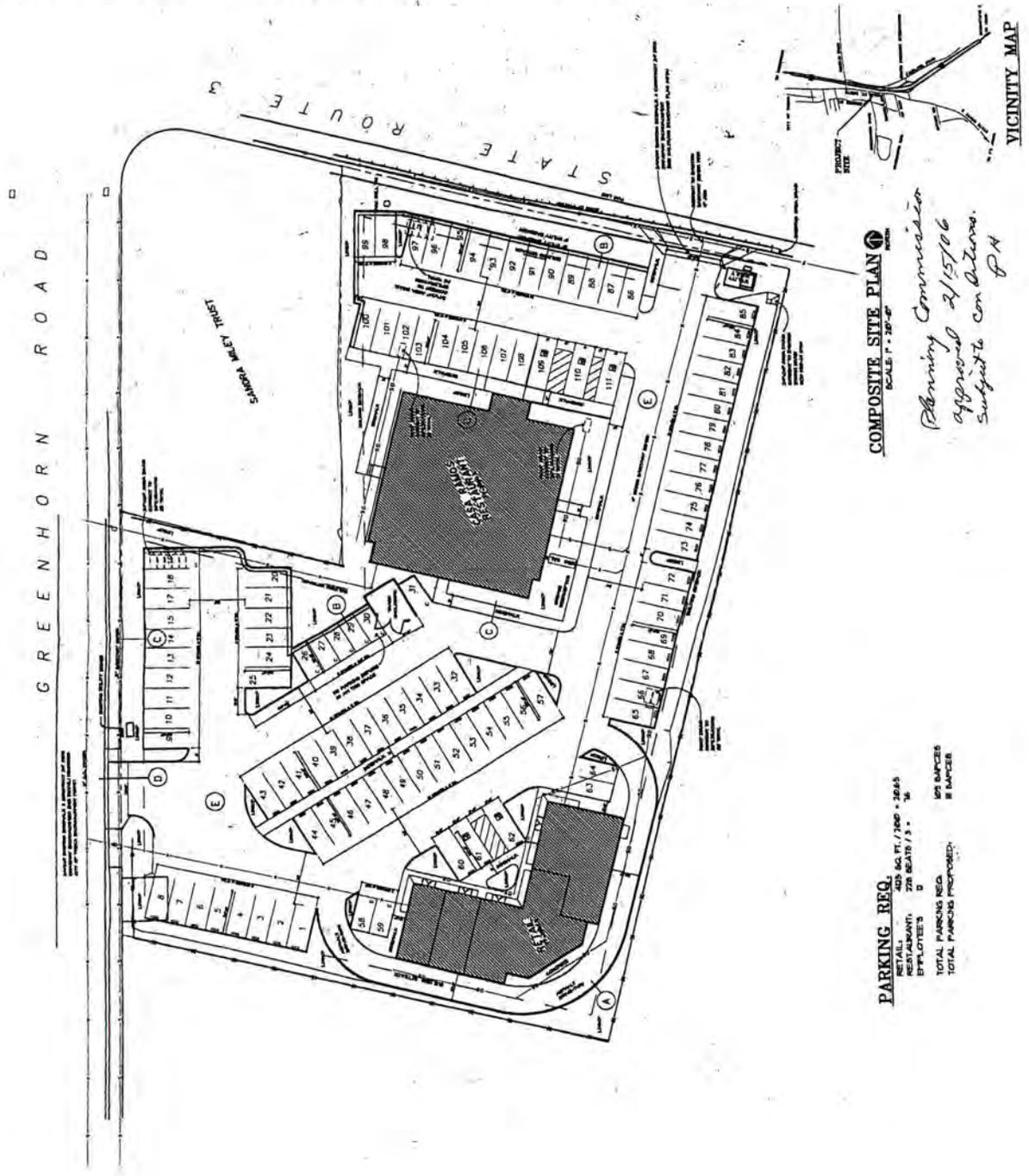


PROJECT NAME:
CASA RAMPOS
 YREKA, CA

DRAWING TITLE:
SITE PLAN

DATE: JAN. 2006
 DRAWN BY: TSC
 CHECKED BY:
 REVISIONS:

A-0.0



COMPOSITE SITE PLAN
 SCALE: 1" = 20'-0"

*Planning Commission
 approved 2/15/06
 subject to conditions
 of PA*

PARKING REQ.

RETAIL	100 SQ FT / 200 = 20.0	10
RESTAURANT	275 SEATS / 3 = 91.6	92
EMPLOYEE'S	0	0
TOTAL PARKING REQ.		112
TOTAL PARKING PROVIDED:		112



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission

Prepared by: Steve Baker, City Manager

Agenda Title: Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit to install a double-sided pole sign 15' x 10' (300 sq. ft. total), 60' high, sign copy will be "Starbucks Logo Drive Thru". Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor's Parcel No. 62-161-230. Project applicant is Pacific Neon Company on behalf of Starbucks Coffee.

Meeting date: March 19, 2014.

Discussion:

As you will recall, the Planning Commission approved a Sign Use Permit to install a double-sided pole sign 8'4" x 6' (100 sq. ft. total), 45' high, for this site on October 16, 2013. Upon further review of the site, the applicant has submitted a Sign Use Permit Application requesting an increase in both the sq. ft. of the sign and the height of the sign. See attached letter from Pacific Neon.

City staff has reviewed the application and recommends approval subject to the attached 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 15311(a). 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.

Background:

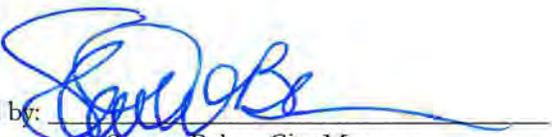
The proposed project is located within the depicted freeway interchange properties as designated by Resolution No. 2175. Resolution 2175 authorizes the Planning Commission to grant exceptions to the requirements of Title 13 Signs of the Yreka Municipal Code (YMC) for property designated as Freeway Interchange Properties.

The applicant is requesting the Planning Commission to grant an exception to YMC Section 13.44.020 regarding the total maximum allowable sign area for a pole sign. A copy of YMC Sections 13.44.020, 13.68.020, 13.68.030 and Resolution No. 2175 are attached for reference.

Recommendation:

That the Planning Commission make the finding that the proposed project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15311(a) and approve Sign Use Permit No. 4199 to install a double-sided pole sign 15' x 10' (300 sq. ft. total), 60' high, in accordance with the application submitted and subject to the findings and conditions attached thereto and made a part thereof.

Approved by: _____


Steven Baker, City Manager



February 25, 2014

City of Yreka
Planning Department
Attention: Liz Casson
701 Fourth Street
Yreka CA. 96097

Re: AP # 062-161-230, 1805 Fort Jones Road
Sign Use Permit # 4186 Modification

Dear Ms. Casson:

We are hereby submitting the attached Sign Permit Application to request an amendment of the previously approved Sign Use Permit #4186 for the above captioned property to install one (1) double sided pole sign 8'4" x 6' (100 square feet) x 45' high with two panels.

At the request of Starbucks Coffee, a flagging was performed at the site to verify the visibility of the proposed sign as approved at 45' in height. It was determined through this flagging that the sign would need to be 60' high to have sufficient visibility to traffic traveling on Interstate 5 which is the target audience for this proposed sign. It was also determined that this is a comparable size to the existing signs for Burger King, Carl's Jr. and McDonald's which are also targeting traffic on Interstate 5. We have also enlarged the proposed sign proportionally to 15' x 10' (300 square feet) to provide improved legibility at the requested height of 60'.

We respectfully request Planning Commission approval of this revised design as depicted in the attached sign renderings. Please let me know if you have any questions or comments concerning our application.

Sincerely
PACIFIC NEON

RALPH CUNDIFF JR.
Vice President

Cc: Scott Best, Best Development Group



CITY OF YREKA APPLICATION FOR SIGN PERMIT

APPLICANT: Pacific Neon Company Phone # 916-927-0527 ext. 208

APPLICANT ADDRESS: 2939 Academy Way Sacramento, CA. 95815

IF OTHER THAN APPLICANT, NAME OF PROPERTY OWNER: Carl E Best, as Trustee of the Carl & Janet Best Trust
Scott R. Best and Terry A. Johnson, as Trustee of the Johnson Family Trust

PROPERTY OWNER ADDRESS: 2580 Sierra Blvd. # E, Sacramento, CA 95825

PROJECT LOCATION: 1805 Fort Jones Road Yreka, CA 96097

DESCRIPTION OF PROPOSED PROJECT: See page 2, attached hereto and made a part hereof. (Complete page 2 for for each sign requested.)

Applicant agrees to comply with any terms or conditions of any entitlement issued or permitted by the City pursuant to this application. The sign shall be removed within thirty days after the business closes and is no longer in operation. If signs are left on the premises, **PROPERTY OWNER** agrees to remove said signs within the thirty day time period.

PROPERTY OWNER'S SIGNATURE: (REQUIRED) Scott R. Best

APPLICANT SIGNATURE: Shelly Horvath Date: 2/25/2014

To be completed by City Staff:

A.P. Number 062-161-250 ZONE: M-1 GP DESIGNATION: T

CITY FEES: \$210.00 Permit No. 4199

- ADMINISTRATIVE APPROVALS & ISSUANCE\$75.00
- Building Department Inspection \$47.00
Depending on the sign, a building permit may be also required.
- SIGN USE PERMIT - P.C. APPROVAL..... \$125.00
- PUBLIC HEARING FEES..... \$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
- HISTORIC DISTRICT SIGN PERMITS..... \$75.00
- HISTORIC SANDWICH SIGNBOARD.....\$25.00
Requires insurance certificate with separate Additionally Insured Endorsement naming the City of Yreka as additionally insured in the amount of \$1,000,000.
- TIME EXTENSION.....\$60.00

City of Yreka - Sign Permit Application Continued Page 2 of 2.
This page is required for each individual sign requested,
if more than one sign is proposed, please request additional copies.

Applicant's Name: Pacific Neon Company Phone # 916-927-0527 ext 298

Project Location: 1805 Fort Jones Road, Yreka, CA

Sign # 1 of 1 Description of request:
As per the attached sign plan.
(1) double sided pole sign 15' x 10' x 60' high (300 square feet)

A detailed site plan drawn to scale in accordance to Step 2 of the Sign Guidelines is attached hereto and made a part hereof.

Illumination: None Internal External Type Fluorescent Lamps

Location: Front Rear Roof Side North, East, West, South
Circle one

Material Metal Plastic Wood: list type _____

Other: List type: Aluminum

Placement: Painted on Building Flush Mounted: Thickness _____

Attached to building: Thickness _____ Attached to building with : _____

Pole Sign Monument Sign

Other (describe) _____

Sign Dimensions: Size: 10 high x 15 wide = pole 60'-300 Sq. feet.

Clearance: Ground to Bottom of Sign: 43 feet.

Total Height of Sign: Ground to highest point: 60 feet

Allowable Sign Area: _____ sq. ft. Front Footage of Building 70' 3" feet.

Number of existing signs 0 = total _____ Sq. Ft.

Sign area proposed with this application 300 Sq. Ft.

+/- Balance usable Sign Area (Allowable - Proposed) _____ Sq. Ft.

CITY OF YREKA
Planning Department
SIGN USE PERMIT

APPLICANT: Pacific Neon Company by Ralph Cundiff Jr. TELEPHONE: (916) 927-0527 ext. 228

APPLICANT ADDRESS: 2939 Academy Way, Sacramento, CA 95815

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Carl E. Best, as Trustee of the Carl & Janet Best Trust,

Scott R. Best & Terry A. Johnson, as Trustee of the Johnson Family Trust

PROPERTY OWNER ADDRESS: 2580 Sierra Blvd. # E, Sacramento, CA 95825

PROJECT LOCATION: 1805 Ft. Jones Rd., Yreka, CA 96097

A.P. #: 062-161-250 GENERAL PLAN DESIGNATION: I ZONE: M-1

DESCRIPTION OF PROPOSED PROJECT: Sign Use Permit to install one double sided pole sign
15' x 10' (300 sq. ft. total), 60' high in accordance with the application submitted. The sign copy on the first
panel will be "Starbucks Logo Drive Thru".

ENVIRONMENTAL REVIEW:

- No Impact Environmental Impact Report Negative Declaration
 Categorical Exempt # 15311 (a) Statutorily Exempt

NOTICE OF DETERMINATION FILED (DATE): None

Planning Commission

APPROVED, (Date of approval): _____ DENIED, (Date of denial): _____

FINDINGS/CONDITIONS _____

DATE ISSUED: _____ BY: _____

(City of Yreka Authorized Signature)

CITY OF YREKA

SIGN USE PERMIT NO. 4199

FINDINGS AND CONDITIONS OF APPROVAL

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

1. The installation of a double sided pole sign 15' x 10' (300 sq. ft. total) 60' high, sign copy will be "Starbucks Logo Drive Thru..." will not:

a. be contrary to the public's interest, safety, health, and welfare because the proposed sign is in compliance with the City's sign regulations.

b. be detrimental to property or improvements in the neighborhood for the reason stated in (a) above.

2. The subject property is located on Fort Jones Road within the freeway interchange properties designated by Yreka City Council Resolution No. 2175 as provided in Section 13.68.030(A)(1) of the Yreka Municipal Code and will therefore not be contrary to the intent of Chapter 13 or the public interest, safety, health and welfare.

3. Resolution No. 2175 authorizes the Planning Commission to grant exceptions to Yreka Municipal Code Title 13 for signs located within the designated freeway interchange properties.

4. The Planning Commission made a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311(a) (On-Premises Signs) of the CEQA Guidelines.

The following conditions shall be complied with at all times that the sign use permit is in effect:

1. The double sided pole sign 15' x 10' (300 sq. ft. total), 60 feet high, shall comply with the specifications and plans approved by the Planning Commission on March 19, 2014 and shall serve only to identify the business carried on said premises.

2. The sign shall be erected in accordance with the specifications and plans submitted for Best Development approved by the Planning Commission on March 19, 2014, and shall not be deviated from without prior review and approval of the Planning Commission.

3. The sign shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code.

4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing a pole sign.

5. The sign shall harmonize with the materials, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.

6. The signs shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.

7. The sign use permit shall expire and terminate if not used within one (1) year from the date of approval. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

DATE: March 19, 2014

Yreka, California, Code of Ordinances >> Title 13 - SIGN ORDINANCE >> CHAPTER 13.44 - POLE SIGNS >>

CHAPTER 13.44 - POLE SIGNS

section:

13.44.010 - Permitting.

13.44.020 - Design and construction.

13.44.010 - Permitting.

Permits for a pole sign shall be considered as part of the administrative permit process defined in Section 13.08.060

(Ord. 775 (part), 2004).

13.44.020 - Design and construction.

A. Maximum total sign area for pole or post signs shall be computed according to the parcel frontage along the street to which the sign is oriented, as follows:

1. Less than one hundred (100) feet of front footage: not allowed.
2. At least one hundred (100) feet but less than one hundred fifty (150) feet of frontage: fifty (50) square feet.
3. Over one hundred fifty (150) feet of frontage: one hundred (100) square feet.

B. Maximum height shall not exceed the maximum building height permitted in the zone in which the sign is located. $CT = 35'$ $MI = 45'$

C. No more than one pole sign shall be permitted for each street frontage except that, by use permit more than one of the above signs may be permitted subject to the following terms and conditions:

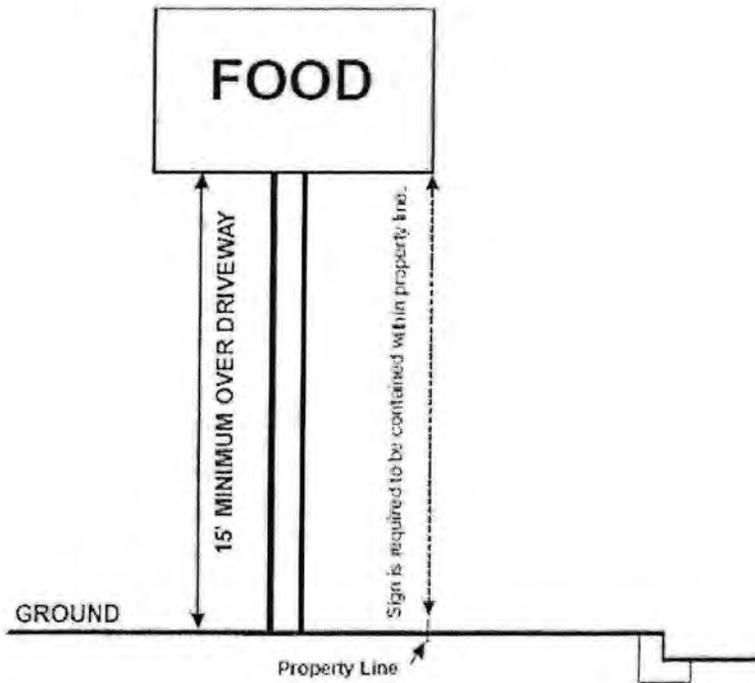
1. The total sign area of all signs on a single parcel may not exceed the maximum sign area permitted for any one parcel,
2. On a single parcel frontage, sign structures shall be erected at least one hundred fifty (150) feet apart.

D. No pole or post sign shall project over the public right-of-way or sidewalk. Pole signs erected over a private vehicular drive shall be erected so as to provide not less than fifteen (15) feet vertical clearance. .

(Ord. 775 (part), 2004; Ord. 576 (part) 1982; Ord. 503 (part), 1974; Ord. 427 § 1-50 (2), 1969).

13.44

POLE SIGN



Maximum Area of Sign Face(s):

Street frontage less than 100 feet: No Pole Signs permitted

Street frontage 100-150 feet = 50 square feet

Street frontage over 150 feet = 100 square feet

Height:

Height of pole sign is restricted to the maximum height allowable by the applicable zoning district.

**13.68.020 - Additional signing allowed by use permit.**

- A. The planning commission by way of a use permit may allow additional sign types, number of signs, size of signs, and number of locations. The applicant must submit a statement supporting the request for the additional signing. Criteria for additional signing may include large parcel size, unusual configuration or location, size of buildings, multiple street frontages, number of independent businesses, location of the buildings on the parcel or unique qualities of the use of the parcel, any of which must relate to the finding which shall be required of the planning commission that the additional signing will not be contrary to the intent of this chapter or the public interest, safety, health and welfare.
- B. Under such use permit sign request, the planning commission may increase each allowed sign area by up to fifty percent for any such sign.

(Ord. 775 (part), 2004).

13.68.030 - Height and size exceptions—Conditions for granting.

- A. The planning commission through a use permit may grant exceptions upon the verified application of any property owner as to the maximum overall height of any sign above natural ground level or as to the maximum square feet of advertising surface, whenever one or more of the conditions hereinafter set forth exist.
1. The proposed sign location is located within freeway interchange properties designated by resolution of the city council and is a dining, lodging, vehicle fueling, vehicle service business, or unique tourist attraction whose primary clientele are the motoring public on Interstate 5
 2. The proposed sign identifies a retail shopping center or industrial park or similar complex, involving a total of at least one hundred thousand square feet of gross floor area, or an individual business with a gross floor area exceeding fifty thousand square feet.
 3. The grade of the nearest adjacent street or highway, excluding the interstate freeway, to the proposed sign location is of an elevation ten feet or more above the natural ground level of the sign site.
 4. The proposed sign is a pole sign located on a parcel with frontage on Fairlane Road from Oberlin Road to Sharps Road or on a parcel with frontage on Main Street (State Route 3) from Oberlin Road to 4-H Way. An exception granted by the planning commission pursuant to this subsection shall relate only to the allowed square footage of a pole sign, which shall not exceed one hundred square feet per side, with the total pole signage not to exceed two hundred square feet. No exception shall be granted pursuant to this subsection as to the maximum overall height above ground level.
- B. In the exercise of the power herein delegated, the planning commission shall impose such conditions upon exceptions so granted as in its judgment may be necessary to assure compliance with the spirit and purpose of this title.
- C. As to the existence of any of the herein above set forth conditions and the necessity for exception from the provisions of this title, the burden of proof shall be upon the applicant.

(Ord. 775 (part), 2004; Ord. 761, 2001; Ord. 758, 2000; Ord. 726, 1996; Ord. 479, 1972; Ord. 427 § 1-56, 1969).

Resolution No. 2175
(Codified)

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF YREKA ADDING SECTION 13.68.010 TO
CHAPTER 13.68 R-FREEWAY INTERCHANGE SIGNAGE
OF TITLE 13 R-RESOLUTIONS
DESIGNATING FREEWAY INTERCHANGE PROPERTIES
WHEREIN THE PLANNING COMMISSION HAS AUTHORITY
TO GRANT EXCEPTIONS TO THE REQUIREMENTS OF TITLE 13**

SECTION 13.68.010 R: Pursuant to Sub-Section (1) 13.68.010, the Planning Commission is authorized to grant exceptions to Title 13 pursuant to Section 13.68.101 within the depicted freeway interchange properties attached hereto as Exhibit "A".

PASSED AND ADOPTED THIS 7TH DAY OF NOVEMBER, 1996 BY THE FOLLOWING VOTE:

AYES: BENNETT, GRIFFIN, HARRIS, ROBERTS, VEALE

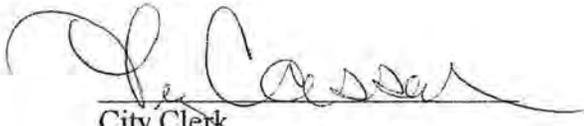
NOES: NONE

ABSENT: NONE



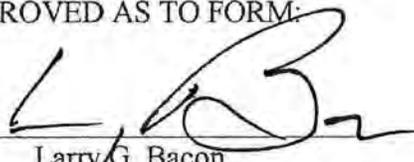
Mayor of the City of Yreka

ATTEST:



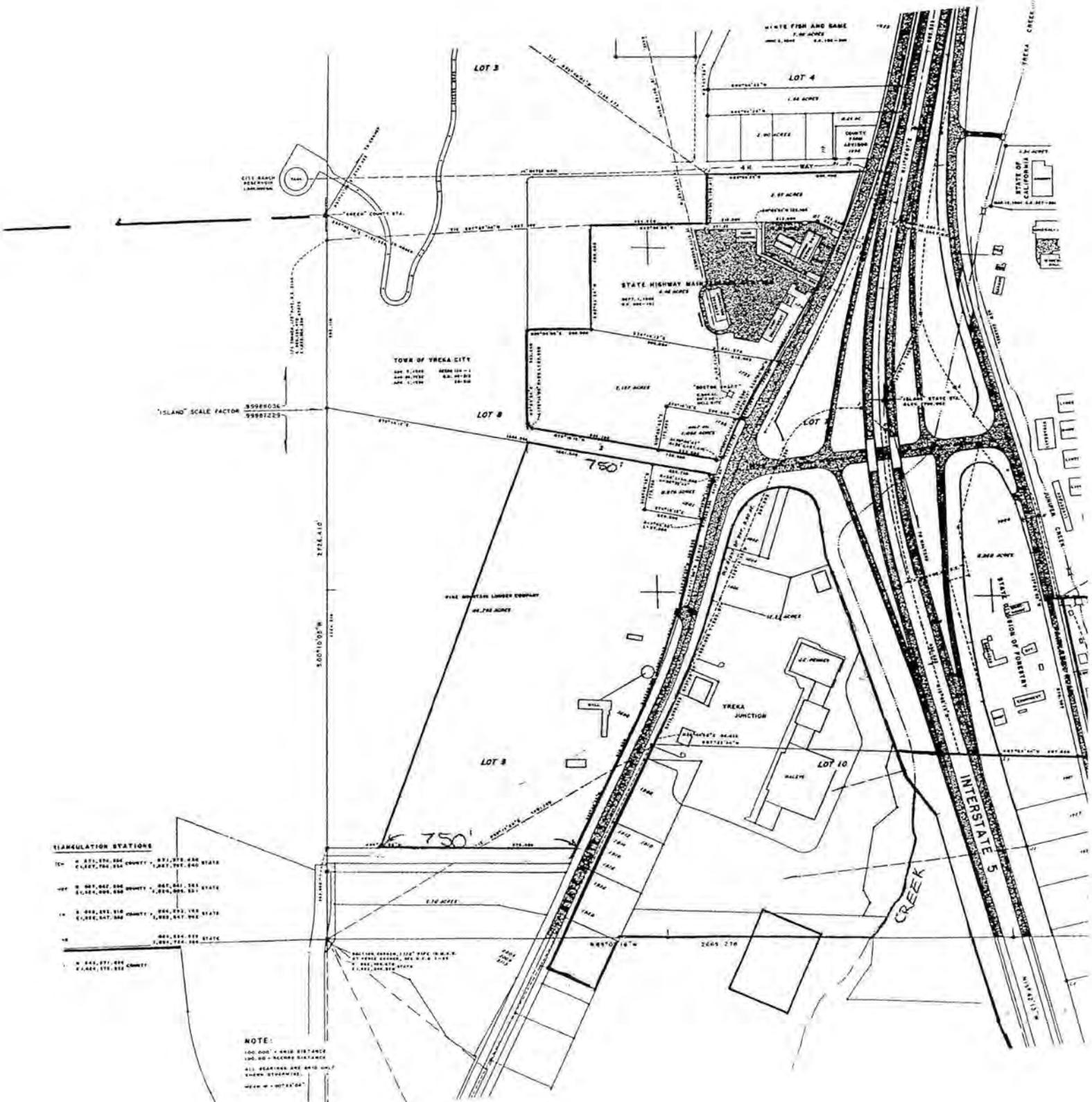
City Clerk

APPROVED AS TO FORM:

By 

Larry G. Bacon,
City Attorney

III. SOUTH INTERCHANGE



TRIANGULATION STATIONS

10	N 271,270.826 COUNTY	827,270.400 STATE	4,127,724.354 COUNTY	2,247,722.840 STATE
11	N 267,042.500 COUNTY	847,041.323 STATE	4,124,009.840 COUNTY	2,249,009.840 STATE
12	N 262,813.810 COUNTY	866,813.100 STATE	4,120,247.840 COUNTY	2,250,247.840 STATE
13	N 242,571.800 COUNTY	886,571.800 STATE	4,116,485.840 COUNTY	2,251,485.840 STATE

NOTE:
 100,000' = HORIZ. DISTANCE
 100,000' = HORIZ. DISTANCE
 ALL BEARINGS ARE GROUND
 BEARINGS UNLESS
 OTHERWISE NOTED

2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916.927.2414
www.pacificneon.com

Project No: 13-5645b-00
Account Executive: Ralph Cundiff

Project:
Starbucks Coffee
Best Development Group

Address:
1805 Fort Jones Hwy.
Yreka, CA

Drawn By: William Dickson
Date: 5.22.13
Revision: 6.11.13
11.8.13
2.18.14

UL Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuits) with a separate ground to the electrical panel, I.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

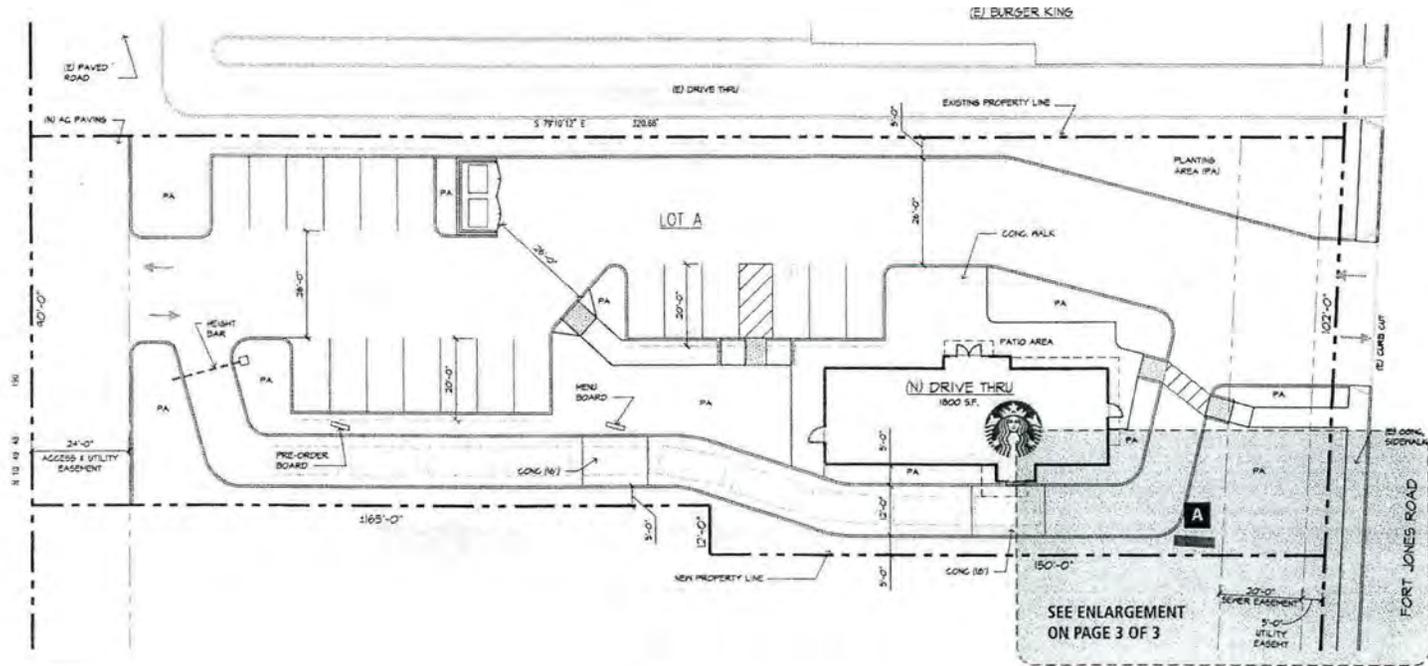
Copyright ©2013
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company

California Title 24 Compliant

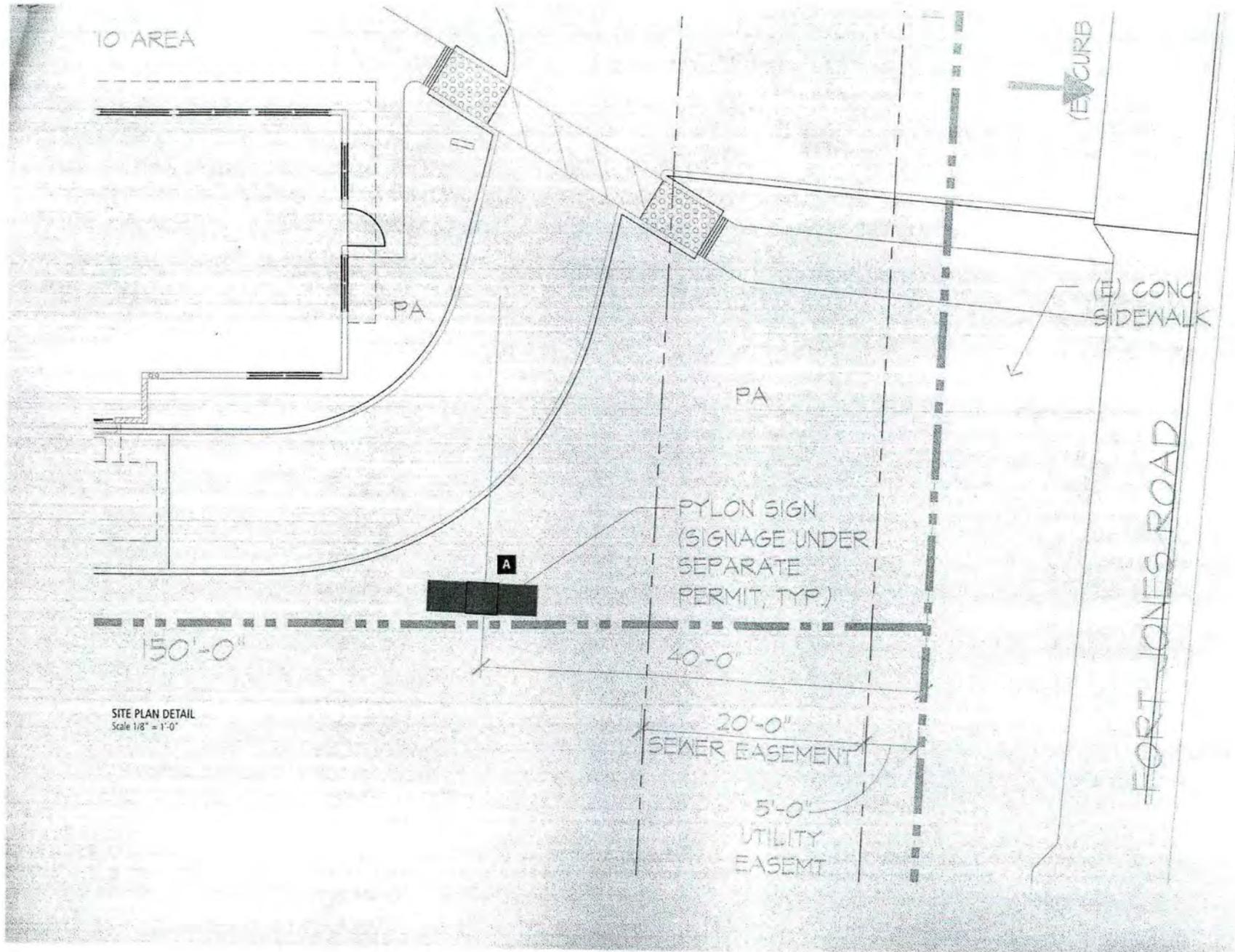


Sheet No.

2



SITE PLAN
Scale 1" = 30'-0"



SITE PLAN DETAIL
Scale 1/8" = 1'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916.927.2414
www.pacificneon.com

Project No: 13-5645b-00
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Address:
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Drawn By: William Dickson
Date: 5.22.13
Revision: 6.11.13
11.8.13
2.18.14

UL Listed
Signs to be manufactured to UL Specifications and will bear the UL Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant



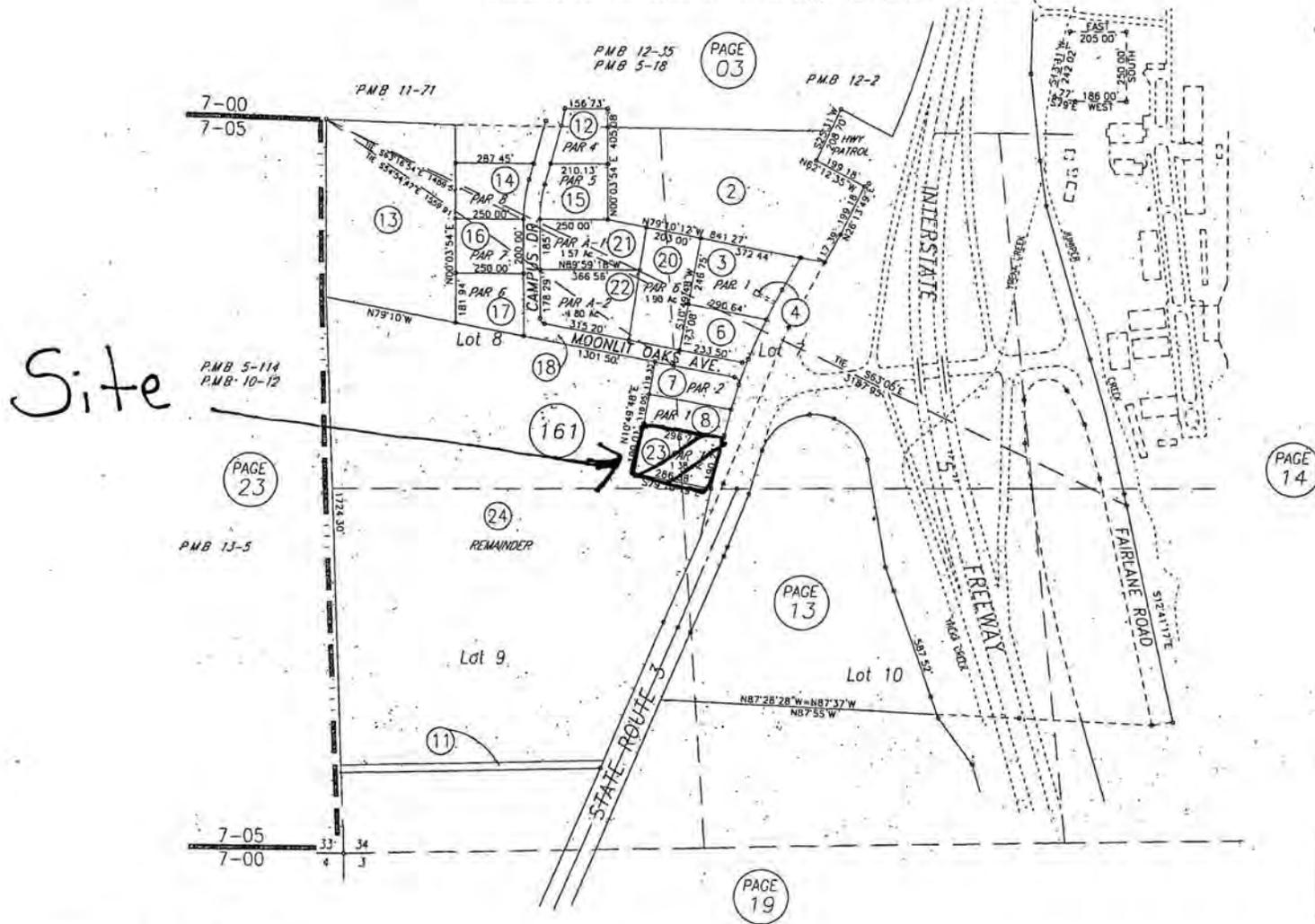
Portion of the SW1/4 of Section 34 T45N R7W

Annexed to the Town of Yreka City November 15, 1960

Tax Area Code

7-00

62 - 16

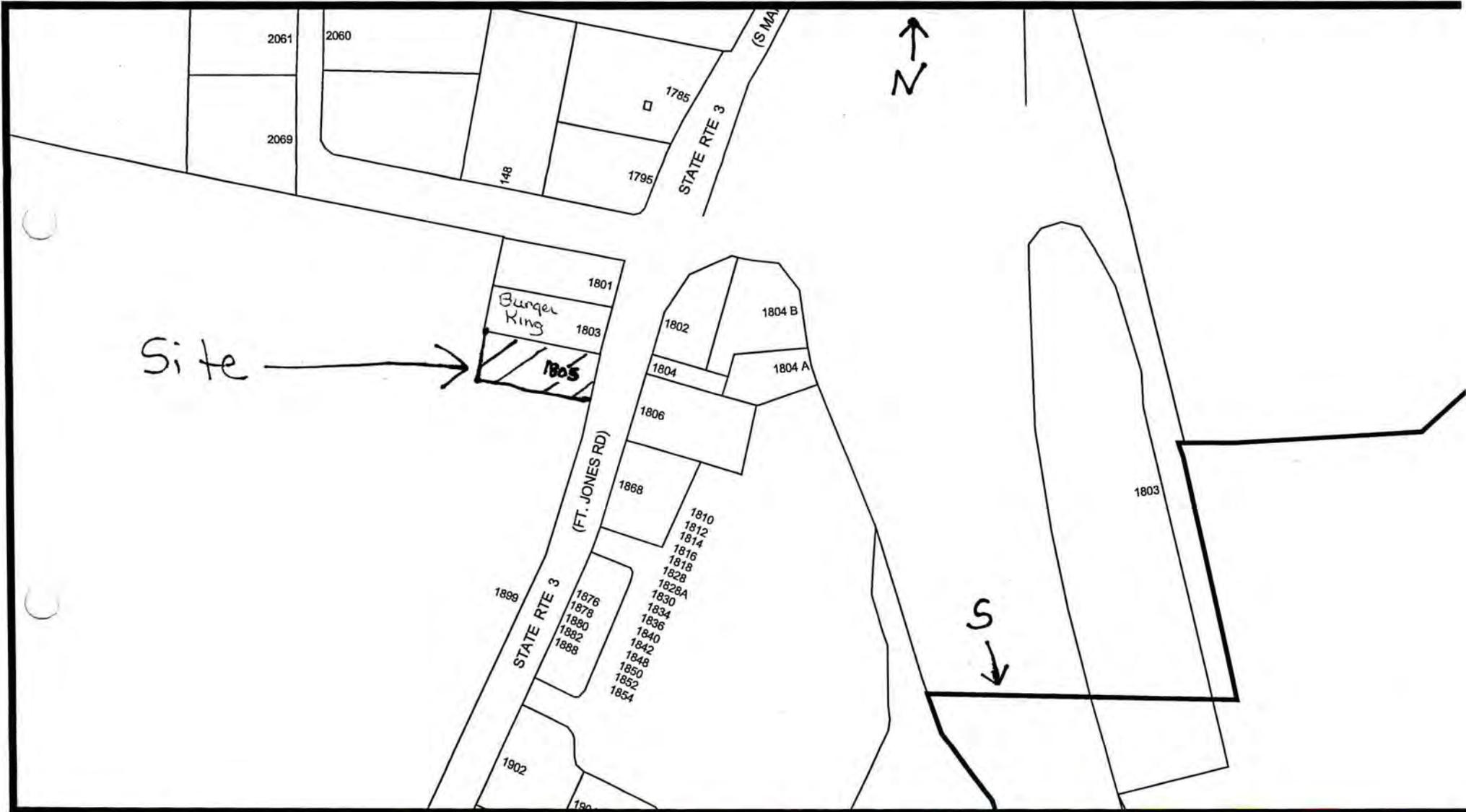


Site

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.

Siskiyou County Assessor's Office
 RENUMBERED FOR 1988 ROLL
 AutoCAD 2009

CAD/joc





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



March 5, 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 Sign 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, March 19, 2014 in the Council Chambers, 701 Fourth Street, Yreka, California, on the following proposed project:

SIGN USE PERMIT

An application for a Sign Use Permit to install a double-sided pole sign 15' x 10' (300 sq. ft. total), 60' high, sign copy will be "Starbucks Logo Drive Thru..." Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor's Parcel No. 62-161-250. Project applicant is Pacific Neon Company.

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 hearings or deliver written comments regarding the proposed project on or before **4 p.m. March 19, 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

NOTICE OF PUBLIC HEARING

The Yreka City Planning Commission will hold a public hearing at 6:30 p.m., Wednesday, March 19, 2014 in the Council Chambers, 701 Fourth Street, Yreka, California, on the following proposed project:

SIGN USE PERMIT

An application for a Sign Use Permit to install a double-sided pole sign 15' x 10' (300 sq. ft. total), 60' high, sign copy will be "Starbucks Logo Drive Thru..." Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor's Parcel No. 62-161-250. Project applicant is Pacific Neon Company.

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 hearings or deliver written comments regarding the proposed project on or before **4 p.m. March 19, 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



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission
From: Liz Casson, City Clerk
Prepared by: Scott Friend, AICP, Contract Planner
Agenda Title: **Housing Element Implementation** - A city-initiated amendment to Title 16, *Zoning*, of the Yreka Municipal Code to implement a number of programs contained in the 2009-2014 Housing Element. The amendments will address density bonuses, emergency shelters, employee housing, group care homes, single room occupancy residential units, supportive housing, and transitional housing.
Project Number: Zoning Code Amendment (ZCA) #2014-01
Meeting date: March 19, 2014

Summary:

The City's adopted Housing Element includes a number of Programs which require amendments to the City's Zoning Ordinance. The Housing Element stated that these amendments were to be completed by August 2010. In order for the City's 2014-2019 Housing Element to be certified, the zoning amendments identified in the current Housing Element must be adopted prior to the Department of Housing and Community Development's (HCD) review of the 2014-2019 Housing Element. Staff is planning to submit the draft 2014-2019 Housing Element to the State for initial review in May.

Background:

The 2009-2014 Housing Element included four (4) programs which require amendments to the City's Zoning Ordinance to comply with State housing law. As further discussed in the adopted Housing Element, the Programs and the specific action that is required to implement the Program are listed below:

- Program HE.1.2.4: Review Government Code Section requirements for density bonuses and make revisions to the Zoning Ordinance as necessary to comply.

State Law: Government Code Section 65915 *requires* a city to grant at least one density bonus and permit an additional housing incentive for developers who agree to construct housing affordable to lower-income households, unless the city makes a written finding that the density bonus or housing incentive is not required for the units to be affordable.

A density bonus can be given when a project provides affordable housing, senior housing (whether affordable or not), donations of land for affordable housing, and condominium conversions that include affordable housing and child care facilities. Developers may also receive various zoning concessions and reduced parking standards. Development of at least 5 units are eligible for the bonus if either 5 percent of the units are affordable to very low-income households, 10 percent are

affordable to low-income households, or 10 percent are affordable to moderate-income households. The total density bonus cannot exceed 35 percent.

Specific Action Required: Amend the Zoning Ordinance to offer a density bonus in accordance with the State density bonus law of up to 35 percent.

- *Program HE.2.1.8:* In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.

State Law: AB 2634 (Lieber) requires the quantification and analysis of existing and projected housing needs to extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Specific Action Required: Amend the Zoning Ordinance to include a definition of single-room occupancy units, allow single-room occupancy units in appropriate zoning districts (i.e., C-2 and CH) with a use permit, and provide development standards for these units.

- *Program HE.2.1.9:* Pursuant to SB2, the City will amend the Zoning Ordinance to include separate definitions of “supportive housing”, “transitional housing”, and “emergency shelters” consistent with Sections 50675.14, 50675.2, and 50801 of the California Health and Safety Code. The City will also amend the Zoning ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right in the Light Industrial Zone District.

State Law: Senate Bill 2 (SB 2) (Chapter 633, Statutes of 2007) clarifies and strengthens housing element law to ensure zoning encourages and facilitates emergency shelters. SB 2 limits the denial of emergency shelters, and transitional and supportive housing under the Housing Accountability Act. SB 2 was codified into state law under Government Code Section 65583.

Specific Action Required: Amend the Zoning Ordinance to adhere to State legislation regarding the allowance of emergency shelters by right in the M-1 Light Industrial Zone District and allow transitional and supportive housing as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.

- *Program HE.2.1.10:* Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2), and Commercial Highway (CH) zones. This will allow for the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities. Also to ensure compliance with health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of “group residential” and “group care facility”. The definition of group care facility must distinguish

between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.

State Law: California Health and Safety Code Sections 1267.8 and 1566.3 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or less to obtain conditional use permits or variances that are not required of other family dwellings.

Specific Action Required: The City shall add definitions for group care home – small and group care home – large and amend the Zoning Ordinance to allow for small care facilities having 6 or fewer persons as a by-right permitted principal use in the R-1, R-2, R-3, R-A, and RPO zoning districts. Large care facilities having 7 or more persons shall be permitted subject to the approval and issuance of a conditional use permit in the R-2, R-3, CPO, C-2, CH, and CT zoning districts.

Although not included in the 2009-2014 Housing Element Programs, State law requires Cities to allow employee housing for a maximum of six workers as a residential use and only require what is required of the same type of housing in the same zoning district (California Health and Safety Code 17021.5). In all zones allowing agricultural uses, State law requires the City to allow employee housing of no more than 12 units or 36 beds as an agricultural use and must be permitted in the same manner as other agricultural uses in the same zone (California Health and Safety Code 17021.6). Currently, the Zoning Ordinance does not explicitly allow for employee housing. In the next year, the State will require the City through the 2014-2019 Housing Element to update the Zoning Ordinance to allow employee housing for 6 or less persons by right in residential zones and allow employee housing with a maximum of 12 units or 36 beds in the Residential Agricultural zone. In order to meet the State law, staff has included in the amendment a definition for *employee housing - small* which would be allowed in all zones that permit a single family residence by-right or with a use permit. The amendment also includes a definition for *employee housing-large* which would be allowed in the Residential Agricultural R-A zone. These amendments will bring the City in compliance with State law in regards to employee housing.

Discussion:

Staff has prepared a Resolution for Planning Commission consideration and recommendation that would revise Title 16, *Zoning*, of the Yreka Municipal Code to implement the Programs and State law outlined above and described in the adopted 2009-2014 City of Yreka Housing Element. These amendments are identified and presented in **Attachment B – Proposed Draft Text** and would result in a revision of the Zoning Ordinance in several areas.

Specifically, the draft Ordinance adds definitions for *group care home –small*, *emergency shelter*, *employee housing - large*, *employee housing – small*, *single-room occupancy residential unit*, *supportive housing*, and *transitional housing* to Chapter 16.12, *Definitions*. The new definitions for *emergency shelter*, *supportive housing*, and *transitional housing* are the exact definitions as can be found in the California Health and Safety Code. The definition for *density bonus* is from Government Code Section 65915. The definitions for

single-room occupancy housing is interpreted from the Code of Federal Regulations (24 CFR 92.2) and *employee housing* is interpreted from the California Health and Safety Code (CHSC 17021.5 – 17021.6).

The draft ordinance would allow employee housing – small, supportive housing, and transitional housing as principally permitted uses in all residential districts and conditionally permitted uses in all commercial districts except C-1; allow emergency shelters in the M-1 zoning district as a permitted use and set standards for shelters in a new section entitled, Section 16.46.160, Emergency shelters; and allow single-room occupancy residential units in the C-2 and CH zoning district and set standards for these units in a new section entitled, Section 16.46.150, Single-room occupancy residential unit (SRO). These standards list maximum unit size, minimum parking requirements, and general provisions for these units, such as laundry facilities and closet space.

The amendment would add a new chapter entitled, Chapter 16.78, *Affordable Housing Incentives/Residential Density Bonuses*. As stated in Government Code Section 65915 (see **Attachment E - Relevant State Code**), the law requires a city to grant density bonuses and incentives to developers who agree to construct housing affordable to lower-income households. A density bonus is an increase over the maximum allowable density under Yreka’s Municipal Code and General Plan. The calculation for the density bonus is based on the percentage of designated low-income units (or very low or moderate-income units). For example, an apartment complex with 10 percent of the units designated for low-income households could receive a density bonus of 20 percent (a proposed 100 unit complex could actually build 120 units). In addition to the density bonus, three possible incentives are listed in the law: reduction of site development standards or zoning code requirements, approval of mixed-use zoning, and any other incentive or concession that will result in actual cost reductions. Per the State law, granting of a concession or incentive shall not be interpreted to require a general plan amendment, zoning change, or other discretionary approval.

Environmental Determination:

This action has been determined to be *exempt* from California Environmental Quality Act (CEQA) review pursuant to Public Resources Code Section 15061(b)(3), commonly described as the ‘general rule’ exemption, because the proposed action would not permit new development at a density or intensity in excess of what is permitted at the current time and under current regulations and would not allow for new development methods, techniques or applications that would physically impact the environment. The project would amend the text of the City’s Zoning Ordinance to address specific housing types, add definitions, and establish implementing language.

Recommendation:

Staff recommends that the Planning Commission recommend approval of the proposed amendments to Title 16, *Zoning*, of the Yreka Municipal Code as presented with this report. Staff also recommends that the Planning Commission make a recommendation to the City Council that the proposed action is *exempt* from CEQA review under Public Resources Code Section 15061(b)(3), commonly described as the ‘general rule’ exemption.

Staff recommends the following process for the consideration of this matter:

1. Accept report 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.

If the Planning Commission determines that it intends to approve the proposed project as requested in application ZTA 2014-01, staff presents the following motions for consideration:

Move that the Planning Commission adopt Planning Commission Resolution 2014-1 recommending that the City Council determine that the proposed project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and, recommend approval of ZCA#2014-01 to the City Council to amend Title 16, Zoning, by adding definitions to Chapter 16.12; amending Sections 16.18.050, 16.20.050, 16.20.070, 16.22.050, 16.22.070, 16.24.050, 16.26.050, 16.30.070, 16.34.070, 16.36.070, 16.38.060, 16.40.050, 16.40.070, 16.42.050; adding Section 16.46.150, Single-room occupancy residential unit (SRO); adding Section 16.46.160, Emergency shelters; and adding Chapter 16.78, Affordable Housing Incentives/Residential Density Bonuses.

Attachments:

Attachment A – Relevant Housing Element Programs

Attachment B – Draft Code Amendment

Attachment C – CEQA Notice of Exemption

Attachment D – Planning Commission Resolution

Attachment E – Relevant State Codes

Approved by: _____


Steven Baker, City Manager

**ATTACHMENT A -
RELEVANT HOUSING ELEMENT PROGRAMS**

housing product. This may be accomplished by offering incentives similar to those outlined in Program HE.1.2.1.

Responsibility: Planning Department

Financing: Private development

Timing: As residential development proposals of 50 or more units are submitted

Program HE.1.2.3: Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, maintain lower fees for affordable housing whenever possible.

Responsibility: City Manager, Planning Department

Financing: General Fund, Grants for infrastructure

Timing: Update Planning Commission on fee schedule on a yearly basis

Program HE.1.2.4: Review Government Code Section requirements for density bonuses and make revisions to the Zoning Ordinance as necessary to comply.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

Program HE.1.2.5: Maintain affordable units. The City will maintain a list of all non-profit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any federal or state notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices, files on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City.

Responsibility: City Manager, Planning Department

Financing: General Fund

Timing: As needed

Program HE.1.2.6: Search for gap funding for projects that may be at-risk during the course of the planning period, including CDBG, California Housing Finance Agency, HCD, etc.

Responsibility: City Manager

Financing: Grants and/or loans

Timing: As needed

Program HE.1.2.7: Identify and maintain a list of qualified entities interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (Per Govt. Code 65863.11)

Responsibility: City Manager

Financing: General Fund

Timing: As needed

Program HE.2.1.3: Should an applicant request accommodations beyond those referenced in Program HE.2.1.2, and a Variance must be processed, the Planning Commission will be advised that they should balance the standard requirements for a Variance with the provisions of the federal Fair Housing Act and the California Employment and Housing Act.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: When applications are submitted

Program HE.2.1.4: To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in Programs HE.2.1.1, HE.2.1.2, and HE.2.1.3 above, plus other accommodations already existing in City Codes, such as modification of parking (Section 16.54.140(B) of the Zoning Ordinance).

Responsibility: Planning Department, Building Department

Financing: General Fund

Timing: As needed

Program HE.2.1.5: Work closely with qualified developers of new multifamily housing that includes affordable four and five bedroom units. The City will offer expedited review process and technical assistance for projects that include four and five bedroom units.

Responsibility: Planning Department

Financing: General Fund

Timing: As projects are proposed

Program HE.2.1.6: Conform to the codes and standards related to access for disabled persons and facilitate the modification of existing facilities, where necessary, through the granting of reasonable accommodations to persons with disabilities.

Responsibility: Planning Department, Code Enforcement

Financing: General Fund, Grant Funding

Timing: Ongoing

Program HE.2.1.7: Continue to follow federal ADA guidelines for the development of disabled units.

Responsibility: Building Department

Financing: General Fund

Timing: Ongoing

Program HE.2.1.8: In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.

Responsibility: Planning Department

Financing: General Fund

Timing: August 2010

Program HE.2.1.9: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of “supportive housing”, “transitional housing” and “emergency shelters” consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right in the Light Industrial zone.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

Program HE.2.1.10: Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2) and Commercial Highway (CH) zones. This will allow for the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of “group residential” and “group care facility”. The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

Program HE.2.1.11: In order to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units or other units affordable to the extremely low-income.

Responsibility: Planning Department, Planning Commission, City Council

Financing: Grant Funding

Timing: Whenever housing for the extremely-low income is proposed

**ATTACHMENT B -
DRAFT CODE AMENDMENT**

Attachment B - Draft Code Amendment
(Additions are underlined, deletions are ~~everstruck~~)

Chapter 16.12

DEFINITIONS

16.12.410 Density, bonus.

"Density bonus" means a discretionary approval of up to twenty-five percent (25%) more residential units for a proposed residential project based on meeting the criteria of Government Code § 65915. density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan.

16.12.443 Emergency shelters.

"Emergency shelters" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.

16.12.445 Employee housing – large.

"Employee housing – large" means housing for employees consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household.

16.12.447 Employee housing - small.

"Employee housing – small" means housing for employees consisting of six or fewer persons in a single family home.

16.12.550 Group care home – large.

"Group care home - large" means a facility licensed by the State pursuant to California Community Care Facilities Act (Health and Safety Code § 1500 et seq.) designed, intended or used as a residence for more than six individuals who require any form of institutional care or supervision where such care or supervision is maintained on the premises during a 24-hour day.

16.12.552 Group care home – small.

"Group care home - small" means a designed, intended or used as a residence for six individuals or less who require any form of institutional care or supervision where such care or supervision is maintained on the premises during a 24-hour day.

16.12.755 Single-room occupancy residential unit (SRO).

“Single-room occupancy residential unit” means a compact dwelling unit with limited cooking and living facilities that is the primary residence of its occupant(s) and is within a multiple-unit structure.

16.12.773 Supportive housing.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target populations as defined by 53260(d) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

16.12.776 Transitional housing.

“Transitional housing” means a building configured as rental housing development, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Chapter 16.18

SINGLE FAMILY RESIDENTIAL R-1 (1-6 Units per Acre)

16.18.050 Permitted Uses.

The following uses are permitted in the R-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- B. Group care home – small; ~~not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5~~
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.20

MEDIUM DENSITY RESIDENTIAL R-2 (1-13 Units Per Acre)

16.20.050 Permitted Uses.

The following uses are permitted in the R-2 Zone District subject to issuance of a building permit, business license or other required permit(s):

C. Group care home – small; not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5

G. Employee housing – small;

H. Supportive housing;

I. Transitional housing.

16.20.070 Conditional Uses.

The following uses are permitted in the R-2 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

E. Group care home – large.

Chapter 16.22

HIGH DENSITY RESIDENTIAL R-3 (1-16 Units Per Acre)

16.22.050 Permitted Uses.

The following uses are permitted in the R-3 Zone District subject to issuance of a building permit, business license or other required permit(s):

- C. ~~Group care home – small; –not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5~~
- F. Employee housing – small;
- G. Supportive housing;
- H. Transitional housing.

16.22.070 Conditional Uses.

The following uses are permitted in the R-3 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- G. Group care home – large.

Chapter 16.24

RESIDENTIAL AGRICULTURE R-A (One acre minimum)

16.24.050 Permitted Uses.

The following uses are permitted in the R-A Zone District subject to issuance of a building permit, business license or other required permit(s):

- B. ~~Group care home – small; not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5~~
- F. Employee housing – large;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.26

RESIDENTIAL PROFESSIONAL OFFICE RPO

16.26.050 Permitted Uses.

The following uses are permitted in the RPO Zone District subject to issuance of a building permit, business license or other required permit(s) as an accessory to the primary permitted or conditionally permitted use:

- C. Group care home – small;
- D. Employee housing – small;
- E. Supportive housing;
- F. Transitional housing.

Chapter 16.30

COMMERCIAL, PROFESSIONAL OFFICE CPO

16.30.070 Conditional Uses.

The following uses are permitted in the CPO Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

F. Group care home – large;

G. Employee housing – small;

H. Supportive housing;

I. Transitional housing.

Chapter 16.34

COMMERCIAL DOWNTOWN C-2

16.34.070 Conditional Uses.

The following uses are permitted in the C-2 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

X. Group care home – large;

Y. Single-room occupancy residential unit (SRO);

Z. Employee housing – small;

AA. Supportive housing;

BB. Transitional housing.

Chapter 16.36

COMMERCIAL HIGHWAY CH

16.36.070 Conditional Uses.

The following uses are permitted in the CH Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

X. Group care home – large;

Y. Single-room occupancy residential unit (SRO);

Z. Employee housing – small;

AA. Supportive housing;

BB. Transitional housing.

Chapter 16.38

COMMERCIAL TOURIST CT

16.38.060 Conditional Uses.

The following uses are permitted in the CT Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

F. Group care home – large;

G. Employee housing – small;

H. Supportive housing;

I. Transitional housing.

Chapter 16.40

LIGHT INDUSTRIAL M-1

16.40.050 Permitted Uses.

The following uses are permitted in the M-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

D. Emergency shelters.

16.40.070 Conditional Uses.

The following uses are permitted in the M-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. All uses in a C-2 or CH zone requiring a conditional use permit, except group care home – large, single-room occupancy residential unit (SRO), employee housing – small, transitional housing, and supportive housing.

Chapter 16.42

HEAVY INDUSTRIAL M-2

16.42.050 Permitted Uses.

The following uses are permitted in the M-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- A. Permitted Uses in the M-1 Zone District not requiring a conditional use permit, except emergency shelters.

(Note: New Sections added to Chapter 16.46 Special Provisions)

Chapter 16.46

SPECIAL PROVISIONS

Sections:

16.46.130 Nonconforming buildings.

16.46.140 Storage containers.

16.46.150 Single-room occupancy residential unit (SRO).

16.46.160 Emergency shelters.

16.46.150 Single-room occupancy residential unit (SRO).

A. General Provisions. The following are the minimum criteria applicable to all new single-room occupancy residential units:

1. Tenancy. Tenancy of single-room occupancy residential units shall not be less than thirty (30) days.
2. Tenants per room. Each unit shall accommodate a maximum of two (2) persons.
3. Maximum unit size. No unit may exceed four hundred (400) square feet.
4. Common facilities. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.
5. Laundry facilities. Common laundry facilities shall be provided at a rate of one (1) washer and dryer per ten (10) units, with a minimum of one (1) washer and dryer.
6. Manager's Office or Unit. An on-site management office or manager's unit shall be provided.
7. Parking. One parking space per unit is required. All applicable parking facility standards shall apply per Chapter 16.54.
8. Storage. Each unit shall have a separate closet.

16.46.160 Emergency shelters.

A. Development Standards.

1. The maximum number of beds shall be fifteen (15).

2. The emergency shelter shall provide on-site parking at a rate of one (1) space for staff plus one (1) space per five (5) allowed occupants. All applicable parking facility standards shall apply per Chapter 16.54.
3. A written management plan is required for all emergency shelters that includes provisions for staff training, neighborhood outreach, transportation, security, client services, and food services.
4. The maximum term of staying at an emergency shelter is six (6) months in a consecutive twelve (12) month period.

(Note: New Chapter added to Title 16)

Chapter 16.78

AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES

Sections:

16.78.010 Purpose.

16.78.020 Applicability.

16.78.030 Application and approval.

16.78.040 Planning Commission recommendation.

16.78.050 Determination of housing density bonus or incentives.

16.78.010 Purpose.

The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of low income and moderate income housing in housing developments proposed within the City.

16.78.020 Applicability.

When a developer enters into an agreement pursuant to Government Code Section 65915 consisting of at least one of the following:

- A. Five (5) percent of units restricted to very low-income households; or
- B. Ten (10) percent of the total units of a housing development restricted to low-income households; or
- C. Ten (10) percent of the total for-sale of a common interest housing development restricted to moderate-income households; or
- D. The project donates at least one (1) acre of land with the appropriate general plan, zoning, permitting, and approvals and access to public facilities needed for such housing to the city for very low-income units; or
- E. The project is restricted to seniors.

The developer shall be eligible for housing density bonuses and incentives as listed in Government Code Section 65915.

16.78.030 Application and approval.

Any person requesting a housing density bonus, incentives, or concessions shall apply for a development agreement. A housing density bonus, incentives, or concessions shall be granted by approval of the development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus, incentive and/or concession.

16.78.040 Planning Commission recommendation.

Prior to Council action on a development agreement providing a housing density bonus or incentives, the Commission, if applicable, shall consider the development agreement and make a recommendation to the Council.

16.78.050 Determination of housing density bonus or incentives.

The project developer may specify the requested housing density bonus or incentives; however, the City may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.

ATTACHMENT - C
CEQA NOTICE OF EXEMPTION

Notice of Exemption

Form D

To: ■ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044
■ County Clerk
County of Siskiyou
510 N Main Street
Yreka, CA 96097

From: (Public Agency) City of Yreka
701 Fourth Street
Yreka, CA 96097
(Address)

Project Title: ZTA #2014-01 - Minor Amendments to the Zoning Code to assist with the implementation of the City of Yreka's Housing Element.

Project Location - Specific: The project is a minor amendment of the Yreka Municipal Code. As an ordinance of the City of Yreka, the ordinance affects all properties located in the City of Yreka.

Project Location - City: Yreka Project Location - County: Siskiyou

Description of Project: An Amendment to Title 16, Zoning of the Yreka Municipal Code to implement a number of programs contained in the City of Yreka's Housing Element. As proposed, the amendment would revise Chapters 16.12 - Definitions, 16.18, Single Family Residential R-1; 16.20, Medium Density Residential R-2; 16.22, High Density Residential R-3; 16.24, Residential Agriculture R-A; 16.26, Residential Professional Office RPO; 16.30, Commercial Professional Office CPO; 16.34, Commercial Downtown C-2; 16.36, Commercial Highway CH; 16.38, Commercial Tourist CT; 16.40, Light Industrial M-1; 16.42, Heavy Industrial M-2; add Section 16.46.150, Single-room occupancy residential unit (SRO); add Section 16.46.160, Emergency shelters; and add Chapter 16.78, Affordable Housing Incentives/Residential Density Bonuses.

Name of Public Agency Approving Project: City of Yreka

Name of Person or Agency Carrying Out Project: City of Yreka

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number: §15061(b)(3) General Rule

Reasons why project is exempt: Project is exempt from the California Environmental Quality Act under §15061(b)(3) of the CEQA Guidelines because the proposed action to amend the City's Zoning Code would not permit new development at a density or intensity in excess of what is permitted at the current time and under current regulations and would not allow for new development methods, techniques or applications that would physically impact the environment. The project would amend the text of the City's Zoning Code to address specific housing types, add definitions, and establish implementing language.

Lead Agency

Contact Person: Scott Friend, AICP Area Code/Telephone/Extension: (530) 894-3469 ext. 13214

Signature: Date: Title: City Planner

- Signed by Lead Agency
Signed by Applicant

Date received for filing at OPR:

ATTACHMENT - D

**PLANNING COMMISSION
RESOLUTION No. 2014-1**

Resolution No. 2014-1

RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF YREKA RECOMMENDING THE CITY COUNCIL ADD AND AMEND
VARIOUS SECTIONS OF YREKA MUNICIPAL CODE TITLE 16, ZONING

WHEREAS, state law requires that cities and counties comprehensively update their General Plan Housing Elements every five years to ensure their plan can accommodate future demand for housing; and

WHEREAS, the City's 2009-2014 adopted Housing Element includes a number of programs which require amendments to the City's Zoning Ordinance prior to the certification of the 2014-2019 Housing Element; and

WHEREAS, in accordance with the 2009-2014 adopted Housing Element and to comply with current state housing law, staff has reviewed the housing element and the zoning code and has submitted for Planning Commission consideration, a city-initiated amendment to Title 16, Zoning, of the Yreka Municipal Code to implement a number of programs contained in the 2009-2014 Housing Element. The amendments address density bonuses, emergency shelters, employee housing, group care homes, single room occupancy, residential units, supportive housing and transitional housing; and

WHEREAS, the proposed amendment to the Yreka Municipal Zoning Code has been determined to be *exempt* from California Environmental Quality Act (CEQA) review pursuant to Public Resources Code Section 15061(b)(3), commonly described as the 'general rule' exemption, because the proposed action would not permit new development at a density or intensity in excess of what is permitted at the current time and under current regulations and would not allow for new development methods, techniques or applications that would physically impact the environment. The project would amend the text of the City's Zoning Ordinance to address specific housing types, add definitions, and establish implementing language; and

WHEREAS, the City has noticed a public hearing for the proposed Code amendments as required by Government Code Section 65090; and

WHEREAS, on March 19, 2014, the Planning Commission conducted a public hearing on the proposed Code Amendments amending and adding various code sections to the Yreka Municipal Code Title 16, Zoning.

NOW THEREFORE, THE YREKA PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Planning Commission hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Planning Commission recommends the Yreka City Council adopt an Ordinance adding and amending various sections of Title 16 of the Yreka Municipal as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

Passed and adopted this 19th day of March 2014, by the following vote:

Ayes:

Nays:

Absent:

Steve Leal, Chair

Attest:

Liz Casson, City Clerk

EXHIBIT "A"

(Additions are underlined, deletions are ~~overstruck~~)

Chapter 16.12 DEFINITIONS

16.12.410 Density, bonus.

"Density bonus" means a discretionary approval of up to twenty-five percent (25%) more residential units for a proposed residential project based on meeting the criteria of Government Code § 65915, density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the General Plan.

16.12.443 Emergency shelters.

"Emergency shelters" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.

16.12.445 Employee housing – large.

"Employee housing – large" means housing for employees consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household.

16.12.447 Employee housing - small.

"Employee housing – small" means housing for employees consisting of six or fewer persons in a single family home.

16.12.550 Group care home – large.

"Group care home - large" means a facility licensed by the State pursuant to California Community Care Facilities Act (Health and Safety Code § 1500 et seq.) designed, intended or used as a residence for more than six individuals who require any form of institutional care or supervision where such care or supervision is maintained on the premises during a 24-hour day.

16.12.552 Group care home – small.

"Group care home - small" means a designed, intended or used as a residence for six individuals or less who require any form of institutional care or supervision where such care or supervision is maintained on the premises during a 24-hour day.

16.12.755 Single-room occupancy residential unit (SRO).

"Single-room occupancy residential unit" means a compact dwelling unit with limited cooking and living facilities that is the primary residence of its occupant(s) and is within a multiple-unit structure.

16.12.773 Supportive housing.

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target populations as defined by 53260(d) of the California Health and Safety Code, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

16.12.776 Transitional housing.

“Transitional housing” means a building configured as rental housing development, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Chapter 16.18

SINGLE FAMILY RESIDENTIAL R-1 (1-6 Units per Acre)

16.18.050 Permitted Uses.

The following uses are permitted in the R-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- B. Group care home – small; not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.20

MEDIUM DENSITY RESIDENTIAL R-2 (1-13 Units Per Acre)

16.20.050 Permitted Uses.

The following uses are permitted in the R-2 Zone District subject to issuance of a building permit, business license or other required permit(s):

- C. Group care home – small; not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

16.20.070 Conditional Uses.

The following uses are permitted in the R-2 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- E. Group care home – large.

Chapter 16.22

HIGH DENSITY RESIDENTIAL R-3 (1-16 Units Per Acre)

16.22.050 Permitted Uses.

The following uses are permitted in the R-3 Zone District subject to issuance of a building permit, business license or other required permit(s):

- C. ~~Group care home – small; not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5~~
- F. Employee housing – small;
- G. Supportive housing;
- H. Transitional housing.

16.22.070 Conditional Uses.

The following uses are permitted in the R-3 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- G. Group care home – large.

Chapter 16.24

RESIDENTIAL AGRICULTURE R-A (One acre minimum)

16.24.050 Permitted Uses.

The following uses are permitted in the R-A Zone District subject to issuance of a building permit, business license or other required permit(s):

- B. ~~Group care home – small; not exceeding six clients, subject to review for overconcentration pursuant to the California H&S [Health and Safety Code Section] 1520.5~~
- F. Employee housing – large;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.26

RESIDENTIAL PROFESSIONAL OFFICE RPO

16.26.050 Permitted Uses.

The following uses are permitted in the RPO Zone District subject to issuance of a building permit, business license or other required permit(s) as an accessory to the primary permitted or conditionally permitted use:

- C. Group care home – small;
- D. Employee housing – small;
- E. Supportive housing;
- F. Transitional housing.

Chapter 16.30
COMMERCIAL, PROFESSIONAL OFFICE CPO

16.30.070 Conditional Uses.

The following uses are permitted in the CPO Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- F. Group care home – large;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.34
COMMERCIAL DOWNTOWN C-2

16.34.070 Conditional Uses.

The following uses are permitted in the C-2 Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- X. Group care home – large;
- Y. Single-room occupancy residential unit (SRO);
- Z. Employee housing – small;
- AA. Supportive housing;
- BB. Transitional housing.

Chapter 16.36
COMMERCIAL HIGHWAY CH

16.36.070 Conditional Uses.

The following uses are permitted in the CH Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- X. Group care home – large;
- Y. Single-room occupancy residential unit (SRO);
- Z. Employee housing – small;
- AA. Supportive housing;
- BB. Transitional housing.

Chapter 16.38
COMMERCIAL TOURIST CT

16.38.060 Conditional Uses.

The following uses are permitted in the CT Zone District upon approval and validation of a conditional use permit, in addition to any other permits or licenses required for the use:

- F. Group care home – large;
- G. Employee housing – small;
- H. Supportive housing;
- I. Transitional housing.

Chapter 16.40
LIGHT INDUSTRIAL M-1

16.40.050 Permitted Uses.

The following uses are permitted in the M-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- D. Emergency shelters.

16.40.070 Conditional Uses.

The following uses are permitted in the M-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. All uses in a C-2 or CH zone requiring a conditional use permit, except group care home – large, single-room occupancy residential unit (SRO), employee housing – small, transitional housing, and supportive housing.

Chapter 16.42
HEAVY INDUSTRIAL M-2

16.42.050 Permitted Uses.

The following uses are permitted in the M-1 Zone District subject to issuance of a building permit, business license or other required permit(s):

- A. Permitted Uses in the M-1 Zone District not requiring a conditional use permit, except emergency shelters.

(Note: New Sections added to Chapter 16.46 Special Provisions)

Chapter 16.46
SPECIAL PROVISIONS

Sections:

16.46.130 Nonconforming buildings.

16.46.140 Storage containers.

16.46.150 Single-room occupancy residential unit (SRO).

16.46.160 Emergency shelters.

16.46.150 Single-room occupancy residential unit (SRO).

- A. General Provisions. The following are the minimum criteria applicable to all new single-room occupancy residential units:

1. Tenancy. Tenancy of single-room occupancy residential units shall not be less than thirty (30) days.

2. Tenants per room. Each unit shall accommodate a maximum of two (2) persons.
3. Maximum unit size. No unit may exceed four hundred (400) square feet.
4. Common facilities. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.
5. Laundry facilities. Common laundry facilities shall be provided at a rate of one (1) washer and dryer per ten (10) units, with a minimum of one (1) washer and dryer.
6. Manager's Office or Unit. An on-site management office or manager's unit shall be provided.
7. Parking. One parking space per unit is required. All applicable parking facility standards shall apply per Chapter 16.54.
8. Storage. Each unit shall have a separate closet.

16.46.160 Emergency shelters.

A. Development Standards.

1. The maximum number of beds shall be fifteen (15).
2. The emergency shelter shall provide on-site parking at a rate of one (1) space for staff plus one (1) space per five (5) allowed occupants. All applicable parking facility standards shall apply per Chapter 16.54.
3. A written management plan is required for all emergency shelters that includes provisions for staff training, neighborhood outreach, transportation, security, client services, and food services.
4. The maximum term of staying at an emergency shelter is six (6) months in a consecutive twelve (12) month period.

(Note: New Chapter added to Title 16)

Chapter 16.78

AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES

Sections:

16.78.010 Purpose.

16.78.020 Applicability.

16.78.030 Application and approval.

16.78.040 Planning Commission recommendation.

16.78.050 Determination of housing density bonus or incentives.

16.78.010 Purpose.

The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of low income and moderate income housing in housing developments proposed within the City.

16.78.020 Applicability.

When a developer enters into an agreement pursuant to Government Code Section 65915 consisting of at least one of the following:

- A. Five (5) percent of units restricted to very low-income households; or
- B. Ten (10) percent of the total units of a housing development restricted to low-income households; or
- C. Ten (10) percent of the total for-sale of a common interest housing development restricted to moderate-income households; or
- D. The project donates at least one (1) acre of land with the appropriate general plan, zoning, permitting, and approvals and access to public facilities needed for such housing to the city for very low-income units; or
- E. The project is restricted to seniors.

The developer shall be eligible for housing density bonuses and incentives as listed in Government Code Section 65915.

16.78.030 Application and approval.

Any person requesting a housing density bonus, incentives, or concessions shall apply for a development agreement. A housing density bonus, incentives, or concessions shall be granted by approval of the development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus, incentive and/or concession.

16.78.040 Planning Commission recommendation.

Prior to Council action on a development agreement providing a housing density bonus or incentives, the Commission, if applicable, shall consider the development agreement and make a recommendation to the Council.

16.78.050 Determination of housing density bonus or incentives.

The project developer may specify the requested housing density bonus or incentives; however, the City may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.

**ATTACHMENT E -
RELEVANT STATE CODES**

California Health and Safety Code §17021.5.

Section 17021.5. (Amended by Stats. 1993, Ch. 952, Sec. 1.)

(a) Any employee housing which has qualified, or is intended to qualify, for a permit to operate pursuant to this part may invoke the provisions of this section.

(b) Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

(c) Except as otherwise provided in this part, employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject. Nothing in this subdivision shall be construed to forbid the imposition of local property taxes, fees for water services and garbage collection, fees for normal inspections, local bond assessments, and other fees, charges, and assessments to which other family dwellings of the same type in the same zone are likewise subject. Neither the State Fire Marshal nor any local public entity shall charge any fee to the owner, operator or any resident for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to employee housing which serves six or fewer persons.

(d) For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household, notwithstanding any disclaimers to the contrary. For purposes of this section, "employee housing" includes employee housing defined in subdivision (b) of Section 17008, even if the housing accommodations or property are not located in a rural area, as defined by Section 50101.

(e) The Legislature hereby declares that it is the policy of this state that each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. This section shall apply equally to any charter city, general law city, county, city and county, district and any other local public entity.

California Government Code Section 65583.

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

California Government Code Section 65915

65915. (a) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall provide the applicant with incentives or concessions for the production of housing units and child care facilities as prescribed in this section. All cities, counties, or cities and counties shall adopt an ordinance that specifies how compliance with this section will be implemented. Failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and incentives or concessions, as described in subdivision (d), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

(D) Ten percent of the total dwelling units in a common interest development as defined in Section 1351 of the Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

California Health and Safety Code Section 1566.3

1566.3. (a) Whether or not unrelated persons are living together, a residential facility that serves six or fewer persons shall be considered a residential use of property for the purposes of this article. In addition, the residents and operators of such a facility shall be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of property pursuant to this article.

(b) For the purpose of all local ordinances, a residential facility that serves six or fewer persons shall not be included within the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that the residential facility is a business run for profit or differs in any other way from a family dwelling.

(c) This section shall not be construed to prohibit any city, county, or other local public entity from placing restrictions on building heights, setback, lot dimensions, or placement of signs of a residential facility which serves six or fewer persons as long as such restrictions are identical to those applied to other family dwellings of the same type in the same zone.

(d) This section shall not be construed to prohibit the application to a residential care facility of any local ordinance that deals with health and safety, building standards, environmental impact standards, or any other matter within the jurisdiction of a local public entity if the ordinance does not distinguish residential care facilities which serve six or fewer persons from other family dwellings of the same type in the same zone and if the ordinance does not distinguish residents of the residential care facilities from persons who reside in other family dwellings of the same type in the same zone. Nothing in this section shall be construed to limit the ability of a local public entity to fully enforce a local ordinance, including, but not limited to, the imposition of fines and other penalties associated with violations of local ordinances covered by this section.

(e) No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a family dwelling of the same type in the same zone.

(f) Use of a family dwelling for purposes of a residential facility serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) of Division 13 or local building codes. However, nothing in this section is intended to supersede Section 13143 or 13143.6, to the extent such sections are applicable to residential facilities providing care for six or fewer residents.

(g) For the purposes of this section, "family dwelling," includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments.

NOTICE OF PUBLIC HEARING

The Yreka Planning Commission will hold a public hearing at 6:30 p.m., Wednesday, March 19, 2014 in the Council Chambers, 701 Fourth Street, Yreka, California, on the following proposed project:

Zoning Code Amendment: ZCA 2014-01 Housing Element Implementation. Implementing Housing Element Programs which include amendments to Title 16, *Zoning*, of the Yreka Municipal Code addressing density bonuses, emergency shelters, employee housing, group care homes, single-room occupancy residential units, and supportive and transitional housing. The draft ordinance would amend Chapter 16.12 by adding definitions for *emergency shelter*; *employee housing – large*; *employee housing – small*; *group care home – small*; *single-room occupancy residential unit*; *supportive housing*; and *transitional housing*; and amend the definitions for *density bonus* and *group care home*. The draft ordinance would permit *employee housing – small*, *group care home – small*, *supportive housing*, and *transitional housing* in all residential districts; permit *group care home – large* in the R-2 Medium Density Residential and R-3 High Density Residential zoning districts with a use permit; permit *employee housing – large* in the RA Residential Agriculture zoning district; permit *group care home – large*, *employee housing – small*, *transitional housing*, and *supportive housing* in the CPO Commercial Professional Office, C-2 Commercial Downtown, CH Commercial Highway, and CT Commercial Tourist zoning districts with a use permit; permit *single-room occupancy residential unit* in the C-2 Commercial Downtown and CH Commercial Highway zoning districts with a use permit; permit *emergency shelters* in the M-1 Light Industrial zoning district; add Section 16.46.150, *Single-room occupancy residential unit (SRO)*; add Section 16.46.160, *Emergency shelters*; and would add Chapter 16.78, *Affordable Housing Incentives/Residential Density Bonuses*.

All interested persons are invited to attend the meeting and to participate in the public hearing or deliver written comments regarding the proposed project to the address listed below. The Planning Commission will discuss the proposed request, listen to questions and comments from members of the public, and will consider whether to take action on the request. All comments will be included as part of the public record for this project. Unsigned, facsimile, or illegible comment letters cannot be accepted by the City. Written comments on the proposed Zoning Code Amendment will be accepted until **4 p.m. on March 19, 2014** at the following address:

Yreka City Hall - Planning Department
701 Fourth Street
Yreka, CA 96097

If any person(s) challenges the action of the City on the above described project in court, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice or in written comments delivered to the City of Yreka either at the public hearing or prior to the public hearing.

For more information regarding the proposed project or the public hearing, please contact Liz Casson at casson@ci.yreka.ca.us or 530-841-2324.
Liz Casson, City Clerk

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



February 24, 2014

Mr. Steve Baker
City Manager
City of Yreka
701 4th St
Yreka, CA 96097

Dear Mr. Baker:

RE: Review of the City of Yreka's 5th Cycle (2014-2019) Draft Housing Element

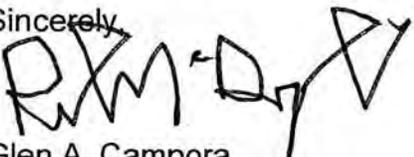
Thank you for submitting the City of Yreka's draft housing element update received for review on January 24, 2014, along with additional revisions received on February 20, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on February 10, 2014 with you and Ms. Liz Casson, Assistant City Manager, as well as your consultants from PMC, Ms. Amy Sinsheimer, Ms. Jennifer Gastelum, and Mr. Scott Friend.

The draft element meets the statutory requirements of State housing element law (GC, Article 10.6). Please note, however, the Department cannot find the element in full compliance until the City amends its zoning ordinance to permit year-round emergency shelters without discretionary action pursuant to GC Section 65583(a)(4)(A) as amended by Senate Bill 2 (Chapter 633, Statutes of 2007). Program HE.2.1.9, identified in the previous element, committed the City to amend the zoning ordinance to permit emergency shelters in the Light Industrial zone without discretionary action within one year of the adoption of the 4th cycle housing element. As noted in the current element on page 10, Program HE.2.1.9 has not been implemented. The element will comply with housing element law once the City has completed these zoning amendments and submitted the adopted element to the Department pursuant to GC Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication that you, Ms. Liz Casson, Assistant City Manager, and your consultant Ms. Amy Sinsheimer of PMC provided in preparation of the housing element and looks forward to receiving Yreka's adopted housing element. If you have any questions or need additional technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

 for

Glen A. Campora
Assistant Deputy Director