

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 16TH DAY OF JANUARY, 2013

On the 16th day of January, 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, Matt Osborn and Richard Rolzinski. Absent: None

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:

Approval of Minutes of the regular meeting held on December 19, 2012.

Following Commission discussion, Commissioner Ohlund moved to approve the items on the consent calendar as submitted.

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

Chair Leal thereupon declared the motion carried.

ADOPT RESOLUTION NO. PC - 33 & PC - 34

City Manager Steve Baker reported that the City is contemplating the sale of two parcels. Under Government Code Section 65402, prior to the sale of these properties, the Planning Commission is to make a determination that the disposition of these properties is in compliance with the City's General Plan.

The parcels being considered for sale are:

1. **307 North Street.** The North Street Apartment building, (consisting of six apartments) was purchased in 2003 as part of a proposed project to add additional parking behind the existing businesses on Miner Street. Due to the high cost of construction and on-going costs of maintenance, this project has been abandoned. The City is proposing to dispose of the property through a sale.

Parking is referenced on page 2-9 of the City's General Plan. The specific language is:
Adequate vehicle parking is required to support existing and future development within the City. The placement and type of parking must accommodate the needs of businesses who view parking as a marketing tool; pedestrians who can view parking as a barrier when it blocks walking paths; motorists who want to park as close to their destination as possible; and, residents who desire both on and off street parking. Within all types of land uses, on -site parking is required to provide for

the majority of the parking demand created by the use. Specific parking requirements are established by City Ordinances.

While the provision of additional parking for the downtown historic district may be beneficial, there are significant areas of under-utilized parking currently and the uses on Miner Street are not expected to increase significantly enough in intensity to require additional parking.

2. **320 W. Miner Street.** The Black's Building (also known as the Seed and Grain building) consisting of a commercial building was purchased in 2005 as part of a plan to create a pass-through to parking lots behind the businesses on Miner Street. Due to the high cost of demolition, construction of a plaza and retrofitting the existing walls of the building, in addition to the costs of improving the parking lots behind Miner Street, this project has been abandoned. The City is proposing to dispose of the property through a sale or possibly a less than fee interest (i.e. long term lease) for reuse as a commercial building.

The pedestrian access through the demolition of the building at 320 Miner Street was to give additional access to the parking areas from Miner Street. With the decision not to expand and improve the parking lots behind the Miner Street businesses, the reason for the pedestrian way is significantly diminished.

In conclusion, City Manager Baker stated that it is staff's recommendation that the Planning Commission adopt Resolutions PC 33 & PC 34 as submitted.

Resolution # PC 33 of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 307 North Street, Yreka, CA conforms to the General Plan of the City of Yreka.

Resolution # PC 34 of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 320 W. Miner Street, Yreka, CA conforms to the General Plan of the City of Yreka.

Following Commission discussion, Commissioner Ohlund moved to adopt Resolution No. PC-33 and PC-34 as submitted.

RESOLUTION PC-33

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YREKA FINDING THAT THE PROPOSED DISPOSITION BY SALE OF CERTAIN REAL PROPERTY LOCATED AT 307 NORTH STREET, YREKA, CA CONFORMS TO THE GENERAL PLAN OF THE CITY OF YREKA.

WHEREAS, There is a City-owned apartment building on the property at 307 North Street, Yreka, CA; and

WHEREAS, the City Council has found that the sale of this property is in the common interest; and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Yreka's current General Plan; and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on January 16, 2013; and

WHEREAS, The Planning Commission has determined that the disposal of real property is in conformance with the General Plan because the parcel would retain a General Plan land use designation of commercial Historic Downtown (HD) and would allow the use of residential apartment dwellings;

WHEREAS, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment; and

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

Section 1. The Commission hereby finds and determines that the foregoing recitals are true and correct, and hereby reports that the disposal of the real property at 307 North Street, Yreka CA is in conformance with the City of Yreka General Plan, goals, policies and action.

Section 2. This Resolution shall take effect immediately upon its passage.

RESOLUTION PC-34

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YREKA FINDING THAT THE PROPOSED DISPOSITION BY SALE OF CERTAIN REAL PROPERTY LOCATED AT 320 W. MINER STREET, YREKA, CA CONFORMS TO THE GENERAL PLAN OF THE CITY OF YREKA.

WHEREAS, There is a City-owned Commercial building on the property at 320 W. Miner Street, Yreka, CA; and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Yreka’s current General Plan; and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on January 16, 2013; and

WHEREAS, The Planning Commission has determined that the disposal of real property is in conformance with the General Plan because the parcel would retain a General Plan land use designation of Commercial Historic Downtown (HD) and would allow the use of a downtown commercial district; and

WHEREAS, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment; and

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

Section 1. The Commission hereby finds and determines that the foregoing recitals are true and correct, and hereby reports that the disposal of the real property at 320 W. Miner Street, Yreka CA is in conformance with the City of Yreka General Plan, goals, policies and actions.

Section 2. This Resolution shall take effect immediately upon its passage.

Passed and adopted this 16th day of January 2013, by the following vote:

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

Chair Leal thereupon declared the motion carried.

COMMISSIONER'S STATEMENTS & COMMENTS

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

Steve Leal, Chair
Approved by motion of the Planning
Commission on February 20, 2013