

MINUTES OF THE SPECIAL MEETING OF THE
YREKA PLANNING COMMISSION HELD IN
THE YREKA CITY COUNCIL CHAMBER IN SAID CITY
ON THE 19TH DAY OF MARCH 2007

On the 19th day of March 2007, at 7:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said city in special session. The meeting was called to order by Chair Rolzinski and present were:

Commissioners: Peggy Amaral
 Rollie Elsea
 Diane Knitter
 Richard Rolzinski
 Judi Rowland
 Joe Schettino

Absent: Mark McAllister

**USE PERMIT – HOME OCCUPATION – ART STUDIO
LINDA EDDY – 2122 FT. JONES ROAD**

APPROVED

The Commission reviewed the application submitted by Linda Eddy for a use permit to establish and operate the home occupation of an art studio pursuant to Yreka Municipal Code Section 16.48.020.C on the property located at 2122 Ft. Jones Road, Assessor's Parcel No. 62-181-280.

This being the time and date set for a public hearing on an application for a use permit to establish and operate the home occupation of an art studio on the property located at 2122 Ft. Jones Road, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval.

It was recommended by staff to process the application as exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines as it is not a project which has the potential for causing a significant effect on the environment.

Applicant, Linda Eddy explained about the china painting that will occur with the approval of the project.

There being no additional comments from the public, the public hearing was closed and discussion was open to the Commission.

Following Commission discussion, Commissioner Schettino made a motion to approve the application for a use permit to establish and operate the home occupation of an art studio pursuant to Yreka Municipal Code Section 16.48.020.C on the property located at 2122 Ft. Jones Road, Assessor's Parcel No. 62-181-280, R-1 zone, LDR General Plan designation, with the determination that the project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines as it is not a project which has the potential for causing a significant effect on the environment. The approval is based on the Technical Committee's recommendation and subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

FINDINGS:

1. The home occupation of an art studio:
 - a. will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood and the home occupation will not be detrimental to the harmonious and orderly growth of the City because the art studio is located on a one acre lot and will be conducted within the enclosed studio. There is adequate area for vehicle parking on the site and the adjacent one acre parcel also owned by the applicant will be available for any over flow parking.
 - b. will not be detrimental to property or improvements in the neighborhood and the home occupation will not impair the desirability of investment in the vicinity.
 - c. will not cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors.
 - d. will not adversely affect matters regarding police protection, crime prevention, and security.
2. The use is compatible with the policies and objectives of the zoning ordinance.
3. The Home occupation consists of an artistic, recreational or hobby activity that is primarily intended for casual or leisure time enjoyment, and which does not contribute significantly to the home owner's income.

CONDITIONS:

1. Conditional use permit granted for the home occupation set forth in the application. The Planning Director shall schedule a public hearing before the Planning Commission at any time if complaints are received regarding any condition arising out of the use adversely affecting the health, safety or welfare of the surrounding neighborhood. The use permit shall be modified or revoked if necessary to protect the public health, safety, and welfare.

2. There shall be no street parking; all parking shall be on site parking.
3. No employees or persons other than family members shall be permitted except as set forth in the application.
4. No display or on-site advertising signs related to the business shall be permitted.
5. There shall be no advertisement using the residential address.
6. No inventory may be carried nor commodities sold on the premises which are other than incidental to the artistic, recreational or hobby activity. On-site storage of materials and equipment shall be permitted up to a dollar value not to exceed one thousand dollars (\$1,000) at any given time.
7. Product created on the premises may be sold off-site.
8. There shall be no customer, client or public contact on the subject property other than as provided in the application.
9. The use of such property for any other home occupation or commercial use is prohibited.
10. Use of the garage or carport in connection with home occupation shall be prohibited unless prior approval of the Planning Department is secured, and provided Section 16.54.050 of the Yreka Municipal Code is complied with in its entirety.
11. No structures shall be placed nor shall any existing building or structure be altered or enlarged, nor any improvements undertaken, for the purpose of expanding the dwelling for the home occupation without prior approval of the Planning Department.
12. The home occupation permit shall not be transferred, assigned or used by any person other than the permittee, nor shall such permit authorize a home occupation at any other location other than the one for which the permit is granted.
13. Permittee shall secure an annual City business license to carry on the home occupation of an art studio.
14. The home occupation permit shall be automatically revoked and terminated if not used within one year from date of approval.

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

AYES: Amaral, Elsea, Knitter, Rolzinski, Rowland, Schettino
NOES: None

AUDIENCE STATEMENTS & COMMENTS

None.

APPROVAL OF THE MINUTES OF THE FEBRUARY 21, 2007 MEETING

The Commission, having received a copy of the minutes of the regular meeting held February 21, 2007 the minutes were approved on a motion made by Commissioner Amaral and seconded by Commissioner Elsea.

COMMISSIONER'S STATEMENTS & COMMENTS

None.

There being no further business before the Commission, the meeting was adjourned at 7:50 p.m.

Pamela J. Hayden, Planning Director