

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 18th DAY OF APRIL 2018

On the 18th day of April 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 March 21, 2018.

Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held March 21, 2018 as submitted.

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

Chair McCoy thereupon declared the motion carried.

Commissioner Gilbert arrived and joined the Planning Commission Meeting at this time.

Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Yoga and Fitness Studio. Property Location – 321 W. Miner Street, Yreka, California.

Planning Commissioner Knitter announced her recusal. Commissioner Knitter stating that she has a conflict of interest by reason of property ownership within 500 feet of the proposed project, and therefore recused herself and left the Council Chambers.

The Planning Commission reviewed Resolution No. PC 2018-03 Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Yoga and Fitness Studio. Property Location – 321 W. Miner Street, Yreka, California, C-2 (Downtown Commercial) Zone, HD (Historic District) General Plan Designation. Assessor's Parcel Number 054-051-050.

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 Beau and JoeEtta McAdam for the establishment and operation of a Yoga and Fitness Studio, to be located within an existing facility located at 321 W. Miner Street. The subject property is zoned C-2 (Downtown Commercial). Yreka Municipal Code (YMC) Section 16.34.050 provides that the use such as a Health Club or Fitness Studio requires a Conditional Use Permit.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on March 30, 2018 and a Notice of Public Hearing was published in the Siskiyou Daily News on April 3, 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.

Beau and JoeEtta McAdam, applicants were presented to answer commissioners questions.

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

Chair McCoy thereupon declared the motion carried.

Commissioner Ohlund moved to adopt Resolution No. 2018-03 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2018-14, to allow the establishment and operation of a Yoga and Fitness Studio located at 321 W. Miner Street (054-051-050).

The following findings of fact have been determined by the Planning Department for the establishment and operation of the business of a Yoga & Fitness Studio located at 321 W. Miner Street. APN: 054-051-050:

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 Yoga & Fitness Studio 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 C2, Commercial Downtown zone which allows a Yoga & Fitness Studio (Health Club) upon approval and validation of a conditional use permit as set forth in Section 16.34.070 (R) 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 Yoga & Fitness Studio 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 C2 (Commercial Downtown) zone and can be served by existing municipal parking facilities.
3. Use shall be conducted in accordance with the application as submitted for the property located at 321 W. Miner Street, as approved by the Planning Commission on April 18, 2018.
4. Permittee shall comply at all times with the zoning district regulations for a C2, *Commercial Downtown* zone, as set forth in section 16.34 of the Yreka Municipal Code. Historic District (HD) General Plan designation.
5. There shall be no storage or display of merchandise outside the building.
6. 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.
7. 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 & Title 17, Historic District.
8. Permittee shall maintain an annual City business license to carry on the business of a Yoga & Fitness Studio.

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

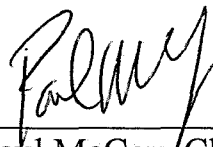
Chair McCoy there upon declared the motion carried.

The foregoing Resolution # 2018-03 was adopted by the Planning Commission on the 18th day of April by the following vote: Ayes: 6, Nays: 0

City Manager's Report – Steve Baker gave brief updates on the following projects.

- Construction has started on the new Yreka Police Department building located at 1400 Fairlane Road.
- Rain Rock Casino has opened. Street improvement work is still in progress on Sharps Road/Fairlane Road.
- City staff is looking into repair cost for city swimming pool liner.
- County of Siskiyou is repairing/replacing sidewalk on the 300 block of S. Oregon Street in front of the Siskiyou County Jail.
- Public Works crew members are working on underground repair work on N. Oregon Street before the N. Oregon Street Rehabilitation Project starts.
- City staff will be looking into future use of the Carnegie Library (currently YPD Building) located at 412 W. Miner Street.

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



Paul McCoy, Chair

Approved by motion of the Planning
Commission on May 16, 2018