

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD IN
THE YREKA CITY COUNCIL CHAMBER IN SAID CITY
ON THE 19th DAY OF MARCH 2008

On the 19th day of March, at 7:30 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 Rolzinski and present were:

Commissioners: Peggy Amaral
 Diane Knitter
 Mark McAllister
 Richard Rolzinski
 Judi Rowland
 Joe Schettino

Absent: Jason Darrow

TENTATIVE PARCEL MAP – THREE PARCELS
ROGER AKKERMAN – 777 MONTAGUE ROAD

APPROVED

The Commission reviewed the application for a tentative parcel map submitted by Roger Akkerman for a Tentative Parcel Map creating three parcels of 2.8, 2.8, and 5.0 acres within Parcel 4 per PMB 12, Pages 71 and 72, on the property located at 777 Montague Road. All uses will conform to the previously approved Planned Unit Development.

This being the time and date set for a public hearing on an application for a tentative parcel map creating three parcels on the property located at 777 Montague Road, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval subject to the findings and conditions presented with minor modifications and the following additional condition:

The following statement shall be placed on the Parcel Map. “A cross access easement shall be granted from Parcel 2 for the benefit of Parcel 1 for ingress and egress and shall be created with conveyance of Parcel 1 or 2.”

Staff recommended that the application be processed with an addendum to the Negative Declaration that was filed for Permit No. 2883 on May 29, 1998.

The project is part of a previously approved Planned Unit Development and Tentative Parcel Map. The approved Planned Unit Development uses of auto/truck refueling, R.V. Park, restaurant, hotel and or motel for the project site will remain the same. The proposed project is a modification to Tentative Parcel Map Permit No. 2883 recorded in PMB 12,

Pages 71 & 72. A Negative Declaration was filed on May 29, 1998 for the Parcel Map Permit No. 2883 project. Dividing one 11 ½ +/- acre parcel into three smaller parcels (2.8, 2.8 and 5 acres) will not create a substantial change to the project as approved on May 27, 1998. The allowed use of the parcels will not change. Therefore, substantial changes will not occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects.

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

Following Commission discussion, Commissioner Schettino made a motion to approve the application for a Tentative Parcel Map creating three parcels of 2.8, 2.8, and 5.0 acres within Parcel 4 per PMB 12, Pages 71 and 72, on the property located at 777 Montague Road, Assessor's Parcel No. 53-642-390, Planned Unit Development zone, GC and I General Plan designation. All uses will conform to the previously approved Planned Unit Development. The approval is based on Staff's and the Technical Committee's recommendations with the determination that the application shall be processed with an addendum to the Negative Declaration that was filed for Permit No. 2883 on May 29, 1998; and with the additional condition that the following statement shall be placed on the Parcel Map. "A cross access easement shall be granted from Parcel 2 for the benefit of Parcel 1 for ingress and egress and shall be created with conveyance of Parcel 1 or 2." The approval is 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 proposed map complies with the requirements of Title 15, Subdivisions, of the Yreka Municipal Code, the Subdivisions Map Act, and zoning laws of the City, and all applicable state laws.
2. The tentative parcel map is consistent with the applicable general and specific plans of the City of Yreka.
3. The design and improvements of the proposed subdivision are consistent with the applicable general and specific plans of the City of Yreka.
4. The site is physically suitable for the proposed density of development.
5. The site is physically suitable for the type of development.
6. The design of the subdivision and the proposed improvement will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the

proposed subdivision.

The foregoing findings are based upon the following:

The design of the subdivision and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for a commercial subdivision within an existing commercial neighborhood. There will be adequate street access and traffic circulation for the newly created lots in that the subject property was previously required to improve the access to State Route 3 with turn lanes and traffic signals.

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.

CONDITIONS:

1. Parcels to conform to the minimum lot sizes and improvements required in a CH zone as set forth in Section 16.22.010 of the Yreka Municipal Code.
2. Project approval subject to compliance with the Mitigation Monitoring Program approved May 27, 1998.
3. The following statement shall be placed on the Parcel Map. "A cross access easement shall be granted from Parcel 2 for the benefit of Parcel 1 for ingress and egress and shall be created with conveyance of Parcel 1 or 2."
4. Fire hydrants must be installed as required by the Fire Code.
5. Water and sewer lines in the Planned Unit Development shall be private facilities. Water lines shall be private from City meter at City Main and sewer lines shall be private to point of connection to existing City main.
6. Public improvements along State Route 3 will be according to Cal Trans requirements.
7. A five-foot (5') utility easement shall be required along State Route 3 for public utilities and shall be under the control of the Director of Public Works.
8. A final grading plan for proposed subdivision shall be submitted to the Building Official for approval by Building Official prior to developer being issued a grading permit by the Yreka Building Department.
9. Payment of parkland in-lieu fees is not required for subdivisions not proposed to be used for residential purposes as set forth in Chapter 15.42 of the Yreka Municipal Code.
10. Approval of improvement plans by the Director of Public Works for all street, water,

sewer, storm drain, and other public infrastructure improvements pursuant to Chapter 15.32 of the Yreka Municipal Code. Design of street structural section shall be based on "R" values.

11. Design/construction/installation of all other necessary improvements pursuant to Yreka Municipal Code and the City's Public Works Standards.

12. Full compliance with the Subdivision Map Act and Title 15, Subdivisions, of the Yreka Municipal Code, and all other applicable city, state, and federal codes.

13. Filing of final subdivision map within twenty-four months from date of Planning Commission approval, with a copy to the Planning Department.

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

AYES: Amaral, Knitter, McAllister, Rolzinski, Rowland, Schettino

NOES: None

AUDIENCE STATEMENTS & COMMENTS

None.

APPROVAL OF THE MINUTES OF THE FEBRUARY 20, 2008 MEETING

The Commission, having received a copy of the minutes of the regular meeting held February 20, 2008, approved the minutes on a motion made by Commissioner Amaral and seconded by Commissioner Knitter.

TENTATIVE PARCEL MAP EXTENSION

GWENDOLYN DAVIS BY DAN WALLACE – 502 SHERMAN ST APPROVED

The Commission reviewed the application submitted by Dan Wallace for Gwendolyn Davis for extension of Permit No. 3569 for a Tentative Parcel Map for a minor subdivision creating three (3) parcels, 0.19, 0.20, and 0.32 acres plus a 1.05 acre remainder on approximately 1.76 acres on the property located at 502 Sherman Street.

Staff reported the Technical Committee recommended approval subject to the Findings and Conditions of Approval for Permit No. 3569 approved March 15, 2006 with the following additions and modifications:

Additional conditions:

Power poles on the Hill Street frontage of each parcel created shall be relocated if they are within the area of the new curb, gutter, sidewalk and street improvements.

A soils report shall be submitted to the Building Official and approved by the Building Official prior to issuance of a building permit.

Condition modification:

6. The following statement shall be placed on the Parcel Map. "Site grading and fills have occurred on the site without professional inspections or soils tests for the site cuts and fills. Site fills encountered in the lot areas to be used for buildings or structures ~~may~~ will require soil compaction in accordance with Section ~~4804~~ 1803 of the California Building Code, ~~2004~~ 2007 Edition, prior to such lot area uses."

A Negative Declaration was filed for this project April 28, 2006.

Following Commission discussion, Commissioner Amaral made a motion to approve a one year extension of Permit No. 3569 for a Tentative Parcel Map for a minor subdivision creating three (3) parcels, 0.19, 0.20, and 0.32 acres plus a 1.05 acre remainder on approximately 1.76 acres on the property located at 502 Sherman Street, Assessor's Parcel No. 53-152-120, R-1 zone, LDR General Plan designation. A Negative Declaration was filed for this project April 28, 2006. The approval is based on Staff's and the Technical Committee's recommendations with the following additional conditions:

1. Power poles on the Hill Street frontage of each parcel created shall be relocated if they are within the area of the new curb, gutter, sidewalk and street improvements.
2. A soils report shall be submitted to the Building Official and approved by the Building Official prior to issuance of a building permit.

And the following Condition modification:

6. The following statement shall be placed on the Parcel Map. "Site grading and fills have occurred on the site without professional inspections or soils tests for the site cuts and fills. Site fills encountered in the lot areas to be used for buildings or structures ~~may~~ will require soil compaction in accordance with Section ~~4804~~ 1803 of the California Building Code, ~~2004~~ 2007 Edition, prior to such lot area uses."

The approval is 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 proposed map complies with the requirements of Title 15, Subdivisions, of the Yreka Municipal Code, the Subdivisions Map Act, and zoning laws of the City, and all applicable state laws.
2. The tentative parcel map is consistent with the applicable general and specific plans of the City of Yreka.
3. The design and improvements of the proposed subdivision are consistent with the applicable general and specific plans of the City of Yreka.
4. The site is physically suitable for the proposed density of development.

5. The site is physically suitable for the type of development.
6. The design of the subdivision and the proposed improvement will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

CONDITIONS:

1. All elements of the project description shall be complied with.
2. Power poles on the Hill Street frontage of each parcel created shall be relocated if they are within the area of the new curb, gutter, sidewalk and street improvements. (New 3/08)
3. A soils report shall be submitted to the Building Official and approved by the Building Official prior to issuance of a building permit. (New 3/08)
4. Parcels to conform to the minimum lot sizes and improvements required in an R-1 zone as set forth in Section 16.18 of the Yreka Municipal Code.
5. Extension of water mains, sewer mains, and storm drains along the frontage of each parcel created as determined by the Director of Public Works.
6. Construction of sewer laterals and water services to each parcel created.
7. The following statement shall be placed on the Parcel Map. "At such time as a permit or other grant of approval for the development of the parcel is issued the following improvements are required: installation of curb, gutter, sidewalk, street light, and street repair between existing pavement and gutter lip along all the street frontages adjoining each parcel created in accord with City standard specifications."
8. The following statement shall be placed on the Parcel Map. "Site grading and fills have occurred on the site without professional inspections or soils tests for the site cuts and fills. Site fills encountered in the lot areas to be used for buildings or structures ~~may~~ will require soil compaction in accordance with Section ~~4804~~ 1803 of the California Building Code, ~~2004~~ 2007 Edition, prior to such lot area uses."(Modified 3/08)
9. Division of the property shall not make any off-site drainage issues worse.
10. A ten (10) foot utility easement shall be required along all street frontages for public utilities provided that easements of lesser width may be allowed with concurrence of the director of public works as set forth in Section 15.32.210 of the Yreka Municipal Code.

11. A final grading plan for proposed subdivision shall be submitted to the Building Official for approval by Building Official and City Engineer prior to developer being issued a grading permit by the Yreka Building Department.
12. Payment of parkland in-lieu fees for each parcel created as set forth in Chapter 15.42 of the Yreka Municipal Code.
13. Submittal of improvement plans, prior to improvement construction, to the Director of Public Works for all public improvements including but not limited to water, sewer, storm drain, street light, curb, gutter, sidewalk, and street construction (based on "R" values with a minimum section of 6" base rock and 2" asphalt concrete) and other public improvements pursuant to Chapter 15.32 of the Yreka Municipal Code.
14. Construction/installation of all other necessary improvements pursuant to Yreka Municipal Code and the City's Public Works Standards.
15. Full compliance with the Subdivision Map Act and Title 15, Subdivisions, of the Yreka Municipal Code, and all other applicable city, state, and federal codes.
16. Filing of final subdivision map within twenty-four months from date of Planning Commission approval, with a copy to the Planning Department.

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

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

COMMISSIONER'S STATEMENTS & COMMENTS

City Manager, Brian Meek gave the Commissioners an update of projects around the City including improvements planned for the Community Center (some siding replacement, repaint, and renovating restrooms). He also informed the Commission there would be a meeting on March 31st regarding downtown revitalization and potential use of the Black's building. He also gave an update on the status of the City swimming pool.

There being no further business before the Commission, the meeting was adjourned at 8:00 p.m.

Pamela J. Hayden, Planning Director