

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 18<sup>th</sup> DAY OF OCTOBER 2017

On the 18<sup>th</sup> day of October 2017 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: Steve Leal, Paul McCoy, Craig Mommer, Barry Ohlund, and Richard Rolzinski.  
Absent: Diane Knitter and Matt Osborn

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 September 20, 2017.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting held September 20, 2017.

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

Chair McCoy thereupon declared the motion carried.

Discussion/Possible Action – Approval of an application for a permit to discharge firearms within the City limits under Section 9.06.040 of the Yreka Municipal Code.

The City received an application from Joseph Allison, on behalf of the Re-enactors of the American Civil War, Inc. to discharge a firearm within the City limits in conjunction with their event to be held May 17 – 20, 2018 known as the Civil War & History Days. Location Old Caldwell Ranch between Westside Road and Yreka Creek.

Applicant Joseph Allison was present to answer commissioners questions.

City Manager Steve Baker reported to the commissioners that the Chief of Police has reviewed the proposal and has given his support to the event. City staff recommends approval for a permit to discharge firearms within the City limits May 17-20, 2018.

Following Commission discussion, Commissioner Leal moved to approve the application received on behalf of the Re-enactor of the American Civil War, Inc. to discharge a firearm within the City limits in conjunction with their event to be held May 17 – 20, 2018 known as the Civil War & Historic Day.

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

Chair McCoy thereupon declared the motion carried.

Discussion/Possible Action – Consideration of Variance to off-street parking requirements, proposed categorical exemption and Conditional Use Permit for the establish and operation of a pet grooming business, converting residential use into commercial use. Property Location – 907 S. Oregon Street, Yreka, California. Zoning (RPO) Residential Professional Office.

Assistant City Manager Liz Casson reported that the City has received an application and site plan for a Variance to off-street parking requirements and Conditional Use Permit for the establishment and operation of a pet grooming business, to be located in an existing facility located at 907 S. Oregon Street. The subject property is zoned Residential Professional Office (RPO).

At the Planning Commission meeting held September 20, 2017 the Planning Commission made the determination that a pet grooming business would fall under the definition of a professional office and similar uses as defined in Yreka Municipal Code Section 16.12.710, therefore, allowing the application to apply for a Conditional Use Permit.

The subject parcel is a “non-conforming parcel” with an existing “non-conforming structure” that has been used for residential purposes for many years. Because of the special circumstances existing on this parcel due to the small size and unusual shape of the parcel, staff believes this parcel meets the requirements for an application for a Variance to the off-street parking (YMC 16.58).

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on October 2, 2017 and a Notice of Public Hearing was published in the Siskiyou Daily News on October 6, 2017.

City staff recommends approval of the Variance to off-street parking requirements and recommends approval of a Conditional Use Permit contingent on the approval of the Variance to the off-street parking requirements.

Correspondence was received from Terry and Judy Baker in support of a Conditional Use Permit and Variance to operate a dog grooming business at 907 S. Oregon Street.

Public Hearing – This being the time and date set for the public hearing regarding a Variance to off-street parking requirements. Chair McCoy opened the hearing to the audience.

Applicants – Ron and Penni Culp were present to answer commissioners questions.

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

Public Hearing – This being the time and date set for the public hearing for a Conditional Use Permit to establish and operate a pet grooming business. Chair McCoy opened the hearing to the audience.

Applicants – Ron and Penni Culp were present to answer commissioners questions.

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

Following Commission discussion, Commissioner Ohlund moved to

- grant the variance to the off-street parking requirements related to the Conditional Use Permit Application to operate a Pet Grooming Business at 907 S. Oregon,
- that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities of the CEQA Guidelines and
- adopt the Planning Commission Resolution PC# 2017-5 making the findings and subject to the Conditions of approval , granting the requested Variance to Off-Street Parking and approving Conditional Use Permit #2017-27, to allow the establishment and operation of a Pet Grooming Business.

Variance granted to Yreka Municipal Code Section 16.54.020 (b) Parking Space Schedule, for the use of a pet grooming business, allowing an exemption of required parking spaces to accommodate the use. The following findings of fact have been determined by the Planning Commission

1. The proposed pet grooming business is located at 907 S. Oregon Street, upon a parcel of land, Assessor's Parcel No. 054-291-100, within a RPO (Residential Professional Office) zone district.
2. There are special circumstances applicable to the property, including size, topography, location or surroundings, the strict application of the title deprives such property of privileges enjoyed by the other property in the vicinity and under identical zoning classification. (YMC 16.58.010).
3. Granting of the variance for exemption of parking spaces required for a pet grooming business due to special circumstances will not be detrimental to the health, safety, peace, morals, and comfort of persons residing or working in the neighborhood and will not be detrimental to the harmonious and orderly growth of the City.
4. Granting of the variance to the number of parking spaces required for a pet grooming business will not adversely interfere with traffic flow because there will be adequate street parking for drop off/pick up of pets.
5. There will not be a diminution in value of surrounding property as a result of the granting of said variance because there are adequate street parking for drop off/pick up of pets.
6. Granting of the variance will not be contrary to the spirit of the City's zoning ordinance.

The project of a variance to parking requirements, needed as a result of use to a pet grooming business, is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) General Rule of the CEQA Guidelines in that it is not a project which has the potential for causing a significant effect on the environment.

Variance granted is subject to full compliance with the following conditions:

1. The Applicant shall paint the curb red for (30) thirty feet on South Oregon Street starting at Evergreen Lane and (50) fifty feet on the northeast side of Evergreen Lane starting at the corner of Evergreen Lane/South Oregon Street in accordance to Yreka Municipal Code Section 10.36.020(a)(1) "*Red*" means no stopping, standing or parking at any time except as permitted by the Vehicle Code.
2. The variance 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 variance will endanger the public health, safety, or welfare.

**PLANNING COMMISSION RESOLUTION # PC 2017-5  
APPROVING CONDITIONAL USE PERMIT # 2017-27**

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 pet grooming business 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 residential professional office 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 RPO, Residential Professional Office zone which allows a commercial use of a pet grooming business upon approval and validation of a conditional use permit as set forth in Section 16.26.070 (A) 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 pet grooming business located at 907 S. Oregon Street, APN: 054-291-100.
2. **Subject to approval of Variance Permit # 2017-28 for exemption of two parking spaces** the requirement to provide adequate off-street parking facilities shall be waived.
3. Use shall be conducted in accordance with the site plan for the property located at 907 S. Oregon Street, as approved by the Planning Commission on October 18, 2017, 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.
4. 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.
5. 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).
6. 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.
7. Permittee shall comply at all times with the zoning district regulations for a *RPO, Residential Professional Office* zone as set forth in section 16.26 of the Yreka Municipal Code.
8. 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.
9. Permittee shall submit to the Director of Public Works, Public Improvement Plans, prepared by a licensed Professional, for infrastructure improvements as required by the Director of Public Works Public Improvements to be installed include: curb, gutter, sidewalk, curb ramps, and asphalt concrete street pavement. 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. Permittee understands that if Public Improvements are not be completed by the deadline of May 1, 2018 to the satisfaction of the Director of Public Works, the proposed Conditional Use Permit shall be deemed null and

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void, and business at this address shall cease, in accordance with the findings and conditions of the Conditional Use Permit. With an understanding that the time of year the Conditional Use Permit is being considered by the Planning Commission, (October) is not conducive to the installation of these improvements, the Permittee has agreed to provide the Director of Public Works engineered improvement plans in coming months. **All Public Improvements must be completed by May 1, 2018.** No extensions shall be granted to this deadline.

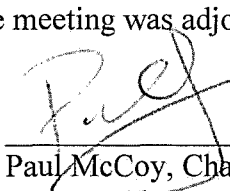
In addition to the public improvements to be installed Permittee shall paint the curb red for (30) thirty feet on South Oregon Street starting at Evergreen Lane and (50) fifty feet on the northeast side of Evergreen Lane starting at the corner of Evergreen Lane/South Oregon Street.

10. No signs shall be placed on the premises without first obtaining a sign permit.
11. Permittee shall maintain an annual City business license to carry on the business of a pet grooming business.
12. No overnight boarding of animals.
13. Permittee shall maintain rear yard pen for cleanliness.
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 Leal seconded the motion, and upon roll call, the following voted YEA: Leal, McCoy, Mommer, Ohlund and Rolzinski.

Chair McCoy thereupon declared the motion carried.

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

  
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Paul McCoy, Chair  
Approved by motion of the Planning  
Commission on December 20, 2017