

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 16TH DAY OF NOVEMBER, 2016

On the 16th day of November, 2016 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 Osborn and present were:

Commissioners: Duane Kegg, Diane Knitter, Paul McCoy, Steve Leal, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: None.

PUBLIC COMMENTS – N/A

Consent Calendar: Chair Osborn 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 May 18, 2016.
- b. Approval of Minutes of the special meeting held on May 26, 2016.

Following Commission discussion, Commissioner Leal moved to approve the minutes of the regular meeting held May 18, 2016 and the special meeting held May 26, 2016 as submitted.

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

Chair Osborn thereupon declared the motion carried.

Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit to establish and operate the business of a retail commercial outdoor sales lot (Sheds & Outbuilding Structures). Property Location – 1425 S. Main Street, Yreka, California.

The Planning Commission reviewed Resolution No. PC 2016-11 Consideration of proposed categorical exemption and Conditional Use Permit to establish and operate the business of a retail commercial outdoor sales lot (Sheds & Outbuilding Structures). Property Location – 1425 S. Main Street, Yreka, California, CH (Commercial Highway) Zone & GC (General Commercial) General Plan Designation. Assessor's Parcel Number 062-011-240.

Assistant City Manager Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Conditional Use Permit from Dawn and John Wilson doing business as "Siskiyou Outbuildings" for the establishment and operation of a retail commercial outdoor sales lot to sell "outbuildings" in conjunction with their retail car lot at this new location. Pursuant to Yreka Municipal Code (YMC), a Conditional Use Permit is required to allow the use of "Sales conducted outside of the building for a permitted use".

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on November 1, 2016 and a Notice of Public Hearing was published in the Siskiyou Daily News on November 4, 2016.

City staff recommends approval subject to the proposed 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 15301, Existing Facilities of the CEQA Guidelines.

Public Hearing – This being the time and date set for the public hearing. Chair Osborn opened the hearing to the audience.

Dawn & John Wilson, applicants were present to answer commissioners questions.

There being no more statements or comments received, Chair Osborn closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner McCoy moved to make the finding that the proposed project is categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities of the CEQA Guidelines.

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

Chair Osborn thereupon declared the motion carried.

Commissioner McCoy moved to adopt Planning Commission Resolution #PC 2016-11 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2016-53, to allow the establishment and operation of a retail commercial outdoor sales lot at 1425 S. Main Street (062-011-240).

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 to establish and operate a business for a retail commercial outdoor sales lot (Sheds & Outbuilding Structures) would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood. 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. Conditions of Approval will provide for commercial use compatibility between the proposed commercial use 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 use of retail sales outside of the building (Sheds & Outbuilding Structures) upon approval and validation of a conditional use permit as set forth in Section 16.36.070 (U) of the Yreka Municipal Code. This commercial business keeps with the character of the surrounding area, and is found to be consistent with the General Plan. The proposal will not generate significant noise or lighting. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which is sufficient to accommodate commercial uses.

4. The Planning Commission has determined that the project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities of the CEQA Guidelines.

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 establish and operate a business for a retail commercial outdoor sales lot (Shed & Outbuilding Structures) located at 1425 S. Main Street, APN: 062-011-240.
2. Adequate off-street parking facilities shall be provided as follows: one (1) space for each six hundred (600) square feet of floor area, plus one space for each two thousand (2,000) square feet of outdoor sales or service area, as set forth in Section 16.54.020 (d) of the Yreka Municipal Code. The proposed use will utilize 900 +/- sq. ft. of floor area and 10,000 +/- sq. ft. of outdoor sales area. As submitted, the project requires a total of 7 parking spaces, 2 space for the floor area and 5 spaces for the outdoor sales area and customer parking.
3. 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. 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 Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.
4. Parking required for disabled persons shall be marked, posted, and maintained in accordance 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 one (1) accessible parking space is required for a parking lot with 1 to 25 parking spaces.
5. Use shall be conducted in accordance with the site plan for the property located at 1425 S.

Main Street, as approved by the Planning Commission on November 16, 2016, 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.

6. Improvements for Outdoor Sales (displayed and open to the public). The outdoor sales areas shall be paved with a minimum six-inch (6") base and double chip sealed, in accordance with Section 16.30.080 of the Yreka Municipal Code.
7. The site and landscape plans submitted and approved by the City shall not be deviated from unless prior written approval is secured. Landscaping must comply with the standards established in YMC Section 16.52.030.
8. 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 systems shall be installed for the landscaping in accordance with Yreka Municipal Code Section 16.52.030 (E).
9. Exterior lighting shall be directed inward to reduce off-site light impacts. Exterior lighting shall be limited to a maximum off-site light escape of one-foot candle at the property line.
10. 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.
11. Permittee shall obtain a building permit and shall pay the necessary fees 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, 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. 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.
12. No signs shall be placed on the premises without first obtaining a sign permit.
13. Permittee shall maintain an annual City business license to carry on the business of a commercial retail business.
14. 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.

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

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution # 2016-11 was adopted by the Planning Commission on the 16th day of November by the following vote: Ayes: 7, Nays: 0.

City Manager's Report – Steve Baker announced Norman Shaskey and Duane Kegg have been elected to the City Council and will be seated on the council at the December 15th, 2016 meeting.

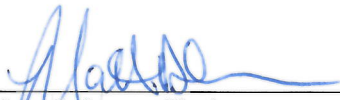
City Manager Baker reported on passage of Tax Measure C with the vote of 50% plus 1. A one half percent city sales tax increase, revenue from this tax will go toward the City's general fund.

City Manager Baker gave an update on the Oberlin Road Trail Construction project. The construction of a 3,200 feet ADA accessible public access trail along the Yreka Creek is scheduled for completion in December of 2016. Two trail loops have been created to cross the creek four times, with several bridges, picnic areas, and other recreational features.

City Manager Baker announced a joint workshop will be held in the City Council Chambers on Wednesday, November 30th at 6:00 pm for City Council Members & Planning Commissioners in regards to the Greenway Master Plan.

Commissioner's Comments – Duane Kegg resigned from the Planning Commission effective November 17, 2016.

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



Matt Osborn, Chair
Approved by motion of the Planning
Commission on February 15, 2017