

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 16th OF DECEMBER 2015

On the 16th day of December, 2015 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, Steve Leal, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent – N/A

Conflict of Interest Declaration – Commissioners Diane Knitter & Barry Ohlund declared a conflict of interest on Item 2, Historic District Demolition Permit/Removal of Structures (Applicants: Anthony Crovelle & Sharon Rizzo).

PUBLIC COMMENTS:

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 November 18, 2015.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting held November 18, 2015 as submitted.

Commissioner McCoy 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 Historic District Permit #4268 for the demolition or removal of structures within the Yreka Historic District. Location – 209 Third Street, Assessor's Parcel Number 053-282-040.

Planning Commissioners Knitter and Ohlund announced their recusal, stating that they have a conflict of interest by reason of property ownership within 500 foot of the proposed project, and therefore recused themselves and left the Council Chambers.

The Planning Commission reviewed Resolution No. PC 2015-10 Consideration of proposed Categorical Exemption and Historic District Permit #4268 for the demolition or removal of structures within the Yreka Historic District. Location – 209 Third Street, C-2 (Commercial Downtown) Zone & HD (Historic District) General Plan Designation. Assessor's Parcel Number 053-282-040.

City Manager Steve Baker presented commissioners with staff report and the following background. The City has received an application for a Demolition Permit to remove/demolish an existing structure located at 209 Third Street, within the Historic District. Yreka Municipal Code (YMC) Section 17.04.060 - Demolition or removal states "No improvement, structure or building situated within a

historic district, landmark or improvement, or structure or building located upon a landmark site, shall be torn down, demolished or removed unless such improvement, building or structure is or has become so damaged or dilapidated, whether by damage from fire other elements or from natural deterioration, that it is unusable and cannot reasonably be repaired or restored.”

On November 24, 2014, City Building Inspector David H. Smith inspected the structure and submitted a letter of substandard conditions, recommending the demolition of said structure finding that it could not be reasonably repaired or restored.

In an attempt to preserve as much of the structure as possible, applicants met with City Staff and discussed options to possibly restore, repair and rebuild the parts of the existing structure. In July of 2015, applicants hired Evans Building and Excavating Inc. to begin the construction process. Upon close inspection, the contractor found the structure to be unsafe and unable to be repaired or restored, and therefore abandoned the job.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on December 2, 2015 and a Notice of Public Hearing was published in the Siskiyou Daily News on December 4, 2015.

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 (I.1) 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.

Applicant Sharon Rizzo was present to answer commissioners questions along with Contractor Tyler Evans of Evans Building and Excavating Inc.

Tyler Evans explained the substandard conditions of the structure to the commissioners and answered questions in regards to his inspection that determined that the structure was unsafe and unable to be repaired or restored. Bray & Associates Civil Engineering & Land Survey of Yreka assisted Tyler Evans with above structural inspection.

Christina Cole – Property owner of 211-215 Third Street spoke in support of demolition of above project.

There being no 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 exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (I.1), of the CEQA Guidelines.

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

Chair Osborn thereupon declared the motion carried.

Commission McCoy moved to adopt Planning Commission Resolution #PC 2015-10 making the findings and subject to the Conditions of Approval and approve Historic District Demolition Permit # 4268 to allow the demolition or removal of structures within the Yreka Historic District located at 209 Third Street, Yreka California (APN 053-282-040):

1. The property is located within the City of Yreka Historic District. The Yreka Historic District was accepted into the National Register as Landmark Number 901 in 1976.
2. The structure existing on the project site has no known designation as a designated landmark.
 - An online search conducted June 5, 2013 through National Register of Historic Places Digital Library reflected that the structure located at 209 Third Street is not listed on the National Register of Historic Places.
 - An online search conducted November 21, 2015 through the State of California Office of Historic Preservation reflected that the structure located at 209 Third Street is not listed as a Historic Resource.
3. The demolition of existing structure will not adversely affect other existing buildings and structures on or adjacent to said site.
4. The Building Inspector has inspected the premises located at 209 Third Street and has submitted his report dated December 11, 2014, recommending the demolition of the structure, said report is attached hereto (Attachment A) and incorporated herein by reference.
5. The proposed demolition meets with the policies and objectives of the Historic District.
6. The project meets the requirements for an Exemption from further review under the provisions of the California Environmental Quality Act pursuant to Section 15301 (I.1) Existing Facilities of the CEQA Guidelines.

CONDITIONS OF APPROVAL:

Permittee is granted permission for the demolition/removal of the failing structures located at 209 Third Street, subject to the following conditions:

1. Permittee shall obtain all required permits and shall pay the necessary fees prior to any demolition of structures, including but not limited to an Asbestos Survey/Report, a building/demolition permit from the City of Yreka Building Department, an Encroachment Permit from the City of Yreka Department of Public Works, and any and all documents/permits as may be required by the State of California, and/or the County of Siskiyou.
2. Asbestos must be removed prior to any activity that may disturb it and prior to all demolitions. Asbestos surveys/reports are required prior to all renovation and demolitions from a qualified license asbestos contractor before issuance of a building permit.

3. Permittee shall obtain an encroachment permit from the Public Works Department prior to demolition for any and all requirements as determined by the Maintenance Manager including but not limited to:
 - a. Expose existing sewer and water connections to the city's main.
 - b. Cap the sewer lateral fitting or place a rubber compression plug and backfill with concrete.
 - c. Abandon existing water service by exposing service line at the water main and closing the corporation stop.
 - d. Water meter box shall be protected from demolition construction.

4. Prior to new construction on this site, permittee shall submit an application and obtain approval from the City of Yreka Planning Department in accordance with the permit procedure for the Yreka Historic District.

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

The foregoing Resolution #2015-10 was adopted by the Planning Commission on the 16th day of December, 2015 by the following vote: Ayes: 5, Nays: 0

Commissioners Knitter and Ohlund's returned to their seats at the table.

City Manager's Report

City Manager Steve Baker recapped to the commissioners that California's new medical marijuana laws will take effect on January 1, 2016. Cities and Counties that do not have ordinances regarding Marijuana Cultivation on the books by March 1, 2016 will be subject to state law only. City Council has authorized the City Manager and the City Attorney to prepare an Ordinance for Council consideration.

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



Paul McCoy, Vice Chair
Approved by motion of the Planning
Commission on January 20, 2016