

AGENDA  
YREKA PLANNING COMMISSION  
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.  
**October 16, 2013 at 6:30 P.M.**

Call to Order

Pledge of allegiance

Conflict of Interest Declaration – Planning Commissioners

**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.

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 items:
  - a. Approval of the minutes of the meeting held on August 21, 2013.
2. Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit to install a double-sided pole sign 8’4” x 6’ (100 sq. ft. total), 45’ high, sign copy will be “Starbucks Logo Drive Thru”. Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor’s Parcel No. 62-161-230. Project applicant is Best Development Group.

The Planning Commission will consider granting exceptions to Yreka Municipal Codes (YMC) 13.44.020 “Maximum total sign area for pole sign...” and YMC 13.12.050 “Signs not pertinent to land use”.

- a. Public Hearing
- b. Staff Report
- c. Decision

City Manager’s Report.

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>TH</sup> DAY OF AUGUST, 2013

On the 21<sup>th</sup> day of August, 2013 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 Leal and present were:

Commissioners: Deborah Baird, Diane Knitter, Steve Leal, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: None

Disclosure: – Commissioner Baird disclosed that she had been approached by Mary Stidham of Thanks a Latte (143 Moonlit Oaks Ave.) regarding Item # 2 – Vesting Tentative Parcel Map. Commissioner Baird stated that she advised Ms. Stidham that since this was a matter for Planning Commission consideration, that she was unable to discuss the matter, and invited Ms. Stidham to attend the meeting.

**PUBLIC COMMENTS - None.**

Consent Calendar: Chair Leal 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 special meeting held on June 26, 2013.

Following Commission discussion, Commissioner Knitter moved to approve the minutes of the special meeting on the consent calendar as submitted.

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

Chair Leal thereupon declared the motion carried.

Discussion/Possible Action – Proposed Vesting Tentative Parcel Map: VTPM2013-01 (Willis) application submitted by Best Development Group to create two parcels of 0.70 acres and 0.63 acres from an existing 1.38 acre parcel.

The Commission reviewed the Vesting Tentative Parcel Map: VTPM2013-01 (Willis). Consideration of a proposed general rule exemption and vesting tentative parcel map for a minor subdivision creating two parcels of 0.70 acres and 0.63 acres, M-1 (Light Industrial) zone, General Plan designation I (Industrial). Project Address: 1805 Ft. Jones Road (State Route 3) Yreka, California. Assessor's Parcel No. 62-161-230. Project applicant is Best Development Group.

Assistant City Manager Liz Casson presented the Commission with the staff report and the following background - The proposed project is a request to divide an existing 1.38-acre parcel into two (2) parcels of 0.70 acres and 0.68 acres in size. The subject property is currently a vacant and unoccupied parcel of land located south of and adjacent to the Burger King fast-food restaurant, located at 1803 Ft. Jones Road. The property is zoned M-1 (Light Industrial) zone, General Plan designation I (Industrial).

The proposed project to be considered by the Planning Commission is only the request to divide the property into two (2) parcels. The Planning Commission previously approved a Conditional Use Permit and Negative Declaration with mitigation measures for this site. Best Development Group from Sacramento has submitted a Site Plan Application to construct a new 1,800 sq. ft. single story structure for the operation of a Starbucks Coffee shop with a drive through window on Parcel "A" of the proposed Parcel Map, in accordance with the previously approved Conditional Use Permit and Negative Declaration.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on August 5, 2013 and A Notice of Public Hearing was published in the Siskiyou Daily News on August 7, 2013.

City Staff recommends approval of the Vesting Tentative Parcel Map Permit No. 4177 subject to the proposed findings and conditions with the determination that this project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061 (b)(3).

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

Brian Lee Smith of Bray & Associates Civil Engineering & Land Surveying was present to answer questions regarding the proposed Vesting Tentative Parcel Map.

There being no statements or comments from the audience, Chair Leal closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner Ohlund's moved to make the finding that the proposed project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061 (b) (3) and approve Permit No. 4177 approving the Vesting Tentative Parcel Map creating two (2) parcels subject to the findings and conditions as submitted.

#### FINDINGS:

1. The proposed map complies with the requirements of Title 15, Subdivisions, of the Yreka Municipal Code, the Subdivisions Map Act, and zoning laws of the City, and all applicable state laws.
2. The vesting tentative parcel map is consistent with the applicable general and specific plans of the City of Yreka.

3. The design and improvements of the proposed vesting tentative parcel map are consistent with the applicable general and specific plans of the City of Yreka.
4. The site is physically suitable for the proposed density of development.
5. The site is physically suitable for the type of development.
6. The design of the vesting tentative parcel map and the proposed improvement will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the vesting tentative parcel map and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed vesting tentative parcel map.
8. The Vesting Tentative Map is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061(b)(3).

The foregoing findings are based upon the following:

The design of the vesting tentative parcel map and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for an M-1 zone within an existing M-1 zone neighborhood. There will be adequate street access and traffic circulation for the newly created lots in that the subject property has frontage on Fort Jones Road (State Route 3).

Conditions of approval will provide maximum land use compatibility between the proposed M-1 zone development and the existing M-1 zone neighborhood. None of the findings necessary for denial of this proposal can be found in the affirmative.

The following conditions shall be met prior to the recordation of the final parcel map except as otherwise specified in the conditions:

1. Parcels to conform to the minimum lot sizes and improvements required in an M-1 zone as set forth in Chapter 16.40 of the Yreka Municipal Code.
2. Extension of water mains, sewer mains, and storm drains along the frontage of each parcel created as determined by the Director of Public Works.
3. Construction of sewer laterals and water services to each parcel created.
4. The following statement shall be placed on the Parcel Map: "At such time as a permit or other grant of approval for development of a parcel is issued the following improvements are required: installation of curb, gutter, sidewalk, street light, and street repair and/or construction between existing pavement and gutter lip along the street frontage adjoining the parcel in accord with City standard specifications."

5. A five (5) foot utility easement along all street frontages for public utilities shall be shown on the map per Instrument # 05-0006557 of Official Records.
6. A twenty (20) foot sewer easement along all street frontages for public utilities shall be shown on the map per Document # 05-0006558 of Official Records.
7. A twenty-four (24) foot wide non-exclusive easement for the purposes of providing a secondary point of ingress/egress and for public utility purposes along the western parcel boundary per Parcel Map Book 13, page 65, shall be shown on the map.
8. A final grading plan for proposed vesting tentative parcel map shall be submitted to the Building Official and approved prior to developer being issued a grading permit by the Yreka Building Department.
9. A storm water drainage plan and detention analysis shall be submitted and approved by Building Official/Director of Public Works prior to start of construction of any on-site grading. Onsite storm water detention is required. A Storm Water Pollution & Prevention Plan (SWPPP) may be required to comply with California State Law.
10. Improvement plans for all public improvements must be approved by the Director of Public Works, prior to improvement construction. All improvement plans shall be prepared by a registered civil engineer licensed to practice in the State of California. Contractor shall obtain an Encroachment Permit from the City of Yreka Public Works Department prior to any construction in the public right of way of the City or any construction affecting any City public improvements. Public improvements include, but are not limited to water, sewer, storm drain, street, curb, gutter, sidewalk, and street lights. The street pavement structural section shall be based on "R" values with a minimum section of 2 inches asphalt concrete over 6 inches of aggregate base rock. Reference: Yreka Municipal Code, Chapter 15.32.
11. Contractor shall obtain an Encroachment Permit from Caltrans prior to any construction in the public right of way of the State (Main Street/State Route 3).
12. Construction/installation of all other necessary improvements pursuant to Yreka Municipal Code and the City's Public Works Standards.
13. Should any previously unidentified archaeological and/or paleontological resources be revealed during any excavation and construction activity, work will cease in the immediate vicinity of the discovery, and all reasonable measures will be taken to avoid or minimize harm to discovered resources until consultation with the State Historic Officer, as required by Section 106 of the NHPA is concluded.
14. Should any human remains be found during construction in the area, work shall stop immediately and be reported to the County Coroner. Construction will not proceed until the County Coroner has determined such construction will not impact further human remains.

15. All grading and construction work on the project site shall incorporate the following dust control measures:

- All active construction areas will be watered at least twice daily or as required by the Building Official.
- Soil stabilizers will be applied to inactivate construction areas as needed.
- If visible soil material is carried onto adjacent public streets, such streets will be cleaned of the debris.
- Dust-producing activities will be suspended when high winds create construction-induced visible dust plumes moving beyond the project site, in spite of dust control measures.

16. As required in the Noise Element of the General Plan, construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m. and all internal combustion engines used in conjunction with construction activities will be muffled in accordance with equipment manufacturer requirements.

17. Full compliance with the Subdivision Map Act and Title 15, Subdivisions, of the Yreka Municipal Code, and all other applicable city, state, and federal codes.

18. Filing of final subdivision map within twenty-four months from date of Planning Commission approval, with a copy to the Planning Department.

19. Applicant shall within one business day of initial project approval, submit to the Planning Department a check payable to the Siskiyou County Recorder's Office in the amount of \$50.00 (or fee as may be modified by Fish and Game) to cover posting costs in order to allow the project's Notice of Exemption to be filed within the statutorily required timeframes. The applicant has the sole responsibility to ensure timely compliance with this condition.

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

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

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Steve Leal, Chair

Approved by motion of the Planning  
Commission on October 16, 2013



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

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To: Yreka Planning Commission

Prepared by: Steve Baker, City Manager

Agenda Title: Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit to install a double-sided pole sign 8’4” x 6’ (100 sq. ft. total), 45’ high, sign copy will be “Starbucks Logo Drive Thru”. Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor’s Parcel No. 62-161-230. Project applicant is Best Development Group.

Meeting date: October 16, 2013.

Discussion:

Best Development Group has submitted the attached application for a Sign Use Permit to install a double-sided pole sign 8’4” x 6’ (100 sq. ft. total), 45’ high. The request is to install a Pole Sign with two (2) panels, which exceeds the maximum signage allowed and to include a panel for a future sign “not pertinent to land use”. The first panel will advertise Starbucks to be located at 1805 Ft Jones Road, and the second panel will be reserved for the advertisement of a future business to be located on the adjacent (newly created) parcel located at 1809 Fort Jones Road. This would lessen the number of pole signs in this area while still giving visibility to a future business on the adjacent parcel.

City staff has reviewed the application and recommends approval subject to the attached 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 15311(a). 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.

Background:

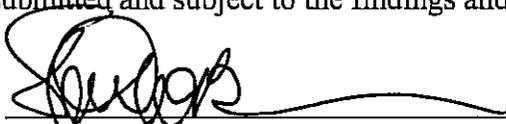
The proposed project is located within the depicted freeway interchange properties as designated by Resolution No. 2175. Resolution 2175 authorizes the Planning Commission to grant exceptions to the requirements of Title 13 Signs of the Yreka Municipal Code (YMC) for property designated as Freeway Interchange Properties.

The applicant is requesting the Planning Commission to grant an exception to YMC 13.44.020 regarding the total maximum allowable sign area for a pole sign and YMC 13.12.050 regarding signs not pertinent to land use. A copy of YMC Sections 13.44.020 & 13.12.050 & 060 are attached for reference. The “Starbucks” parcel meets the requirements for a Pole Sign pursuant to YMC 13.44.020 (2); however, the newly created parcel B does not. Property owner (Willis) and Developer (Best Development Group) have requested an exception to YMC 13.12.050 to allow for the advertisement (on a shared pole sign located on Parcel A) of a future business to be located on Parcel B.

Recommendation:

That the Planning Commission make the finding that the proposed project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15311(a) and approve Sign Use Permit No. 4186 to install a double-sided pole sign 8’4” x 6’ (100 sq. ft. total), 45’ high, in accordance with the application submitted and subject to the findings and conditions attached thereto and made a part thereof.

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

  
Steven Baker, City Manager

**BEST PROPERTIES**

*Real Estate Development • Property Management*

2580 Sierra Blvd., Suite E  
Sacramento, CA 95825

TEL (916) 486-2694  
FAX (916) 486-0550  
info@bestprop.net

September 19, 2013

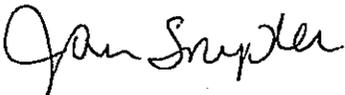
To: City of Yreka - Planning Commission

Please consider this letter our request for the Planning Commission to approve an exception to Yreka Municipal Code ~~13.11.010~~, specifically increasing the allowed advertising area for a Pole Sign (over the fifty square feet allowed by code) and an exception to Yreka Municipal Code Section 13.12.050 to allow a sign not pertinent to the use of land upon which it is located. We are requesting that a blank panel be added to the Pole Sign for a future tenant for the property adjacent to us. The Pole Sign will be installed right next to the Lot line so that it is very clear what tenants are on the property.

We appreciate your willingness to consider our request. Should you have any questions, please give me a call.

Sincerely,

BEST PROPERTIES



Jan Snyder

**CITY OF YREKA**  
**APPLICATION FOR SIGN PERMIT**

APPLICANT: Best Development Group Phone# 916-486-2694  
 APPLICANT ADDRESS: 2580 Sierra Blvd. #E, Sacramento, CA 95825  
 IF OTHER THAN APPLICANT,  
 NAME OF PROPERTY OWNER: Timothy + Rebecca Willis  
 PROPERTY OWNER ADDRESS: 5104 Schwalmeyer Gulch Rd - Yreka, CA 96097  
 PROJECT LOCATION: 1805 Ft. Jones Road - Yreka, CA

DESCRIPTION OF PROPOSED PROJECT: See page 2, attached hereto and made a part hereof. (Complete page 2 for 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) Timothy Willis

APPLICANT SIGNATURE: [Signature] Date: 9-17-13

To be completed by City Staff:

A.P. Number \_\_\_\_\_ ZONE: \_\_\_\_\_ GP DESIGNATION: \_\_\_\_\_

CITY FEES: Permit No. \_\_\_\_\_

- ADMINISTRATIVE APPROVALS & ISSUANCE .....\$75.00
- Building Department Inspection ..... \$47.00  
Depending on the sign, a building permit may be also required.
- SIGN USE PERMIT - P.C. APPROVAL..... \$125.00
- PUBLIC HEARING FEES..... \$60.00
- P.H. - Project notice circulation, 1-20 notices..... \$25.00
- P.H. - 21 or more notices.....\$25.00 plus 1.00/parcel over 20
- HISTORIC DISTRICT SIGN PERMITS..... \$75.00
- 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.
- TIME EXTENSION.....\$60.00

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

Applicant's Name: Best Development Group Phone # 916-486-2694

Project Location: 1805 Ft. Jones Road, Yreka, CA

Sign # 1 of 1 Description of request:  
Install pole sign as per the attached sign plan

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  Roof  Side North, East, West, South  
Circle one

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

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

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

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

Pole Sign  Monument Sign

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

Sign Dimensions: Size: 8'4" high x 6' wide = 50 Sq. ft. x 2 sides = 100 sf

Clearance: Ground to Bottom of Sign: 35' 5" feet. - Total height = 45'

Allowable Sign Area: \_\_\_\_\_ sq. ft. Front Footage of Building \_\_\_\_\_ ft.

Number of existing signs None = total N/A Sq. Ft.

Sign area proposed with this application 100 Sq. Ft.

+/- Balance usable Sign Area (Allowable - Proposed) \_\_\_\_\_ Sq. Ft.

**CITY OF YREKA**  
**Planning Department**  
**SIGN USE PERMIT**

APPLICANT: Best Development Group by Scott Best TELEPHONE: (916) 486-2694

APPLICANT ADDRESS: 2580 Sierra Blvd. #E, Sacramento, CA 95825

IF OTHER THAN APPLICANT,  
NAME OF PROPERTY OWNER: Timothy & Rebecca Willis

PROPERTY OWNER ADDRESS: 5104 Schulmeyer Gulch Rd., Yreka, CA 96097

PROJECT LOCATION: 1805 Ft. Jones Rd., Yreka, CA 96097

A.P. #: 062-161-230 GENERAL PLAN DESIGNATION: I ZONE: M-1

DESCRIPTION OF PROPOSED PROJECT: Sign Use Permit to install one double sided pole sign  
8'4" x 6' (100 sq. ft. total), 45' high with two (2) panels in accordance with the application submitted.

The sign copy on the first panel will be "Starbucks Logo Drive Thru". Exception is hereby granted to  
Yreka Municipal Code Section 13.12.050 to allow the use of the second panel for advertisement of a future  
tenant on the adjacent lot known as 1809 Ft Jones Road.

ENVIRONMENTAL REVIEW:

- No Impact                       Environmental Impact Report                       Negative Declaration  
 Categorical Exempt # 15311 (a)                       Statutorily Exempt

NOTICE OF DETERMINATION FILED (DATE): None

**Planning Commission**

APPROVED, (Date of approval): \_\_\_\_\_  DENIED, (Date of denial): \_\_\_\_\_

FINDINGS/CONDITIONS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BY: \_\_\_\_\_

(City of Yreka Authorized Signature)

CITY OF YREKA

SIGN USE PERMIT NO. 4186

FINDINGS AND CONDITIONS OF APPROVAL

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

1. The installation of a double sided pole sign 8'4 x 6' (100 sq. ft. total) 45' high, sign copy will be "Starbucks Logo Drive Thru..." 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 subject property is located on Fort Jones Road within the freeway interchange properties designated by Yreka City Council Resolution No. 2175 as provided in Section 13.68.030(A)(1) of the Yreka Municipal Code and will therefore not be contrary to the intent of Chapter 13 or the public interest, safety, health and welfare.

3. Resolution No. 2175 authorizes the Planning Commission to grant exceptions to Yreka Municipal Code Title 13 for signs located within the designated freeway interchange properties.

4. 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 double sided pole sign 8' 4" x 6' (100 sq. ft. total), 45 feet high, shall comply with the specifications and plans approved by the Planning Commission on October 16, 2013.

2. The sign shall be erected in accordance with the specifications and plans submitted for Best Development approved by the Planning Commission on October 16, 2013, 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.

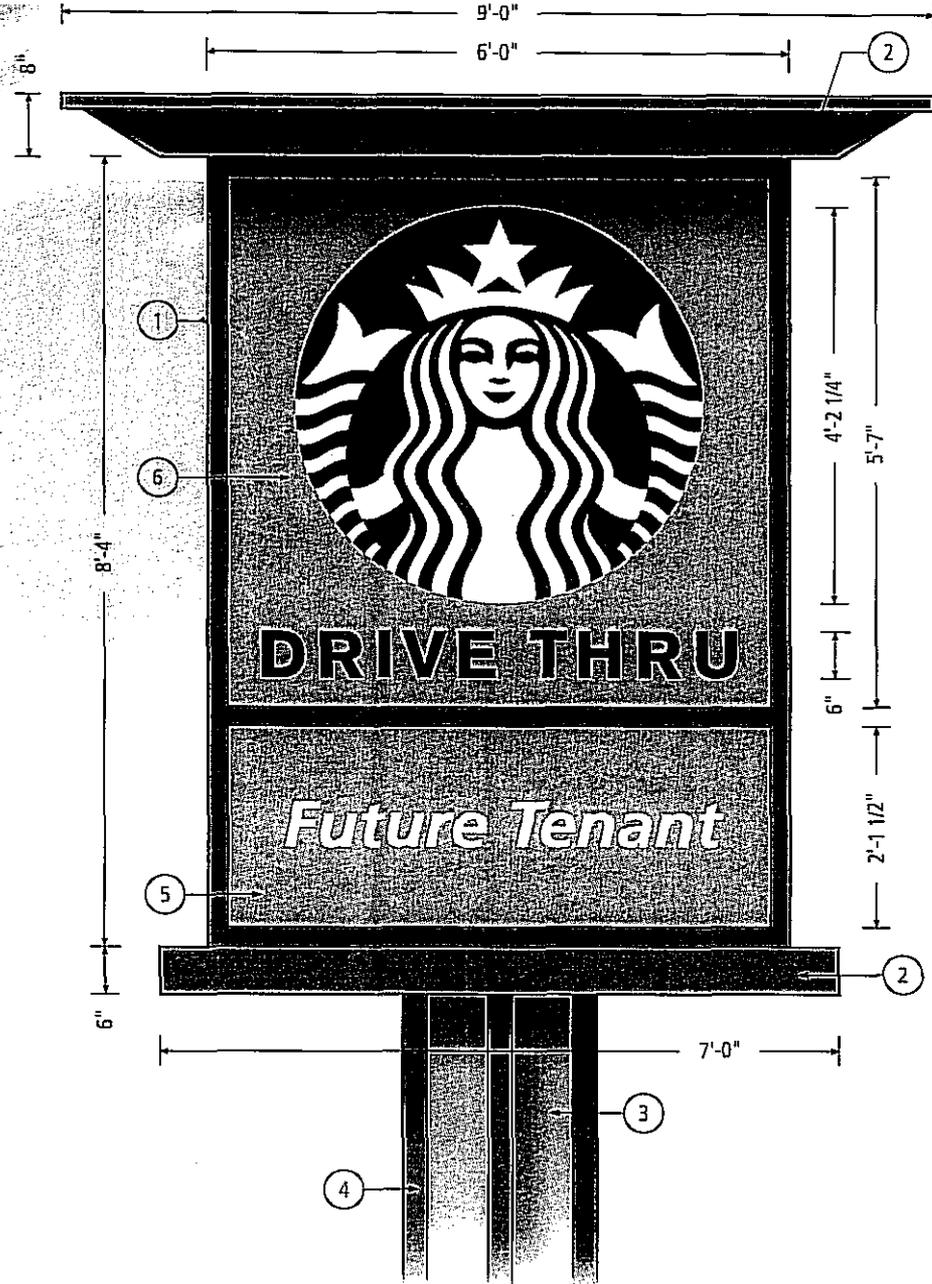
4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing a pole sign.

5. The sign shall harmonize with the materials, 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.

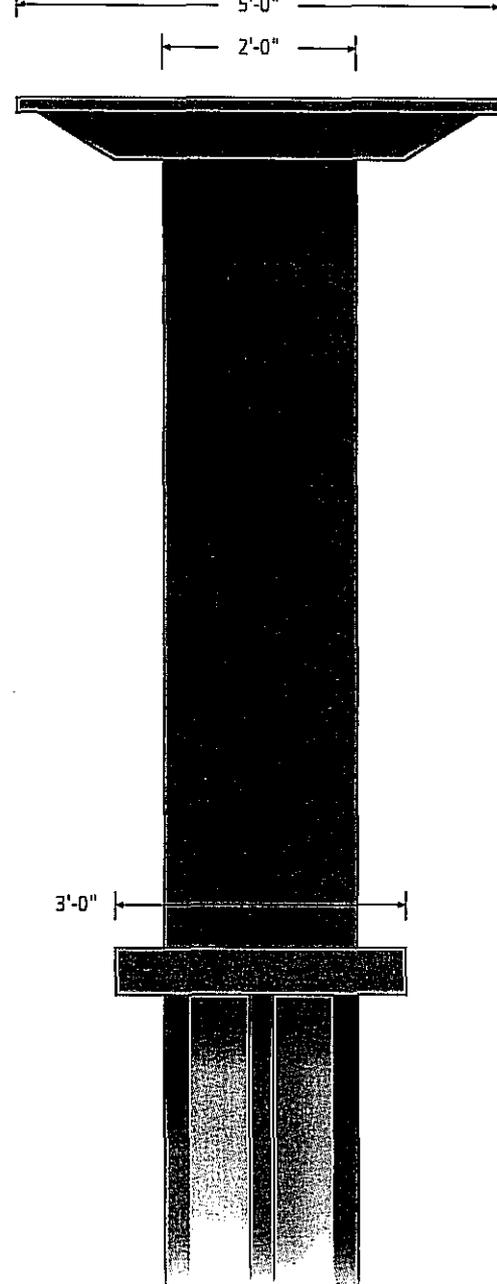
6. The signs shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.

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.

DATE: October 16, 2013



**A** D/F Illuminated Pylon Sign (Cabinet Detail)  
Scale 1/2" = 1'-0"



**A** D/F Illuminated Pylon Sign (End View)  
Scale 1/2" = 1'-0"

### Material Schedule

- ① Cabinet  
Fabricated aluminum construction with retainers, returns and trimcap to be painted bronze, flat finish. Faces to be White flex material with vinyl film graphics. Cabinet to be internally illuminated with H.O. fluorescent lam
- ② Cornices  
Fabricated aluminum construction with texcote finish. Paint color T.B.D.
- ③ Pole Cover  
Fabricated aluminum construction with texcote finish. Paint color to match 317725-89 Sandstone.
- ④ Pole Trim  
Aluminum square tube vertical trim with painted, flat finish (color T.B.D.).
- ⑤ Tenant Panel (General)  
White flex faces with 3M 7725-89 Sandstone (opaque) vinyl film overlay background. All copy and graphics to be reverse weeded with or without color vinyl film overlays.
- ⑥ Starbucks Coffee Panel  
White flex faces with 3M 7725-89 Sandstone (opaque) vinyl film overlay background. Logo area to be reverse weeded with 3M 3630-76 Holly Green vinyl film overlay. Copy to be reverse weeded with 3M 3635-222 Perforate Day/Night Dual Black film overlay.



### 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.

C. No more than one pole sign shall be permitted for each street frontage except that, by use permit more than one of the above signs may be permitted subject to the following terms and conditions:

1. The total sign area of all signs on a single parcel may not exceed the maximum sign area permitted for any one parcel,
2. On a single parcel frontage, sign structures shall be erected at least one hundred fifty (150) feet apart.

D. No pole or post sign shall project over the public right-of-way or sidewalk. Pole signs erected over a private vehicular drive shall be erected so as to provide not less than fifteen (15) feet vertical clearance. .

### 13.12.050 - Signs not pertinent to land use.

All signs not pertinent to the use of the land upon which it is located are prohibited.

This section shall not apply to the erection or use of noncommercial or civic event signs, so long as they are exempt as defined by and otherwise conform to this title.

### 13.12.060 - Pertinent to use of land defined.

(a)

A sign is pertinent to the use of the land upon which it is located for the purposes of Section 13.12.050 only if it is devoted exclusively to the following uses:

1. To advertise the sale or lease of the property on which such sign is placed;
2. To designate the name of the owner or occupant of the premises upon which property such sign is placed;
3. To advertise the business conducted or goods made or produced or services rendered upon such property upon which such sign is placed.

Lot A - 102' Frontage

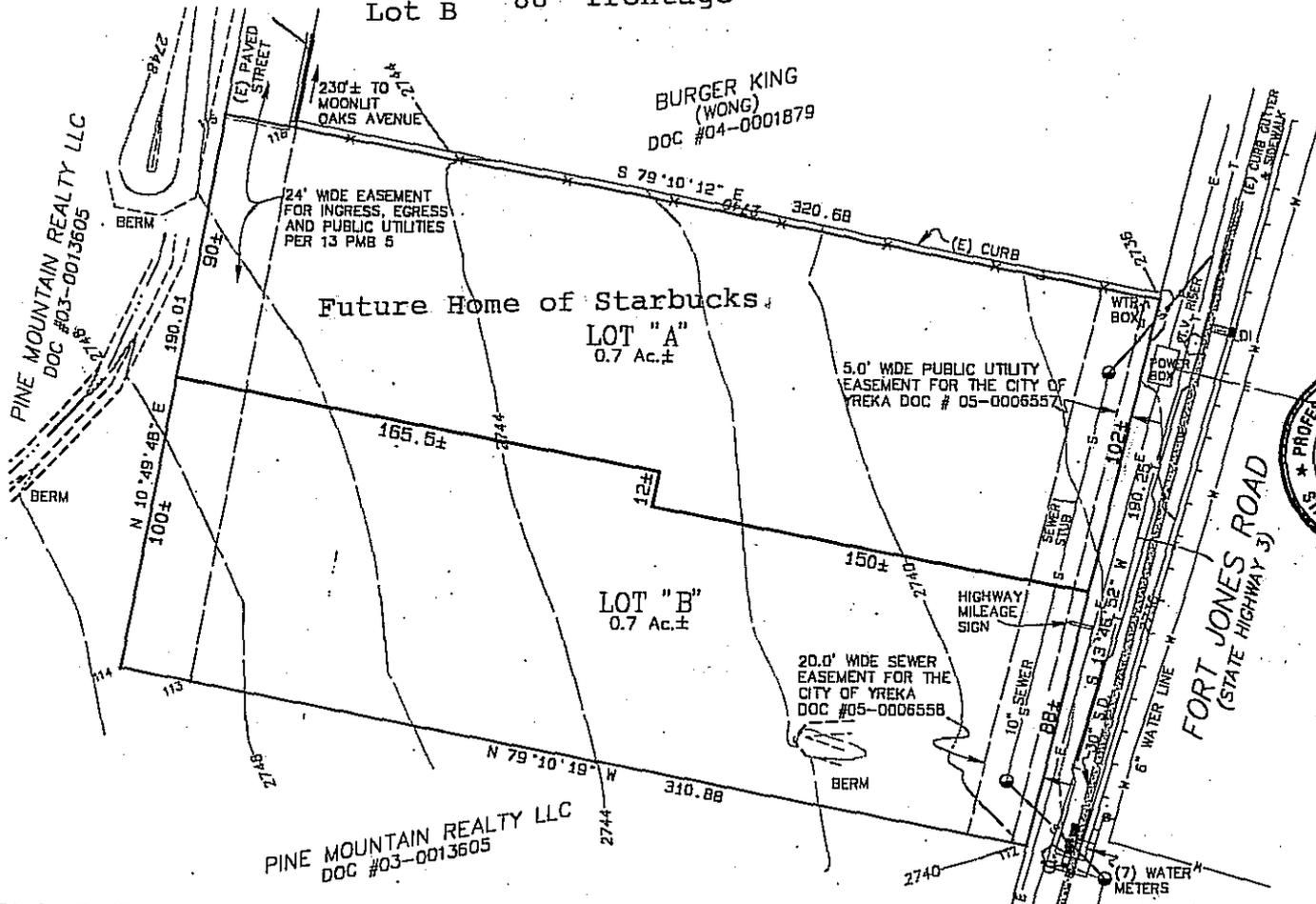
Lot B 88' frontage



SCALE: 1" = 40 FL.  
0 20 40

BEARINGS AND DISTANCES SHOWN ARE GRID (CCS NAD 27, ZONE 1), BASED ON PMB 13 PAGE 5. MULTIPLY DISTANCES SHOWN BY 1.00011 TO OBTAIN GROUND LEVEL DISTANCES.

CONTOUR INTERVAL = 2 FT. CONTOURS SHOWN BASED ON FIELD SURVEY PERFORMED ON 7/11/2013 ELEVATIONS BASED ON NGS BM ON GREENHORN DAM PID: "AFB384", ELEV.=2757.41, NAVD83.



*Brian Lee Smith*  
E & S ENGINEERS & SURVEYORS, INC.  
BRIAN LEE SMITH L.S. 7979  
DATE: 7/26/2013

**GENERAL NOTES:**

REVISED 7-26-2013 TO SHOW UNDERGROUND POWER, COMMUNICATION, AND STORMDRAIN.  
VICINITY MAP BOUND SEPARATELY  
ASSESSOR PARCEL #: 062-161-230  
ZONING: M-1  
EXISTING LAND USE: UNDEVELOPED, VACANT  
PROPOSED WATER AND SEWER: CITY OF YREKA

PROPERTY OWNERS:  
THE TIMOTHY & REBECCA WILLIS TRUST

DEVELOPER:  
BEST DEVELOPMENT GROUP, LLC  
2580 SIERRA BLVD. SUIT E.  
SACRAMENTO, CA 95825

**VESTING  
TENTATIVE PARCEL MAP  
FOR  
BEST DEVELOPMENT GROUP**

LOCATED IN THE SW 1/4, SEC. 34  
T 45 N, R 7 W, M.D.M.  
SISKIYOU COUNTY - - - CALIFORNIA

DEA:  
**Bray & Associates**  
Civil Engineering & Land Surveying

SCALE: 1" = 40'  
CLIENT FILE #13056  
DATE: JULY 15, 2013  
REV. 7-26-2013  
SHEET 1 OF 1

**EASEMENTS:**

RELINQUISHED ABUTTERS RIGHTS PER 533 O.R. 542 APPLY TO INTERSTATE 5 ONLY, AND NOT HIGHWAY 3

568 OR 459 COPCO UTILITY EASEMENT SHOWS UTILITIES ALONG FRONTAGE, (NO SPECIFIC LOCATION GIVEN)

DEEDS SHOWN AND NOTED BASED ON PRELIMINARY TITLE REPORT FROM MT. SHASTA TITLE & ESCROW CO. DATED JUNE 28, 2013. WE OFFER NO INTERPRETATION OR OPINION AS TO THE APPLICABILITY OF EXCEPTIONS 9, 10 AND 12 AS SHOWN ON SAID PRELIMINARY TITLE REPORT, TO THIS TENTATIVE MAP

**LEGEND:**

- EDGE OF PAVEMENT
- SEWER LINE
- WATER LINE
- U.G. POWER
- U.G. COMMUNICATION (T.V., CABLE)
- STORM DRAIN
- SEWER MANHOLE
- ⊙ GATE VALVE
- ⊕ FIRE HYDRANT
- ⊗ WATER METER
- FENCE
- ⬡ ROAD SIGN

**APPROVED**



329 West Alvar Street  
Yreka, California 96097  
brayeng@earthlink.net

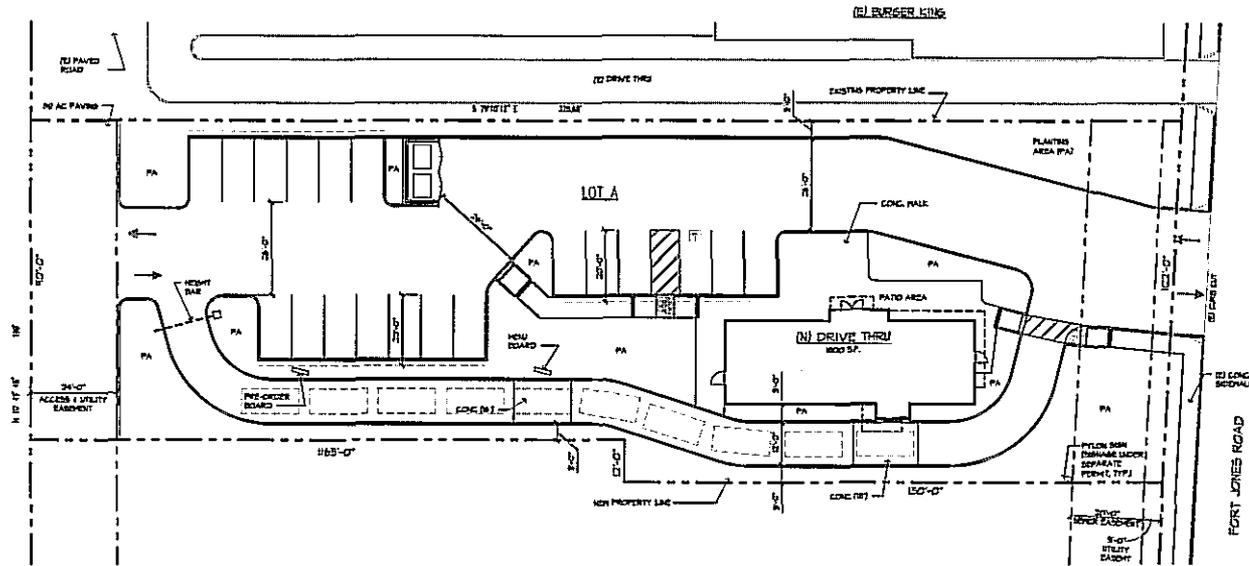
phone (530) 842-8813  
fax (530) 842-8845  
email - brayeng@earthlink.net

By Planning Commission  
Permit # 4177  
RB

# STARBUCKS SHELL BUILDING

1805 FORT JONES HIGHWAY  
YREKA, CA 96097

1474 STEWART POINT DRIVE  
SUITE 110  
ROSEVILLE CA 95741  
TEL: 916 782 2200  
F: 916 771 3237  
BORGESARCH.COM

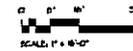


**SITE SUMMARY**

APL	023-44-200
ZONING	M-1 LIGHT INDUSTRIAL
BUILDING AREA	1,000 SF
LANDSCAPED AREA	1,440 SF
PAVED AREA	1,100 SF
LOT AREA	30,450 SQ. FT. TO AGO
PARKING REQUIRED: 6 STALLS	
# 8 STALL FOR 3 SEATS FOR SEATS PROVIDED, AND 4 EMPLOYEES, (MAX)	
PARKING PROVIDED: 6 STALLS	
DRIVE THRU STACK: 30 CARS	

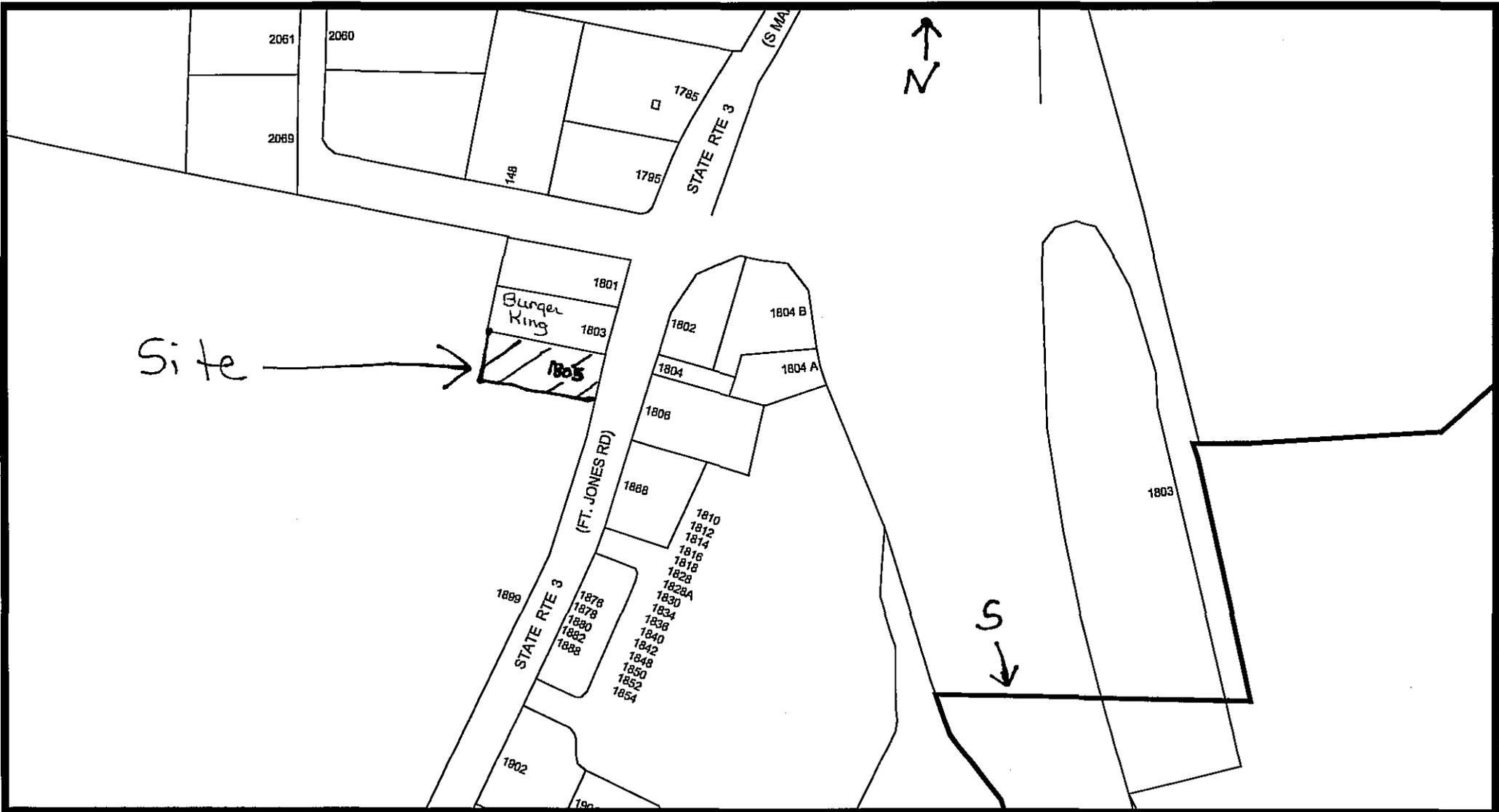
## SITE PLAN

Client: Best Properties



DATE: 01-11-2015  
JOB NO: 10255-1

SA-0.10





City of Yreka  
701 Fourth Street • Yreka, CA 96097  
(530) 841-2386 • FAX (530) 842-4836



October 2, 2013

Dear Property Owner/Property Occupant:

This is to notify you that property located within 300 feet of your parcel is being considered for a Sign Use Permit as described below. State and City Code requires that you be notified of the time and place of the hearing on the application so you may attend the meeting and be heard on the matter should you so desire. The meeting date and time are listed in the public hearing notice as it appears below:

### NOTICE OF PUBLIC HEARING

The Yreka City Planning Commission will hold a public hearing at 6:30 p.m., Wednesday, October 16, 2013 in the Council Chambers, 701 Fourth Street, Yreka, California, on the following proposed project:

#### SIGN USE PERMIT

An application for a Sign Use Permit to install a double-sided pole sign 8'4" x 6' (100 sq. ft. total), 45' high, sign copy will be "Starbucks Logo Drive Thru..." Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor's Parcel No. 62-161-230. Project applicant is Best Development Group.

The Planning Commission will consider granting exceptions to Yreka Municipal Codes (YMC) 13.44.020 "Maximum total sign area for pole sign..." and YMC 13.12.050 "Signs not pertinent to land use".

The application is on file in City Hall for public review. All interested persons are invited to attend the meeting and to participate in the public hearings or deliver written comments regarding the proposed project on or before **4 p.m. October 16, 2013**, to the following address:

YREKA PLANNING DEPARTMENT, 701 Fourth Street, Yreka, CA 96097.

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)

Liz Casson,  
City Clerk