

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 19TH DAY OF MARCH, 2014

On the 19th day of March, 2014 at 6:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said City in regular session. The meeting was called to order by Chair Leal and present were:

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

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 December 18, 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

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.

Discussion/Possible Action – Proposed Sign Use Permit application submitted by Pacific Neon Company to install a double-sided pole sign 15' x 10' (300 sq. ft. total), 60' high, sign copy will be "Starbucks Logo Drive Thru".

The Planning Commission will consider granting exceptions to Yreka Municipal Codes (YMC) 13.44.020 "Maximum total sign area for pole sign..."

The Commission reviewed the Sign Use Permit application submitted by Pacific Neon Company 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.

Assistant City Manager Elizabeth Casson presented the Commission with the staff report and the following 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 13.44.020 regarding the total maximum allowable sign area and height for a pole sign.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on March 5, 2014 and A Notice of Public Hearing was published in the Siskiyou Daily News on March 7, 2014.

City staff 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).

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

Ralph Cundiff representative for Pacific Neon Company was present to answer questions regarding the application.

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 Baird moved to 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 following findings and conditions:

FINDINGS:

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.

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

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.

Assistant City Manager Elizabeth Casson presented the Commission with the staff report and the following 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. 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 described in the adopted 2009-2014 City of Yreka Housing Element.

City staff recommends 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.

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

James Garland – Tulelake Resident – spoke in regards to the need for homeless shelters in 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 McCoy moved to 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, 16.24.050, 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.

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

Election of Officers

Chair Leal opened the nominations for Chair. Commissioner Baird nominated Commissioner Osborn for Chair. There being no further nominations for Chair, Commissioner Rolzinski made a motion to close the nominations. Commissioner Knitter seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, McCoy, Ohlund, Osborn and Rolzinski.

There being no contest, Chair Leal thereupon declared the election of Matt Osborn for Chair by acclamation.

Chair Leal opened the nominations for Vice Chair. Commissioner Baird nominated Commissioner McCoy for Vice Chair. There being no further nominations for Vice Chair, Commissioner Ohlund made a motion to close the nominations. Commissioner Rolzinski seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, McCoy, Ohlund, Osborn and Rolzinski.

There being no contest, Chair Leal thereupon declared the election of Paul McCoy for Vice Chair by acclamation.

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

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