

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 21st DAY OF MARCH 2018

On the 21st day of March 2018 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 McCoy and present were:

Commissioners: Catherine Gilbert, Diane Knitter, Paul McCoy, Craig Mommer, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: N/A

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Consent Calendar: Chair McCoy 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 January 17, 2018.
- b. Acknowledge receipt of the General Plan Housing Element 2017 Annual Report.

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

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

Chair McCoy thereupon declared the motion carried.

Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit to establish and operate a Secondhand Thrift Store. Property Location – 740 S. Main Street, Yreka, California.

The Planning Commission reviewed Resolution No. PC 2018-02 Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Secondhand Thrift Store. Property Location – 740 S. Main Street, Yreka, California, CH (Commercial Highway) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 054-231-140.

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 Rescue Ranch Dog Sanctuary for the establishment and operation of a Secondhand Thrift Store located within an existing facility located at 740 S. Main Street. The subject property is zoned CH (Commercial Highway). Yreka Municipal Code (YMC) Section 16.34.070 provides that the use such as a secondhand store requires a Conditional Use Permit. The proposed secondhand thrift store will be

located in a portion of the building complex previously known as the Medical Center Pharmacy Building. The building complex has an existing parking facility located on an adjacent parcel to the rear of the parcel with approximately 45 parking spaces.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on February 28, 2018 and a Notice of Public Hearing was published in the Siskiyou Daily News on March 2, 2018.

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 McCoy opened the hearing to the audience.

John Golay, Executive Director for Rescue Ranch Inc., applicant was present to answer commissioners questions.

Danielle Lindler, property owner of 740 S. Main Street, spoke as a proponent to the application and provided the commissioners information regarding recent maintenance improvements and history rental for this property.

Judy Carlock, 645 W. Lennox Street, volunteer for the Rescue Ranch spoke in support of this project.

Bill Doron, 419 Wetzell Way, volunteer for the Rescue Ranch spoke in support of this project.

No written correspondences were received.

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

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

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

Chair McCoy thereupon declared the motion carried.

Commissioner Osborn moved to adopt Resolution No. 2018-02 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2018-11, to allow the establishment and operation of a Secondhand Thrift Store located at 740 S. Main Street (054-231-140).

The following findings of fact have been determined by the Planning Department for the establishment and operation of the business of a Second Hand Thrift Store located at 740 S. Main Street. APN: 054-231-140:

Findings of Approval:

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 Second Hand Thrift Store 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 Second Hand Store upon approval and validation of a conditional use permit as set forth in Sections 16.36.070 (A) & 16.34.070 (M) 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 Second Hand Thrift Store at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all**

conditions hereinafter set forth have been complied with by the permittee.

2. The business will be located in an existing facility in the CH (Commercial Highway) zone and can be served by existing parking facilities.
3. Use shall be conducted in accordance with the application as submitted for the property located at 740 S. Main Street, as approved by the Planning Commission on March 21, 2018.
4. 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. General Commercial (GC) General Plan designation.
5. There shall be no storage or display of merchandise outside the building.
6. This permit shall not be effective unless and until applicant has obtained the necessary permits through the State Department of Justice and Yreka Police Department pursuant to the Business and Professions Code Section 21640 if required.
7. 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.
8. No signs shall be placed on the premises without first obtaining a sign permit. Signs shall be installed in accordance with Title 13, Signs of Yreka Municipal Code.
9. Permittee shall maintain an annual City business license to carry on the business of a Second Hand Thrift Store.
10. 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 Mommer seconded the motion, and upon roll call, the following voted YEA: Gilbert, Knitter, McCoy, Mommer, Ohlund, Osborn and Rolzinski.

Chair McCoy thereupon declared the motion carried.

The foregoing Resolution # 2018-02 was adopted by the Planning Commission on the 21st day of March by the following vote: Ayes: 7, Nays: 0

Historic Commission - Discussion/Possible Action – Consideration of Historic District Use Permit to install a 12' x 20' (240 sq. ft. total) Wooden Accessory Structure. Property Location – 403 Third Street, Yreka, California.

The Planning Commission reviewed the application for Consideration of Historic District Use Permit to install a 12' x 20' (240 sq. ft.) Wooden Accessory Structure. Property Location – 403 Third Street, Yreka, California, R-1 (Single Family Residential) Zone, HD (Historic District) General Plan Designation. Assessor's Parcel Number 053-202-060.

Assistant City Manager Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Historic District Use Permit from Steve and Cheryl Mathews to install a 12' x 20' wooden accessory structure on a parcel located within the Historic District located at 403 Third Street. The subject property is zoned R1 (Single Family Residential). City Staff has reviewed the application and is recommending approval subject to the proposed findings and conditions of approval.

The colors and building material depicted in the application meet with the recommendations of the Historic District. The accessory building will be located in the rear of the parcel as depicted on the site plan, and therefore will not diminish the "streetscape" or view from the street.

Steve Mathews, applicant was present to answer commissioners questions.

Following Commission discussion, Commissioner Osborn moved to approve the Historic District Permit # 2018-12 for the installation of a 12' x 20' wooden accessory structure, subject to the application submitted and the Findings and Conditions of Approval.

Commissioner Knitter seconded the motion, and upon roll call, the following voted YEA: Gilbert, Knitter, McCoy, Mommer, Ohlund, Osborn and Rolzinski.
Chair McCoy thereupon declared the motion carried.

The following findings of fact have been determined by the Planning Commission.

1. The proposed 12' x 20' (240 sq. ft. total) wooden accessory structure will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka.
2. The proposed 12' x 20' (240 sq. ft. total) wooden accessory structure will not adversely affect and will be compatible with the external appearance of other existing improvements, buildings and structures on or adjacent to said property.
3. The proposed 12' x 20' (240 sq. ft. total) wooden accessory structure will not detrimentally alter, destroy or adversely affect any exterior architectural feature of any existing building on the property.
4. The proposed 12' x 20' (240 sq. ft. total) wooden accessory structure conforms with the purposes of the Historic District ordinance.


The following conditions shall be complied with at all times that the use permitted by this permit occupies the premises:

1. Permittee shall comply at all times with the minimum performance conditions for the construction, rehabilitation and preservation of residential buildings and structures as set forth in Resolution No. HDLC-3 of the City of Yreka.
2. Permittee authorized to construct an 12' x 20' (240 sq. ft. total) wooden accessory structure according to the application submitted.
3. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structure.
4. The Use Permit approval 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.

City Manager's Report – Staff has been working on various zoning code amendments over the last year. Some of those include updates to reflect changes in State Law pertaining to Accessory Dwelling Units, Cottage Food Operation, and Family Daycare Operation. In addition, staff is proposing adding a new section entitled "Temporary Use Permits".

Current working drafts of these ordinances were presented to the commissioners. Staff wants to keep the Commission updated on items that will be on future agendas.

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



Paul McCoy, Chair

Approved by motion of the Planning
Commission on April 18, 2018