

City of Yreka  
701 Fourth Street, Yreka, CA 96097

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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.

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**AGENDA  
YREKA PLANNING COMMISSION  
YREKA CITY COUNCIL CHAMBER  
SEPTEMBER 17, 2008  
7:30 P.M.**

**FLAG SALUTE**

**1. NEGATIVE DECLARATION – USE PERMIT FOR A PLANNED UNIT DEVELOPMENT – SUBDIVISION OF 16 LOTS**

PUBLIC HEARING/POSSIBLE ACTION – Environmental Review/Initial Study for a Mitigated Negative Declaration for a Conditional Use Permit for a Planned Unit Development (PUD) for 5.07 acres and subdivision of 64.27 acres into 16 single family lots on 5.07 acres and one remainder parcel, consisting of 59.2 acres. The project's zoning is R-1 (Single Family Residential) and land use designation is LDR (Low Density Residential).

PUBLIC HEARING/POSSIBLE ACTION – Consideration of an application for a Conditional Use Permit for a Planned Unit Development (PUD) for 5.07 acres and subdivision of 64.27 acres into 16 single family lots on 5.07 acres and one remainder parcel, consisting of 59.2 acres. The project requires a use permit for a PUD to allow for subdivision of property accessed from a private road. The project proposes two private roads, accessed via Greenhorn Road and connection to City water, sewer and stormdrain. The project's zoning is R-1 (Single Family Residential) and land use designation is LDR (Low Density Residential).

REVIEW/RECOMMENDATION – Consideration of adoption of a Mitigation Monitoring Program for the Liberty Hills Planned Unit Development and Subdivision Project.

Applicant: Rosalio Estrada – Liberty Hills  
Location: Assessor's Parcel Nos. 061-251-010, 61-251-050, and 061-361-250  
Along Greenhorn Road, west of and adjacent to 402 Greenhorn Road

**2. NEGATIVE DECLARATION – PARCEL MAP OF 4 LOTS**

PUBLIC HEARING/POSSIBLE ACTION – Environmental Review/Initial Study for a Negative Declaration for a tentative parcel map for a minor subdivision creating four (4) parcels 17,040, 15,760, 32,435 and 30,380 sq. ft. from a 2.2 acre parcel. The project's

zoning is M-1 (Light Industrial) and land use designation is I (Industrial). Assessor's Parcel No. 062-051-080.

**PUBLIC HEARING/POSSIBLE ACTION** – Consideration of an application for a tentative parcel map for a minor subdivision creating four (4) parcels 17,040, 15,760, 32,435 and 30,380 sq. ft. from a 2.2 acre parcel. The project's zoning is M-1 (Light Industrial) and land use designation is I (Industrial). Assessor's Parcel No. 062-051-080.

Applicant: Todd Whipple  
Location: 1332 Fairlane Road

### **3. USE PERMIT – MARTIAL ARTS STUDIO**

**PUBLIC HEARING/POSSIBLE ACTION** – Consideration of an application for a use permit to establish and operate a martial arts studio. Assessor's Parcel No. 53-371-090, C-2 (Downtown Commercial) zone, HD (Historic District) General Plan designation.

Applicant: Matthew Kleier  
Location: 200 W. Miner Street

### **PUBLIC COMMENTS**

This is an opportunity for members of the public to address the Commission on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Commission reserves the right to reasonably limit the length of individual comments. For items that are on this agenda, speakers may request that their comments be heard instead at the time the item is to be acted upon by the Commission. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting, except to direct staff to prepare a report, or to place them on a future agenda.

**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.

### **4. MINUTES**

Approval of the minutes of the regular meeting held on August 20, 2008.

### **5. SITE PLAN MODIFICATION - LANDSCAPE**

**REVIEW/POSSIBLE ACTION** - Consideration of an application to modify the landscape plan approved on May 18, 1981 for the business located at 915 S. Main Street. Assessor's Parcel No. 61-163-010, CH (Commercial Highway) GC (General Commercial) General Plan designation.

Applicant: Al Reichenbach for Price Less Foods  
Location: 915 S. Main Street

## **6. SITE, LANDSCAPE, AND PARKING PLAN – CHURCH**

REVIEW/POSSIBLE ACTION – Consideration of an application for a site, landscape, and parking plan for construction of a 9,700 sq. ft. sanctuary/office building, including removal of existing church building, removal of existing duplex, and request authorization for joint use of parking with Evergreen Elementary School for use of not less than 14 parking spaces. Assessor's Parcel Nos. 61-141-260, 270, and 280, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation.

Applicant: Hilbers Inc. by Mike Cagley for Yreka Nazarene Church  
Location: 415 Evergreen Lane

## **COMMISSIONER'S STATEMENTS AND COMMENTS**

### **ADJOURNMENT**

Decisions of the Planning Commission relating to CEQA compliance, use permits, variances, and signs may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision with the City Clerk. Appeals relating to tentative subdivision maps must be filed within 10 days. There is a \$150.00 filing fee for any such appeal plus publication fee if required.

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 Planning Director's office during normal business hours.