

AGENDA  
YREKA PLANNING COMMISSION  
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.  
**March 18, 2015 at 6:30 P.M.**

Call to Order

Pledge of allegiance

Conflict of Interest Declaration – Planning Commissioners

**PUBLIC COMMENTS:** This is the time for public comments. Commissioners may ask questions but may take no action during the public comment section of the meeting, except to direct staff to prepare a report or place an item on a future agenda. If you are here to make comments on a specific agenda item, please speak at that time. If not, this is the time. Please limit your remarks to 5 minutes.

**SPEAKERS:** Please state your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

1. Consent Calendar - Discussion/Possible Action – 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. The City Manager recommends approval of the following consent calendar item:
  - a. Approval of the minutes of the meeting held on January 21, 2015.
2. Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit to install a LED Electronic Reader Board wall sign 3’ x 6’ (18 sq. ft. total). Property location is 1601 S. Oregon Street, Yreka, California, CH (Commercial Highway) Zone and GC (General Commercial) General Plan Designation. Assessor’s Parcel Number: 062-011-030.

Project applicant is Quentin Macdonald for Siskiyou Lanes: Sign Use Permit (SUP) # 4242

- a. Staff Report
- b. Public Hearing
- c. Decision
  - Categorical Exemption
  - Adopt Resolution No. 2015-3 Approval of Sign Use Permit # 4242 at 1601 S. Oregon Street (062-011-030).

3. Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit to install a double sided pole sign 6'.25" x 12' (150 sq. ft. total), 45' high, sign copy will be "Auto Zone". Property location is 1809 Fort Jones Road, Yreka, California, M-1 (Light Industrial) Zone and I (Industrial) General Plan Designation.  
Assessor's Parcel Number: 062-161-260.

Project applicant is Brian Siddall for AutoZone. Project Number: Sign Use Permit (SUP) # 4239.

- a. Staff Report
- b. Public Hearing
- c. Decision
  - Categorical Exemption
  - Adopt Resolution No. 2015-2 Approval of Sign Use Permit # 4239 at 1809 Fort Jones Road (062-161-260).

#### 4. City Manager Report

Miner Street Grant Update:

1. Application from Liberty Arts – 108 W. Miner Street – Install awning.
2. Old Town Yreka Merchants – Miner Street - replace parking signs with Historic Directional Signs.

#### Commissioner's Statements and Comments

#### Adjournment

Decisions of the Planning Commission may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision. Appeal must be submitted to the City Clerk's office together with the appeal fee of \$150.00 plus publication fee if required.

If you challenge any action taken pursuant to the California Environmental Quality Act, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. (Public Resources Code Section 21177)

All documents produced by the City which are related to an open session agenda item and distributed to the Planning Commission are made available for public inspection in the City Clerk's office during normal business hours.

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 72 hours in advance of the meeting.

*In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 841-2324 or by notifying the Clerk at [casson@ci.yreka.ca.us](mailto:casson@ci.yreka.ca.us).*

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 21<sup>ST</sup> DAY OF JANUARY 2015

On the 21<sup>st</sup> day of January, 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.

Conflict of Interest Declaration – Commissioner Kegg stated for the record that his personal residence is located next to the personal residence of the applicants Dawn & Joe Wilson. However, his residence is not located within 500’ of the proposed site for the Conditional Use Permit, and therefore poses no conflict of interest.

**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 19, 2014.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting held November 19<sup>th</sup>, 2014 as submitted.

Commissioner Leal 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 Condition Use Permit for establishment and operation of an outdoor retail business for the sale of used automobiles.

The Commission reviewed Resolution No. PC 2015-01 Conditional Use Permit to establish and operate an outdoor retail business for the sale of used automobiles. Applicant: Dawn & John Wilson. Location: 1417 S. Main Street, CH (Commercial Highway) Zone and GC (General Commercial) General Plan Designation. Assessor’s Parcel Number 062-011-170.

Assistant City Manager Liz Casson presented the Commission with the staff report and the following background – The City has received an application for a Conditional Use Permit to establish and operate an outdoor automobile sales lot. Pursuant to Yreka Municipal Code (YMC), a Conditional Use Permit is required to allow the use of “Outdoor automobile, boat, trailer, RV, ATV, and other motor vehicles sales and services (new and used).” The proposed project use is in

conformance with the applicable policies of the City of Yreka General Plan and is consistent with the applicable zoning provisions.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on January 6, 2015 and a Notice of Public Hearing was published in the Siskiyou Daily News on January 9, 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.

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

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

Applicant Dawn & John Wilson were present to answer questions regarding the application.

Following Commission discussion, Commissioner Ohlund moved to make the findings that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities of the CEQA Guideline.

Commissioner Knitter 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 2015-01 adopting the findings and the Conditions of Approval and to approve Conditional Use Permit # 4236, to allow the establishment of an outdoor automobile sales lot.

**PLANNING COMMISSION RESOLUTION #PC 2015-01  
APPROVING CONDITIONAL USE PERMIT # 4236**

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 automobile sales lot (used vehicles) 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 of outdoor automobile, boat, trailer, RV, ATV, and other motor vehicles sales and services (new and used) upon approval and validation of a conditional use permit as set forth in Section 16.36.070 (f) 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 Planning Commission of the City of Yreka does hereby approve Conditional Use Permit #4236, subject to the following conditions.

1. Permittee granted a permit to establish and operate a business for a retail commercial outdoor automobile sales lot (used vehicles) located at 1417 S. Main Street, APN: 062-011-170.
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 550 +/- sq. ft. of floor area and 5,000 +/- sq. ft. of outdoor sales area. As submitted, the project requires a total of 4 parking spaces, 1 space for the floor area and 3 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, and all loading, customer, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided 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 application as submitted for the property located at 1417 S. Main Street, as approved by the Planning Commission on January 21, 2015.
6. Improvements for Outdoor Sales. 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. 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.
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. 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.
9. No signs shall be placed on the premises without first obtaining a sign permit.
10. Permittee shall maintain an annual City business license to carry on the business of a commercial retail business.
11. 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.

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

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

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Matt Osborn, Chair

Approved by motion of the Planning  
Commission on March 18, 2015



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**CITY OF YREKA**  
**PLANNING COMMISSION AGENDA MEMORANDUM**

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To: Yreka Planning Commission

Prepared by: Liz Casson, City Clerk

Agenda Title: Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit for LED Electronic Reader Board wall sign 3’ x 6’ (18 sq. ft. total). Property location 1601 S. Oregon St. Yreka, California, CH (Commercial Highway) zone and General Plan designation GC (General Commercial).  
Assessor’s Parcel No. 62-011-030. Project applicant is Quentin Macdonald for Siskiyou Lanes.

Meeting date: March 18, 2015.

Discussion:

The City has received an application for a Sign Use Permit (Attachment A) for a reader board sign. City Staff has reviewed the application and is recommending approval subject to the proposed findings and conditions of approval.

Background:

A sign permit was administratively approved to install a LED wall sign with stationary signage to read “Siskiyou Lanes”. The sign installed has the capability to be used as a reader board; however, the applicant was advised that before the reader board functions of the sign could be utilized, a Sign Use Permit must be approved by the Planning Commission.

Yreka Municipal Code (YMC) Section 13.08.040 (b) states that Sign Use Permit requests are discretionary applications and shall require planning commission approval pursuant to the requirements of Chapter 16.44 of the Zoning Ordinance. YMC 13.08.050 gives additional criteria for sign approval applicable only to use permits. (Attachment B)

YMC Section 13.12.030 states in part: Time and temperature and electronic reader boards may be permitted by approval of a use permit only when it can be determined such electronic sign will not have a negative effect on traffic safety or otherwise negatively affect the neighborhood.

Environmental Determination:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311(a) “On-premise Signs”.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that the project will have a significant effect on the environment.

Staff Recommendation:

City staff has reviewed the application and recommends that the Commission make the determination that the project is exempt from the provisions of CEQA and grant approval of the

Sign Use Permit subject to the proposed findings and conditions (Attachment C) through the adoption of Planning Commission Resolution No. 2015-3 (Attachment D).

A public hearing notice was published in the Siskiyou Daily News and mailed to the property owners within a 300-foot radius of the proposed project to give notice of the proposed project and invite public comment. Staff recommends that the Planning Commission utilize the following process for consideration of this matter:

1. Accept a presentation of the project by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project by the Planning Commission; and
4. Motion and vote by the Planning Commission.

Recommended Motion:

If the Planning Commission determines that it intends to approve the proposed project as requested in the application for SUP #4242, staff presents the following motions for consideration

1. Categorical exemption:

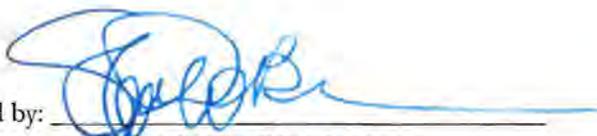
*I move that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (a), of the CEQA Guidelines.*

2. Sign Use Permit #4242:

*I move that the Planning Commission adopt Planning Commission Resolution #PC 2015- 3 making the findings and subject to the Conditions of Approval presented as Attachment C, and approve Sign Use Permit #4242, to allow the Reader Board Sign.*

Attachments: Attachment A – Sign Use Permit Application  
Attachment B - YMC Sections 13.08.040 & 050, & 13.12.020, & 030  
Attachment C – Findings and Conditions of Approval for SUP #4242  
Attachment D – Planning Commission Resolution # PC 2015-3  
Attachment E – Site Plan & Sign Elevation

Approved by: \_\_\_\_\_



Steven Baker, City Manager

Siskiyou Lanes  
1601 S Oregon St.  
Yreka, CA 96097

February 9, 2015

Dear Commissioners,

With this letter I am requesting a Sign Use Permit so that Siskiyou Lanes can enable the reader board functions of a 3' X 6' scrolling LED sign. We believe that a sign of this nature will make a real difference to our business.

I begin by addressing each of the 4 numbered criteria on the second page of the Sign Permit Application Guidelines which are attached to the 2 page sign application itself. Guidelines themselves are presented in a smaller font to distinguish them from my own remarks. I will also address Yreka code of Ordinances 13.12.020 through 13.12.040 which apply to this sign. Following these, I will discuss the need for and expected effects of the proposed sign.

1. Signs shall serve to identify the business, the establishment or the type of activity conducted on the same premises, or the product, service, or interest being exhibited or offered for sale, rent, or lease thereon. Sign must be pertinent only to the use of the land upon which it is located.

We intend to use this sign to identify the business, and to advertise special offers and events. We have no interest in putting anything not related to our business on the sign. Exceptions to this might include; date, time & temp which the sign itself can sense and display as part of any message sequence, and public service announcements requested by the civil authorities.

2. Signs shall be harmonious with the materials color, texture, size, shape, height, location and design of the building, property, or neighborhood of which it is a part. (Historic District regulations if applicable).

The materials color, texture, size, shape, height, location and design of the building, property, and neighborhood of which Siskiyou Lanes is a part, reflect mostly industrial land use; including: a dairy distributor, a trucking facility, and R.V. repair facilities. There is no cohesive style or color scheme in this neighborhood with which this sign can conform or contrast. Siskiyou Lanes is visible from one residence, from which, this sign will not be visible. Historic District Regulations do not apply in this area.

3. Sign designs shall be consistent with general graphic standards. "Graphics" shall mean all lettering, logos, pictures, symbols, pattern, and description, (Including Historic District regulations if applicable).

LED signs are a relatively new technology and will necessarily differ, in appearance, from most of the existing signage in the area. However, existing signage, in the area, does not conform to any common style, and this LED sign will not negatively contrast with the general appearance of the area. Fonts and graphics used on our sign will be consistent with industry standards.

4. Sign illumination, where allowed by provisions of this title, shall be at the lowest level consistent with adequate identification and readability.

Signs of this nature are designed to conserve energy and so will make no more light than needed to be effective.

Yreka, CA Code of Ordinances;

#### 13.12.020

A, This sign will not use words like STOP, DANGER, which could mislead or confuse nearby traffic.

B, While, the sign colors are Red, Green and Yellow, the location and configuration of these lights will bear no resemblance to traffic signals.

#### 13.12.030

This sign will not significantly affect traffic safety, because it will not be visible from any nearby stop sign or stop light on either S. Oregon St. or Main St., the two closest arterial roads. The sign will face Payne Lane which has stop signs at Main St. and S. Oregon St. Drivers approaching either of these intersections on Payne Lane will be well past our proposed sign. Southbound traffic on Kegler St. approaching the stop sign at the intersection of Payne Lane and Kegler, at the SE corner of the site, will have passed our building and be facing away from the sign when it arrives at the intersection.

#### 13.12.040

This sign has no moving parts.

As you are aware, general economic conditions in this area, while improving, remain depressed. While our regular and league bowling receipts have been, so far, sufficient to keep us in operation, they cover little more than the cost of doing business; i.e., wages, taxes, energy, as well as food and beverage costs. But the number of current regular bowlers will not change quickly. Therefore, in order for this business to thrive (i.e., hire more employees, pay more taxes, and increase patronage of local businesses); we need to increase the flow of casual "walk in" business.

The sign function we are requesting is very important to the ongoing success of this business. In our 4<sup>th</sup> year of operation here in Yreka, local people are still coming in, for the first time, saying that they did not know we were here. One reason for this is that, currently, our location, in this mostly industrial area, is dark and badly under signed, especially at night. Also, despite print and broadcast advertising, many of our special events are poorly attended simply because people do not know about them. This sign will both improve our visibility and allow us to communicate directly with our customers.

I thank you for your consideration of this matter. I also hope that you will agree that, this sign will have no negative effects and has the potential to improve our business and therefore the general economy of Yreka.

Sincerely,

Quentin Macdonald

Siskiyou Lanes  
1601 S. Oregon St.  
Yreka, CA 96097  
209.756.8827

RECEIVED

FEB 26 2015

CITY OF YREKA

pd. case # 1765  
# 225-

**CITY OF YREKA PLANNING DEPARTMENT**  
701 Fourth Street, Yreka, CA 96097 530-841-2324  
**APPLICATION FOR SIGN PERMIT**

APPLICANT: Quentin Macdonald PHONE # 209-756-8827  
for Siskiyou lanes  
APPLICANT ADDRESS: 1601 S Oregon

IF OTHER THAN APPLICANT,  
NAME OF PROPERTY OWNER: Linda C Hall

PROPERTY OWNER ADDRESS: 2088 San Miguel Dr. Walnut Creek, CA

PROJECT LOCATION: 1601 S. Oregon St.

DESCRIPTION OF PROPOSED PROJECT: **See page 2, attached hereto and made a part hereof.**  
**(Complete page 2 for each sign requested.)**

Applicant agrees to comply with any terms or conditions of any entitlement issued or permitted by the City pursuant to this application. The sign shall be removed within thirty days after the business closes and is no longer in operation. If signs are left on the premises, **PROPERTY OWNER** agrees to remove said signs within the thirty day time period.

PROPERTY OWNER'S SIGNATURE:  
(REQUIRED) Linda C Hall

APPLICANT SIGNATURE: Q Macdonald Date: 2-26-15

To be completed by City Staff:

A.P. Number 062011-030 ZONE: CH GP DESIGNATION: GC

CITY FEES: Permit No. 4242

- ADMINISTRATIVE APPROVALS & ISSUANCE .....\$75.00  
Depending on the sign, a building permit may be also required. (Building Permit Fee \$47.00)
- SIGN USE PERMIT - P.C. APPROVAL..... \$225.00 – Requires a separate application, sign drawings to scale and a letter to the Planning commission detailing the request for the Sign Use Permit. (A separate building permit will be required for pole signs and electrical signs).  
for Electronic Reader Board sign
- HISTORIC DISTRICT SIGN USE PERMITS.....\$75.00 - If the site location is located within the Historic District, the sign permit will also be subject to the provisions of the Yreka Municipal Code Title 17, regulating the size, shape, material, colors, graphics, and lettering styles.  
Depending on the sign, a building permit may be also required. (Building Permit Fee \$47.00)
- HISTORIC SANDWICH SIGNBOARD.....\$25.00  
Requires insurance certificate with separate Additionally Insured Endorsement naming the City of Yreka as additionally insured in the amount of \$1,000,000.

This page is required for each individual sign requested, request copies if more than one sign is proposed.

Applicant's Name: Quentin Macedonal Phone # 530 937 3266  
Optional: e-mail: qmacedonal@siskiyoutown.com Cell Phone: 209 756 8824  
Project Location: 1401 S Oregon St, Yreka, CA

Sign # 1 of 1 Description of request: **Enable Reader Board functions of electronic sign.**

**A picture of the sign is attached.**

Illumination:  None  Internal  External Type \_\_\_\_\_  
Location:  Front  Rear  Side North, East, West, South  
Material  Metal  Plastic  Wood: list type \_\_\_\_\_  
 Other: List type: \_\_\_\_\_

Wall Sign. Advertising surface of a wall sign or a combination of wall signs (including canopy, awning and roof signs) shall not exceed one hundred (100) square feet, and in no event shall the area of the sign exceed twenty (20%) percent of the area of the building wall upon which the sign is to be placed. Dimensions of wall 170 x 20 = 3400 sq. ft. wall.

Sign Placement:  Painted on Building  Flush Mounted: Thickness \_\_\_\_\_

Projecting Sign  Hanging Sign  Awning and Canopy Sign  Roof Sign

Attached to building: Thickness \_\_\_\_\_ Attached to building with: \_\_\_\_\_

Pole Sign (Requires parcel frontage of 100 sq. ft. - See zoning for height limits)

Monument Sign (Monument sign shall not exceed 8 ft. in height, shall be required to meet setback requirements for visibility zone specific to each location., The advertising surface shall not exceed 24 sq. ft. per side YMC 13.48)

**Other (describe) Electronic Reader Board Sign**

Sign Dimensions: Size: 3 high x 6 wide = 18 Sq. ft.

Proposed use for reader board: identify the business, and to advertise special offers + events

## Attachment B

### **YMC 13.08.040 - Sign application review—Authority.**

(b) Use permit requests are discretionary applications and shall require planning commission approval pursuant to the requirements of Chapter 16.44 of the Zoning Ordinance.

### **YMC 13.08.050 - Additional criteria for sign approval applicable only to use permits.**

(a) In addition to other provisions of this title, the planning commission shall consider the following when reviewing use permit requests.

1. Signs shall serve to identify the business, the establishment or the type of activity conducted on the same premises, or the product, service, or interest being exhibited or offered for sale, rent, or lease thereon.
2. Signs shall be harmonious with the materials, color, texture, size, shape, height, location and design of the building, property or neighborhood of which it is a part.
3. Sign designs shall be consistent with general graphic standards. "Graphics" shall mean all lettering, logos, pictures, symbols, pattern and description, including color.
4. Sign illumination, where allowed by provisions of this title shall be at the lowest level consistent with adequate identification and readability.
5. In exercise of the use permit process regarding signs, the planning commission shall impose such conditions upon such use permits as in its judgment may be necessary to assure that the spirit and purpose of this title will be observed, public health, safety and welfare secured, and substantial justice provided.

### **YMC 13.12.020 - Signs which may confuse traffic.**

(a) No sign shall be erected, constructed or maintained if which sign displays or makes use of the words "stop", "danger", or any other word, phrase, symbol or character, in such a manner as to interfere with, mislead or confuse traffic.

(b) Signs having red, green or amber lights that could be confused with traffic signals shall not be permitted if designed or located to be seen primarily by vehicular traffic. Such colors are not prohibited where, by the design of the sign or lights used, it is extremely unlikely that such lights could be confused with traffic signals by the driving public.

### **YMC 13.12.030 - Flashing signs.**

All electrical signs intended to attract attention by any flashing on and off, or simulating any motion through a series of rapid light changes, are hereby prohibited.

Time and temperature and electronic reader boards may be permitted by approval of a use permit only when it can be determined such electronic sign will not have a negative effect on traffic safety or otherwise negatively affect the neighborhood.

## Attachment C

### SIGN USE PERMIT NO. 4242 FINDINGS AND CONDITIONS OF APPROVAL

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

1. The installation of a LED electronic reader board wall sign 3' x 6' (18 sq. ft. total) located at 1601 S. Oregon Street will not:
  - a. be contrary to the public's interest, safety, health, and welfare because the proposed sign is in compliance with the City's sign regulations.
  - b. be detrimental to property or improvements in the neighborhood for the reason stated in (a) above.
2. The Planning Commission made a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311(a) (On-Premises Signs) of the CEQA Guidelines.

The following conditions shall be complied with at all times that the sign use permit is in effect:

1. The installation of an electronic reader board sign shall comply with the specifications and plans approved by the Planning Commission on March 18, 2015 and shall serve only to identify the business carried on said premises as stated in Yreka Municipal Code Section 13.12.050.
2. The sign shall be erected in accordance with the specifications and plans submitted for Siskiyou Lanes approved by the Planning Commission on March 18, 2015, and shall not be deviated from without prior review and approval of the Planning Commission.
3. The sign shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code. Including Section 13.080.050 (4) that provides sign illumination, where allowed by provisions of Title 13 shall be at the lowest level consistent with adequate identification and readability.
4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing a LED electronic reader board wall sign.
5. The sign shall harmonize with the materials, colors, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.

6. The reader board sign shall comply with Yreka Municipal Code Section 13.12.030. The electronic reader board sign shall not flash on and off or simulate any motion through a series of rapid light changes and shall not be installed, designed or used to attract attention by any flashing on and off, or simulating any motion through a series of rapid light changes. For purposes of this permit, "flashing on and off" means blinking, flashing or fluttering lights, or a changing light intensity, brightness or color.

7. The sign shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.

8. The sign use permit 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.

DATE: March 18, 2015

**Attachment D**

**PLANNING COMMISSION RESOLUTION PC 2015-3  
APPROVING SIGN USE PERMIT # 4242  
AT 1601 S. OREGON STREET, APN: 062-011-030  
APPLICANT: QUENTIN MACDONALD FOR SISKIYOU LANES**

**WHEREAS**, Siskiyou Lanes (applicant) has requested a Sign Use Permit for a Reader Board Wall Sign to be located at 1601 S. Oregon St., APN 062-011-030; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on March 18, 2015; and

**WHEREAS**, the Planning Commission has determined that, subject to approval of the Conditional Use Permit and the project Conditions of Approval, the request is consistent with the Yreka General Plan and the standards of Yreka Municipal Code; and

**WHEREAS**, the Planning Commission finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (a) On Premise Signs. Class 11 exemptions consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities, including on-premise signs; and

**WHEREAS**, the Planning Commission has made the following findings with respect to the requested Conditional Use Permit:

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 the proposed use.
2. The proposal will not be materially detrimental to property or improvements in the neighborhood.
3. The proposal will not be materially detrimental to the general welfare of the city.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YREKA AS FOLLOWS:

Section 1. The Planning Commission hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Planning Commission does hereby approve Sign Use Permit #4242, subject to the following conditions:

The installation of an electronic reader board sign shall comply with the specifications and plans approved by the Planning Commission on March 18, 2015 and shall serve only to identify the business carried on said premises as stated in Yreka Municipal Code Section 13.12.050.

2. The sign shall be erected in accordance with the specifications and plans submitted for Siskiyou Lanes approved by the Planning Commission on March 18, 2015, and shall not be deviated from without prior review and approval of the Planning Commission.

3. The sign shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code. Including Section 13.080.050 (4) that provides sign illumination, where allowed by provisions of Title 13 shall be at the lowest level consistent with adequate identification and readability.

4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing a LED electronic reader board wall sign.

5. The sign shall harmonize with the materials, colors, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.

6. The reader board sign shall comply with Yreka Municipal Code Section 13.12.030. The electronic reader board sign shall not flash on and off or simulate any motion through a series of rapid light changes and shall not be installed, designed or used to attract attention by any flashing on and off, or simulating any motion through a series of rapid light changes. For purposes of this permit, "flashing on and off" means blinking, flashing or fluttering lights, or a changing light intensity, brightness or color.

7. The sign shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.

8. The sign use permit 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.

The foregoing Resolution was adopted by the Planning Commission on the 18<sup>th</sup> day of March, 2015 by the following vote:

Ayes:

Nays:

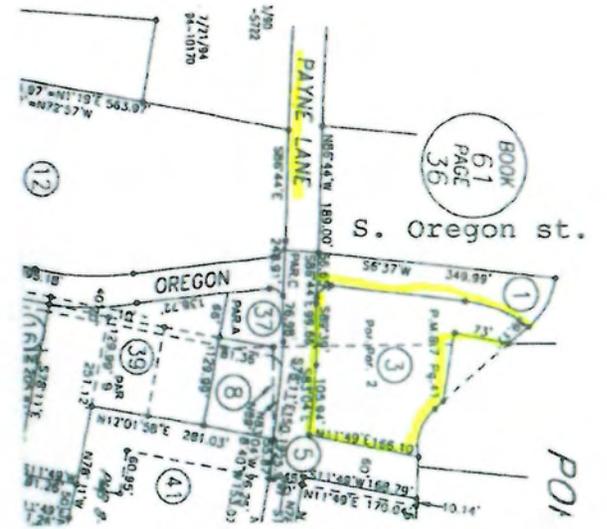
Absent:

---

Matt Osborn, Chair



This sign is 4' X 6'  
3



The sign is located on the Front of the building on Payne Lane



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**CITY OF YREKA**  
**PLANNING COMMISSION AGENDA MEMORANDUM**

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To: Yreka Planning Commission

Prepared by: Liz Casson, City Clerk

Agenda Title: Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit to install a double-sided pole sign 6'.25" x 12' (150 sq. ft. total), 45' high, sign copy will be "Auto Zone". Property location 1809 Ft. Jones Road, Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor's Parcel No. 62-161-260. Project applicant AutoZone.

Meeting date: March 18, 2015.

Discussion:

The City has received an application for a Sign Use Permit (Attachment A) to erect a double-sided pole sign 6'.25" x 12' with a total advertising surface of 150 sq. ft. City Staff has reviewed the application and is recommending approval subject to the proposed findings and conditions of approval.

Background:

Yreka Municipal Code (YMC) Section 13.08.040 (b) states that Sign Use Permit requests are discretionary applications and shall require planning commission approval pursuant to the requirements of Chapter 16.44 of the Zoning Ordinance. YMC 13.08.050 gives additional criteria for sign approval applicable only to use permits. (Attachment B)

YMC Section 13.44.020 A (3) states in part "the maximum total sign area for a pole or post sign shall be computed according to the parcel frontage along the street to which the sign is oriented" with the maximum allowed sign area of one hundred (100) square feet. (Attachment B). YMC Section 13.68.020 A & B state in part "The Planning Commission, by way of a use permit, may allow an increase in the allowed sign area by up to fifty percent." (Attachment B)

Analysis:

The height of the pole sign (45') is within the maximum allowable height limit of 45' for the M-1 Zone. The frontage of the parcel is 150'.33" and therefore qualifies for sign area of one hundred (100) square feet. The proposed advertising surface exceeds the standard maximum of 100', however, the provisions of YMC 13.68.020 A & B allow for an increase of 50% of the square footage by issuance of a Sign Use Permit. (See Site Plan and Elevation for proposed sign - Attachment E)

Environmental Determination:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311(a) "On-premise Signs".

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that the project will have a significant effect on the environment.

Staff Recommendation:

City staff has reviewed the application and recommends that the Commission make the determination that the project is exempt from the provisions of CEQA and grant approval of the Sign Use Permit subject to the proposed findings and conditions (Attachment C) through the adoption of Planning Commission Resolution No. 2015- 2 (Attachment D).

A public hearing notice was published in the Siskiyou Daily News and mailed to the property owners within a 300-foot radius of the proposed project to give notice of the proposed project and invite public comment. Staff recommends that the Planning Commission utilize the following process for consideration of this matter:

1. Accept a presentation of the project by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project by the Planning Commission; and
4. Motion and vote by the Planning Commission.

Recommended Motion:

If the Planning Commission determines that it intends to approve the proposed project as requested in the application for SUP #4239, staff presents the following motions for consideration

1. Categorical exemption:

*I move that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (a), of the CEQA Guidelines.*

2. Sign Use Permit #4239:

*I move that the Planning Commission adopt Planning Commission Resolution #PC 2015-2 making the findings and subject to the Conditions of Approval presented as Attachment C, and approve Sign Use Permit #4239, to allow the Pole Sign.*

Attachments: Attachment A – Sign Use Permit Application  
Attachment B – YMC Sections 13.08.040 & 050, 13.44.020 A & B. & 13.68.020  
Attachment C – Findings and Conditions of Approval for SUP  
Attachment D – Planning Commission Resolution # PC 2015-2  
Attachment E – Site Plan & Sign Elevation

Approved by:   
Steven Baker, City Manager



123 South Front Street Memphis, TN 38103 (901)495-7996 FAX (901) 495-8300

Date: 1/23/15

AutoZone  
Store No. 6277  
Yreka, CA

Dear Planning Commission,

As National Sign Manager for AutoZone New Store Development, I am respectfully requesting a Sign Use Permit pursuant to the requirements of the Yreka Municipal Code, Title 16 Zoning, Chapter 16.44.

This request is to allow the increase of 50% sign area to the 100 square feet of pylon sign area that we are allowed by code. This would result in the final allowed square footage of the pylon sign cabinet to be 150 total square feet. AutoZone feels that a 150 square foot sign would be more suitable being that we are within close proximity to Interstate 5. Also a 150 square foot sign would be more suitable in proportion with the allowed 45 feet in height.

We would greatly appreciate the Planning Commission's consideration and approval for this additional 50% percent of sign area. When the public hearing is scheduled I can be reached at the number in my signature line or by email (which is my most responsive way of communication). I also request that I be notified whether there needs to be a representative in attendance for this hearing.

Thank you for your time,

**Brian Siddall**

National Sign Manager  
AutoZone Store Development  
123 South Front Street  
Memphis, TN 38103  
(901) 495-7996  
brian.siddall@autozone.com

**CITY OF YREKA PLANNING DEPARTMENT**  
701 Fourth Street, Yreka, CA 96097 530-841-2324  
**APPLICATION FOR SIGN PERMIT**

APPLICANT: Brian Siddall for AutoZone PHONE # (901) 495-7996

APPLICANT ADDRESS: 123 South Front Street, Memphis, TN 38103

IF OTHER THAN APPLICANT,  
NAME OF PROPERTY OWNER: AutoZone is the Purchaser of the Property

PROPERTY OWNER ADDRESS: 123 South Front Street, Memphis, TN 38103

PROJECT LOCATION: Highway 3 - 14 P.M.B. 36 Lot "B" Parcel "1". ALTA Survey included

DESCRIPTION OF PROPOSED PROJECT: **See page 2, attached hereto and made a part hereof.  
(Complete page 2 for each sign requested.)**

Applicant agrees to comply with any terms or conditions of any entitlement issued or permitted by the City pursuant to this application. The sign shall be removed within thirty days after the business closes and is no longer in operation. If signs are left on the premises, **PROPERTY OWNER** agrees to remove said signs within the thirty day time period.

PROPERTY OWNER'S SIGNATURE:  
(REQUIRED) *Brian Siddall* ON BEHALF OF AUTOZONE STORES, INC.

APPLICANT SIGNATURE: *Brian Siddall* Date: 1/20/15



To be completed by City Staff:

A.P. Number 062-161-260 ZONE: M-1 GP DESIGNATION: F

CITY FEES: Permit No. 4239

ADMINISTRATIVE APPROVALS & ISSUANCE .....\$75.00  
Depending on the sign, a building permit may be also required. (Building Permit Fee \$47.00)

SIGN USE PERMIT - P.C. APPROVAL..... \$225.00 – Requires a separate application, sign drawings to scale and a letter to the Planning commission detailing the request for the Sign Use Permit. (A separate building permit will be required for pole signs and electrical signs). *pk #225-  
CR# 733021  
1/30/16*

HISTORIC DISTRICT SIGN USE PERMITS.....\$75.00 - If the site location is located within the Historic District, the sign permit will also be subject to the provisions of the Yreka Municipal Code Title 17, regulating the size, shape, material, colors, graphics, and lettering styles.  
Depending on the sign, a building permit may be also required. (Building Permit Fee \$47.00)

HISTORIC SANDWICH SIGNBOARD.....\$25.00  
Requires insurance certificate with separate Additionally Insured Endorsement naming the City of Yreka as additionally insured in the amount of \$1,000,000.

City of Yreka - Sign Permit Application Page 2 of 2. Permit No. 4239  
This page is required for each individual sign requested, request copies  
if more than one sign is proposed.

Applicant's Name: Brian Siddall for AutoZone Store Development Phone # (901) 495-7996  
Optional: e-mail: brian.siddall@autozone.com Cell Phone: ((662) 871-2256  
Project Location: Highway 3 - 14 P.M.B. 36 Lot "B" Parcel "1". ALTA Survey included, Yreka, CA

Sign # 1 of 1 Description of request:

Requesting the allowed 50% increase in sign area for a pylon sign cabinet. We are currently allowed 100 square feet and we are requesting that we be allowed the increase so we can achieve a sign area of 150 square feet

**A detailed site plan drawn to scale in accordance to Step 2 of the Sign Guidelines is attached hereto and made a part hereof.**

Illumination:  None  Internal  External Type \_\_\_\_\_

Location:  Front  Rear  Side North, East, West, South  
Circle one

Material  Metal  Plastic  Wood: list type \_\_\_\_\_

Other: List type: \_\_\_\_\_

Wall Sign. Advertising surface of a wall sign or a combination of wall signs (including canopy, awning and roof signs) shall not exceed one hundred (100) square feet, and in no event shall the area of the sign exceed twenty (20%) percent of the area of the building wall upon which the sign is to be placed. **Dimensions of wall** \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_ sq. ft. wall.

Sign Placement:  Painted on Building  Flush Mounted: Thickness \_\_\_\_\_

Projecting Sign  Hanging Sign  Awning and Canopy Sign  Roof Sign

Attached to building: Thickness \_\_\_\_\_ Attached to building with: \_\_\_\_\_

Pole Sign (Requires parcel frontage of 100 sq. ft. - See zoning for height limits)

Monument Sign (Monument sign shall not exceed 8 ft. in height, shall be required to meet setback requirements for visibility zone specific to each location., The advertising surface shall not exceed 24 sq. ft. per side YMC 13.48)

Other (describe) \_\_\_\_\_

Sign Dimensions: Size: 6.25 ft high x 12 ft wide = 75 per side Sq. ft.

Clearance: Ground to Bottom of Sign: 35 feet.

Sign area proposed with this sign 150 Sq. Ft.

## Attachment B

### **YMC 13.08.040 - Sign application review—Authority.**

(b) Use permit requests are discretionary applications and shall require planning commission approval pursuant to the requirements of Chapter 16.44 of the Zoning Ordinance.

### **YMC 13.08.050 - Additional criteria for sign approval applicable only to use permits.**

(a) In addition to other provisions of this title, the planning commission shall consider the following when reviewing use permit requests.

1. Signs shall serve to identify the business, the establishment or the type of activity conducted on the same premises, or the product, service, or interest being exhibited or offered for sale, rent, or lease thereon.
2. Signs shall be harmonious with the materials, color, texture, size, shape, height, location and design of the building, property or neighborhood of which it is a part.
3. Sign designs shall be consistent with general graphic standards. "Graphics" shall mean all lettering, logos, pictures, symbols, pattern and description, including color.
4. Sign illumination, where allowed by provisions of this title shall be at the lowest level consistent with adequate identification and readability.
5. In exercise of the use permit process regarding signs, the planning commission shall impose such conditions upon such use permits as in its judgment may be necessary to assure that the spirit and purpose of this title will be observed, public health, safety and welfare secured, and substantial justice provided.

### **13.44.020 - Design and construction.**

A. Maximum total sign area for pole or post signs shall be computed according to the parcel frontage along the street to which the sign is oriented, as follows:

1. Less than one hundred (100) feet of front footage: not allowed.
2. At least one hundred (100) feet but less than one hundred fifty (150) feet of frontage: fifty (50) square feet.
3. Over one hundred fifty (150) feet of frontage: one hundred (100) square feet.

B. Maximum height shall not exceed the maximum building height permitted in the zone in which the sign is located.

### **13.68.020 - Additional signing allowed by use permit.**

A. The planning commission by way of a use permit may allow additional sign types, number of signs, size of signs, and number of locations. The applicant must submit a statement supporting the request for the additional signing. Criteria for additional signing may include large parcel size, unusual configuration or location, size of buildings, multiple street frontages, number of independent businesses, location of the buildings on the parcel or unique qualities of the use of the parcel, any of which must relate to the finding which shall be required of the planning commission that the additional signing will not be contrary to the intent of this chapter or the public interest, safety, health and welfare.

B. Under such use permit sign request, the planning commission may increase each allowed sign area by up to fifty percent for any such sign.

## Attachment C

### SIGN USE PERMIT NO. 4239 FINDINGS AND CONDITIONS OF APPROVAL

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

1. The installation of a double sided pylon pole sign 6'25" x 12' (150 sq. ft. total), 45 feet high, sign copy will be "AutoZone" located at 1809 Fort Jones Road will not:
  - a. be contrary to the public's interest, safety, health, and welfare because the proposed sign is in compliance with the City's sign regulations.
  - b. be detrimental to property or improvements in the neighborhood for the reason stated in (a) above.
2. The Planning Commission made a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311(a) (On-Premises Signs) of the CEQA Guidelines.

The following conditions shall be complied with at all times that the sign use permit is in effect:

1. The installation of a double sided pylon pole sign 6'25" x 12' (150 sq. ft. total), 45 feet high, shall comply with the specifications and plans approved by the Planning Commission on March 18, 2015 and shall serve only to identify the business carried on said premises as stated in Yreka Municipal Code Section 13.12.050.
2. The sign shall be erected in accordance with the specifications and plans submitted for AutoZone approved by the Planning Commission on March 18, 2015, and shall not be deviated from without prior review and approval of the Planning Commission.
3. The sign shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code. Including Section 13.080.050 (4) that provides sign illumination, where allowed by provisions of Title 13 shall be at the lowest level consistent with adequate identification and readability.
4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing a pole sign.
5. The sign shall harmonize with the materials, color, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.
6. The sign shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.
7. The sign use permit 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.

**ATTACHMENT D**

**PLANNING COMMISSION RESOLUTION PC 2015-2  
APPROVING SIGN USE PERMIT # 4239  
AT 1809 FORT JONES ROAD, APN: 062-161-260  
APPLICANT: AUTO ZONE**

**WHEREAS**, AutoZone (applicant) has requested a Sign Use Permit for a Pole Sign to be erected at 1809 Fort Jones Road, APN 062-161-260; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on March 18, 2015; and

**WHEREAS**, the Planning Commission has determined that, subject to approval of the Conditional Use Permit and the project Conditions of Approval, the request is consistent with the Yreka General Plan and the standards of Yreka Municipal Code; and

**WHEREAS**, the Planning Commission finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311 (a) On Premise Signs. Class 11 exemptions consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities, including on-premise signs; and

**WHEREAS**, the Planning Commission has made the following findings with respect to the requested Conditional Use Permit:

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 the proposed use.
2. The proposal will not be materially detrimental to property or improvements in the neighborhood.
3. The proposal will not be materially detrimental to the general welfare of the city.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YREKA AS FOLLOWS:**

Section 1. The Planning Commission hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Planning Commission does hereby approve Sign Use Permit #4239, subject to the following conditions:

1. The installation of a double sided pylon pole sign 6'25" x 12' (150 sq. ft. total), 45 feet high, shall comply with the specifications and plans approved by the Planning Commission on March 18, 2015 and shall serve only to identify the business carried on said premises as stated in Yreka Municipal Code Section 13.12.050.

2. The sign shall be erected in accordance with the specifications and plans submitted for AutoZone approved by the Planning Commission on March 18, 2015, and shall not be deviated from without prior review and approval of the Planning Commission.

3. The sign shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code. Including Section 13.080.050 (4) that provides sign illumination, where allowed by provisions of Title 13 shall be at the lowest level consistent with adequate identification and readability.

4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing a pole sign.

5. The sign shall harmonize with the materials, color, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.

6. The sign shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.

7. The sign use permit 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.

The foregoing Resolution was adopted by the Planning Commission on the 18<sup>th</sup> day of March, 2015 by the following vote:

Ayes:

Nays:

Absent:

---

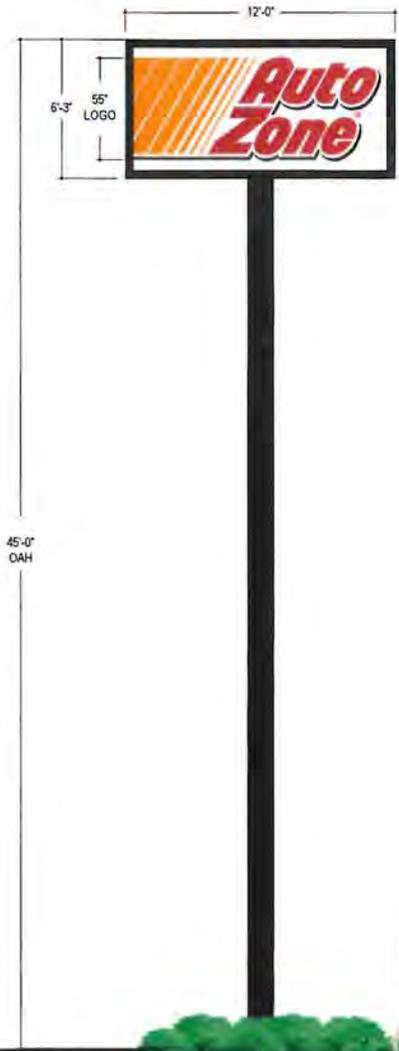
Matt Osborn, Chair

Attest:

---

Liz Casson, City Clerk

75 sq.ft.



**FRONT VIEW**  
SCALE: 3/16"=1'-0"



**SIDE VIEW**  
SCALE: 3/16"=1'-0"

- FINISHES:**
- P-1 RUSTOLEUM 20-9109 WHITE PRIMER
  - P-2 TO MATCH AKZO NOBEL - SIGN 4212
  - V-1 SIGN TECH (ARLON) 2500-2119 ORANGE CAST FLEX VINYL
  - V-2 SIGN TECH (ARLON) 2500-22 BLACK CAST FLEX VINYL
  - V-3 SIGN TECH (ARLON) 2500-2662 RED CAST FLEX VINYL

**CALL OUTS:**

1. WHITE ARLON SIGN TEC FLEX FACES w/ SIGANTECH (ARLON) CAST FLEX TRANSLUCENT VINYL GRAPHICS V-1, V-2, V-3
2. STEEL ANGLE FRAMED CABINET PAINTED P-1 / SHEETED w/ PRE-FINISHED BLACK/WHITE ALUMINUM / 4 1/2" PRE-FINISHED BLACK/WHITE RETAINERS
3. INTERNALLY ILLUMINATED w/ DOUBLE SIDED OSRAM WHITE LEDs
4. STEEL POLE SUPPORT PAINTED BLACK P-2 / PORTION INSIDE CABINET PAINTED WHITE P-1  
\*POLE SUPPORT AND FOOTING SIZE TBD PER ENGINEERING

**NOTES:**

1. STANDARD CABINET DEPTH IS 36". CABINET DEPTH TO BE ADJUSTED IF POLE IS LARGER THAN 24" DIA. (GENERALLY: CABINET DEPTH = POLE DIA. +12")

Job Number  
**201804**

**QTY: (1)**

Job Name: YREKA, CA  
**AUTO ZONE - #6277**  
CUSTOM D/F PYLON - 6'-3" x 12'-0" x 45'-0" OAH

**JONES SIGN**  
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1711 SCHEURING ROAD TOLL FREE: 800.536.7446  
DE PERE, WI 54115 TEL: 920.983.6700  
www.jonesign.com FAX: 920.983.9145

Quality Grade:  
2  
# of Circuits Req'd:  
(1) 20 Amp Circuit  
Amp Draw:  
TBD  
Voltage:  
120V  
Project Manager:  
Mickey Wiskow  
Salesman:  
Mike Bjorklund

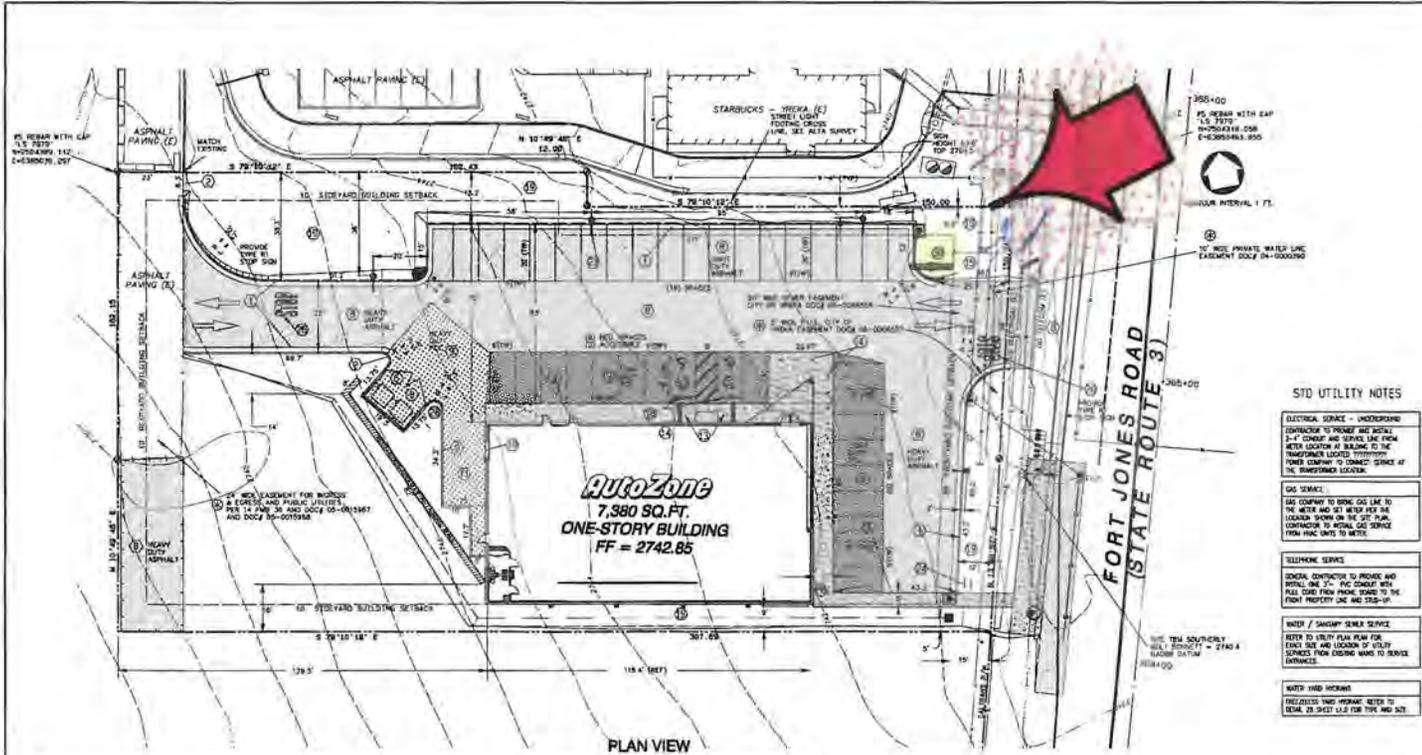
**REVISIONS**

REV.	DATE	BY	DESCRIPTION
1	03.03.15	JS	REVISED CABINET SIZE AND SPECS

Revision Date:  
(see revision table)  
Date: 18.23.14  
Drawn By: TG  
Sheet No.: **1**

\_\_\_\_\_  
SIGNATURE OF APPROVAL

\_\_\_\_\_  
DATE

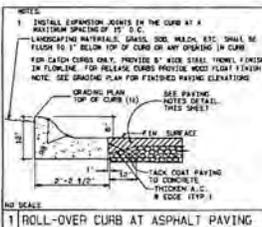


- SURVEYOR NOTES:**
1. SITE PLAN SHOWN IS BASED ON A BOUNDARY LINE ADJUSTMENT IN PROGRESS NOT YET RECORDED.
  2. THESE LOCATIONS DEMONSTRATE THE LOCATION OF THE BOUNDARY LINE OF ADJACENT LOT. PLEASE VERIFY THE BOUNDARY LINE BEFORE EXCAVATION TO AVOID ANY LIABILITY.
  3. DIMENSIONS SHOWN ARE TO TOP FACE OF CURB (UNLESS NOTED OTHERWISE).

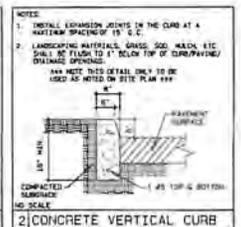
- KEYNOTES**
1. ROLL CURB & CUTTER PER DETAIL
  2. VERTICAL CURB PER DETAIL
  3. CONCRETE SIDEWALK - SEE DETAIL 20 / C1.A FOR SIDEWALKS AROUND BUILDING
  4. PIPE GUARD PLAN LAYOUT - SEE DETAILS
  5. PIPE GUARD DETAIL - SEE DETAILS
  6. DUMPSTER LAYOUT - SEE DETAILS 6.7 / C1.0 & 21.20 / C1.A
  7. DUMPSTER POST DETAIL
  8. ASPHALT PAVING DETAIL
  9. CONCRETE PAVING DETAIL
  10. SERVICE DOOR PLAN - SEE DETAIL 107 / C1.A
  11. LOADING AREA: SLOPE AT MAX. 2-1/2% AWAY FROM BUILDING.
  12. HANDICAP PARKING DETAILS - SEE DETAILS 2 & 3 / C1.A D.C. 10 PROVIDE ONE VAN ACCESSIBLE SIGN.
  13. ACCESSIBLE RAMP - SEE DETAILS 113 / C1.A - MAX. SLOPE 1:12 (8.33%) - MAX. CROSS SLOPE 1:50 (2.00%) - SLOPE IS TO BE A CONTRASTING COLOR.
  14. SIGN DETAIL ACCESSIBLE PARKING SEE 14 / C1.A
  15. ACCESSIBLE PARKING SIGN INFO SEE 14 / C1.A
  16. PARKING LOT STRIPING INFORMATION 10 / C1.A
  17. EXPANSION AND CONTRACTIONS - SEE DTL. 17 / C1.A - MAX. JOINT SPACING FOR CONTROL JOINTS IS 15' 0" EACH WAY.
  18. 8'-0" LONG CONCRETE WHEEL STOP PINNED TO PAVEMENT (TYPICAL) LOCATE 3'-0" FROM FACE OF CURB ON SIDEWALK SEE DETAIL 10 / C1.A
  19. NEW LANDSCAPE AREA - SEE LANDSCAPE PLANS 1.0 FOR ADDITIONAL INFORMATION
  20. CONCRETE SIDEWALK - SEE DETAIL 20 / C1.A PLAN VIEW
  21. TRASH ENCLOSURE GATE DETAILS SHEET C1.A
  22. TRASH ENCLOSURE GATE LATCH DETAILS SHEET C1.A
  23. LIGHT POLE DETAILS SHEET C1.A
  24. DICE AND DETAIL SHEET C1.A
  25. DOWN SPOUT DETAILS SHEET C1.A
  26. SIGN BAR LAYOUT SEE DETAIL 26 / C1.0
  27. ARROW PAINT LAYOUT SEE DETAIL 27 / C1.0
  28. YARD FROST FREE HYDRANT DETAIL 28 / C1.0
  29. BACK PLOW PREVENT SEE DETAIL 429 / C1.0

- STD UTILITY NOTES**
- ELECTRICAL SERVICE - UNDERGROUND  
ADVISE CONTRACTOR TO PROVIDE AND INSTALL ONE 3/4" PVC CONDUIT WITH ALL CODE FROM PHONE ROOM TO THE FRONT PROPERTY LINE AND STRIP-UP.
- TELEPHONE SERVICE  
ADVISE CONTRACTOR TO PROVIDE AND INSTALL ONE 3/4" PVC CONDUIT WITH ALL CODE FROM PHONE ROOM TO THE FRONT PROPERTY LINE AND STRIP-UP.
- WATER / SEWER SERVICE  
REFER TO UTILITY PLAN FOR EXACT SIZE AND LOCATION OF UTILITY SERVICE FROM EXISTING MAIN TO SERVICE ENTRANCE.
- NOTES: HYD. HYDRANT  
PRELIMINARY HYD. HYDRANT REFER TO DETAIL 28 SHEET C1.0 FOR TYPE AND SIZE.

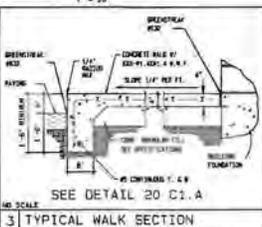
PLAN VIEW  
1" = 20'



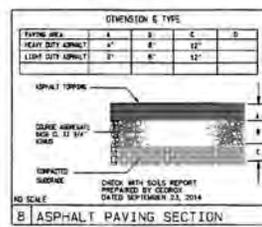
1 ROLL-OVER CURB AT ASPHALT PAVING



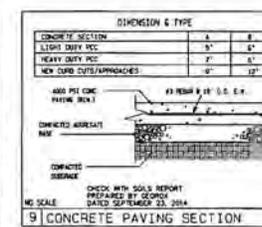
2 CONCRETE VERTICAL CURB



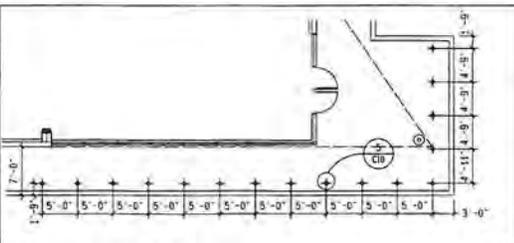
3 TYPICAL WALK SECTION



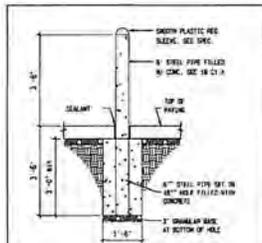
4 ASPHALT PAVING SECTION



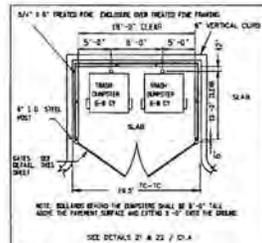
5 CONCRETE PAVING SECTION



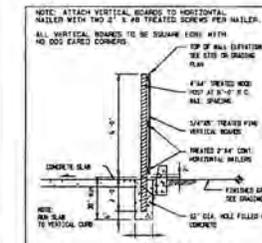
6 BOLLARD LAYOUT PLAN - 7n2



7 TYPICAL PIPE GUARD SECTION



8 DUMPSTER LAYOUT



9 DUMPSTER SECTION WOOD

- GENERAL NOTES**
1. PROTECT EXISTING BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
  2. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
  3. ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, SIDEWALK APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
  4. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
  5. FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.

**PARKING INFORMATION**

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE, 7,380 SF	APPROXIMATE LOT AREA 7380 SF	36,000 SF
PARKING REQUIRED 36	1 SPACE PER EACH 200 SF OF GROSS FLOOR AREA (AS REQUIRED)	37
MIN. PARKING DIM.	8 FT x 20 FT	(18) 20 FT x 8 FT (19) 20 FT x 8 FT
MIN. DRIVEWAY WIDTH	10' MIN - 20' MAX	20' EXISTING
HANDICAP SPACES	2 SPACES	2 SPACES
LOADING SPACE	1 LOT STREET SPACE	1 SPACE

REFERENCE IS MADE TO THE CITY OF MEMPHIS ZONING ORDINANCE AS OF JUNE 18, 2014

**Bray & Associates**  
Civil Engineering & Land Surveying  
125 West Third Street, Suite 200  
Memphis, TN 38103  
Tel: (901) 521-1000  
Fax: (901) 521-1001  
www.brayassoc.com

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MEMPHIS, TN 38103

SCALE: 1" = 20'

REVISIONS

1	1. SIGN LOCATION 1-21-15
2	2. PARKING AREAS 2-9-15
3	
4	
5	
6	
7	

CHECKED BY: WJC  
DATE: 11-18-14  
PROJECT NO.: ANCHD-2413P

REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
No. 62923

PROFESSIONAL SEAL  
DATE OF EXPIRATION

C1.0

