

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
November 19, 2014 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. Persons speaking during the public comment period will be limited to three (3) minutes. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting. For items, which are on this agenda, speakers are encouraged to wait to be heard instead at the time the item is to be acted upon by the Commission.

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 20, 2014.
- b. Approval of a one year extension of Permit # 3818 for a site, landscape and parking plan for construction of a 6,160 sq. ft. office building.

Applicant: Rizzo Real Estate, Inc. by Glenn Rizzo Location: 608 & 610 S. Main Street
AP# 054-231-300

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.

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 20th DAY OF AUGUST, 2014

On the 20th day of August, 2014 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 Vice Chair McCoy and present were:

Commissioners: Deborah Baird, Diane Knitter, Steve Leal, Paul McCoy, Barry Ohlund and Richard Rolzinski. Absent: Matt Osborn

PUBLIC COMMENTS:

Consent Calendar: Vice Chair McCoy announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

- a. Approval of Minutes of the regular meeting held on July 16th, 2014.

Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held July 16th, 2014 as submitted.

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

Vice Chair McCoy thereupon declared the motion carried.

Discussion/Possible Action – Adopt Resolution No. PC 2014-07 Proposed Sign Use Permit (SUP) #4221 to install a double sided pole sign 5’9” x 17’3” (198.38 sq. ft. total), 22 feet high, sign copy will be “TSC Tractor Supply Co”.

The Commission reviewed Resolution No. PC 2014-07 Sign Use Permit to install a double sided pole sign 5’9” x 17’ 3” (198.38 sq. ft.), 22 feet high. Applicant: McHale Sign Company on behalf of property owner – Norton Investments. Location: 1455 S. Main Street, CH (Commercial Highway) Zone, GC (General Commercial) General Plan designation. Assessor’s Parcel Numbers 062-011-430.

Assistant City Manager Liz Casson presented the Commission with the staff report and the following background – The City has received an application for a Sign Use Permit to erect a double-sided pole sign with an advertising surface of 198.38 sq. ft. 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.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on August 6, 2014 and a Notice of Public Hearing was published in the Siskiyou Daily News on August 7, 2014.

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 15311(a).

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

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

Following Commission discussion, Commissioner Leal moved to make the finding that the proposed project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15311(a) of the CEQA Guideline.

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

Vice Chair McCoy thereupon declared the motion carried.

Commissioner Leal moved to adopt Planning Commission Resolution #PC 2014-07 making the findings and subject to the Conditions of Approval and approve Sign Use Permit #4221 to allow the Pole Sign said Findings and Conditions of approval being in the words as follows:

**PLANNING COMMISSION RESOLUTION #PC 2014-07
APPROVING SIGN USE PERMIT # 4221**

1. The installation of a double sided pylon pole sign 5'9" x 17'3" = 99.19 sq. ft. per side (198.38 sq. ft. total), 22' high, sign copy will be "TSC Tractor Supply Co" 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 South Main Street (State Route 3) between Oberlin Road and 4-H Way as provided in Section 13.68.030(A)(4) of the Yreka Municipal Code which allows exceptions as to the size of pole signs, size not to exceed 100 sq. ft. per side and will therefore not be contrary to the intent of Chapter 13 or the public interest, safety, health and welfare.

3. 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 Planning Commission of the City of Yreka does hereby approve Sign Use Permit #4221, subject to the following conditions:

1. The installation of a double sided pylon pole sign 5'9" x 17'3" (198.38 sq. ft. total), 22 feet high, shall comply with the specifications and plans approved by the Planning Commission on August 20, 2014 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 McHale Signs approved by the Planning Commission on August 20, 2014, 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 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.

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

Vice Chair McCoy thereupon declared the motion carried.

08/20/2014

-4- PC

The foregoing Resolution #2014-07 was adopted by the Planning Commission on the 20th day of August, 2014 by the following vote: Ayes: 6, Nays: 0, Absent: 1

City Manager's Report – Intergovernmental Agreement by and between the Karuk Tribe and The City of Yreka was presented to the commissioners.

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

Matt Osborn, Chair
Approved by motion of the Planning
Commission on November 19, 2014

No. 3818
Extension for 2015

CITY OF YREKA
Planning Department

PERMIT

APPLICANT: Rizzo Real Estate, Inc. by Glenn Rizzo TELEPHONE: (530) 842-3864 – (Home)
(530) 842-7306 – (Office)

APPLICANT ADDRESS: 1034 Greenhorn Road, Yreka, CA 96097

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Rizzo Real Estate, Inc.

PROPERTY OWNER ADDRESS: 1034 Greenhorn Road, Yreka, CA 96097

PROJECT LOCATION: 608 & 610 S. Main Street, Yreka, CA 96097

A.P. #: 054-231-300 GENERAL PLAN DESIGNATION: GC ZONE: CH

DESCRIPTION OF PROPOSED PROJECT: Request extension for a site, landscape & parking plan
for construction of a 6,160 sq. ft. office building.

ENVIRONMENTAL REVIEW:

- No Impact Environmental Impact Report Negative Declaration
 Categorical Exempt 15332 Statutorily Exempt

NOTICE OF DETERMINATION FILED (DATE): None

PLANNING COMMISSION APPROVED

APPROVED, (Date of approval): _____ DENIED, (Date of denial): _____

FINDINGS/CONDITIONS: _____

DATE ISSUED: _____ BY: _____

(City of Yreka Authorized Signature)

CITY OF YREKA
SITE PLAN PERMIT NO. 3818
MODIFIED
CONDITIONS OF APPROVAL

The following conditions shall be complied with at all times that the commercial use permitted by this permit is in effect:

1. All conditions hereinafter set forth shall be complied with by the Permittee prior to issuance of a certificate of occupancy.
2. An encroachment permit shall be obtained from *Cal Trans* prior to any work in the Main Street right-of-way. *An encroachment permit shall be obtained from the City of Yreka prior to any work on City facilities.*
3. Permittee shall offer to the City of Yreka for dedication a 15 foot utility easement for storm water drainage through the parking lot, the exact location to be determined by the Permittee and Director of Public Works.
4. The site, landscape and parking plans application as re-submitted by Robert Glenn Rizzo for Rizzo Real Estate Inc. dated May 29, 2007 as modified and approved by the Planning Commission on June 20, 2007 shall not be changed or deviated from without approval of the Planning Commission. After construction of improvements, no changes in use of the existing structures and no additional structures shall be built, and no open space, off-street parking facilities and public access areas, or landscaping shall be altered without prior approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.
5. Adequate off-street parking shall be provided as follows: One space for each 200 square feet of floor area for office use as set forth in Sections 16.54.020 (A.2.b) of the Yreka Municipal Code.
6. The design and location of the off-street parking facilities as shown on the site plan dated January 13, 2006, and approved by the Planning Commission on June 20, 2007 shall not be deviated from unless prior approval of the Planning Commission (with the exception as stated in Condition #4) is secured, and all loading, employee, and customer parking areas shall be paved and striped. Bumper rails or other barriers shall be provided where needed for safety or to protect property, as determined by the Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.
7. Parking required for disabled persons shall be marked, posted, and maintained in accord with provisions of the Motor Vehicles Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons.

8. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan, and shall be completed prior to issuance of a certificate of occupancy or until security is posted in the amount of one hundred fifty percent to cover the costs of the unfinished work.

9. Permittee shall submit an irrigation design plan meeting the requirements of Section 11.38.050 of the Yreka Municipal Code prior to building permit issuance, for approval by the City Manager or Building Official.

10. ~~A detention basin for storm water runoff is not required if adequate on-site facilities are installed to carry the flow from a 100 year storm to Yreka Creek as approved by the Director of Public Works. Permittee shall install the private storm drain and maintain it in perpetuity.~~ **A detention basin for storm water may be required. Storm water detention requirements will be determined at issuance of building permit.**

11. Permittee shall show compliance with FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map Flood Insurance Rate Map, dated November 18, 1981, prepared by the Federal Insurance Administration for the City of Yreka. Construction of buildings and structures at or above one foot above the base flood elevation may affect flood insurance rates.

12. Permittee shall submit application for boundary line adjustment (BLA) to combine Assessor's Parcel Nos. 54-231-160, 54-231-270, and portion of 54-231-080 to incorporate the project area into one parcel. Application shall be submitted to the Yreka Planning Department for approval, upon approval of the boundary line adjustment and any conditions imposed by the Planning Director, the lot line adjustment shall be reflected in a deed or record of survey which shall be recorded with the County Recorder prior to commencement of construction of the office building and parking lot. *BLA RECORDED 11/29/07 FOR A.P. # 54-231-160 & 54-231-270. AP# 54-231-080 WAS NOT INCLUDED IN THE BLA, SUBJECT TO THE CONDITION THAT PRIOR TO OCCUPANCY OF THE STRUCTURE A PARKING AGREEMENT MUST BE RECORDED PROVIDING COMMON PARKING WITH THE BUSINESSES LOCATED ON THE ADJACENT PARCELS.*

13. Permittee shall provide documentation as to the location of Yreka Creek in relation to the east property boundary lines and compliance with Yreka Municipal Code Section 16.56.030 that provides that no person shall alter, fill, excavate, divert, remove vegetation from, or place any obstruction in or upon any water channel (forty-five feet centered on the thread of Yreka Creek) within the city, or permit liquid waste to enter a water channel without prior approval.

14. 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.

15. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to starting construction of the office building.

16. *Permittee shall remove and replace damaged sidewalk along the subject property Main Street frontage.*

17. Before issuance of a certificate of occupancy by the Building Official, developer shall have removed any driveway approach, including dropped curbs, that will not be used in the new development and replace with standard curb, gutter, and sidewalk. (modification 11-11)

18. The site plan approval shall be automatically revoked and terminated if not used within one year from the date of approval unless, prior to the expiration of one year, a building permit is issued and construction is commenced. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

DATE: June 20, 2007

November 4, 2008 - One year extension granted to November 29, 2009

November 18, 2009 – One year extension granted to November 29, 2010

November 17, 2010 – One year extension granted to November 29, 2011

November 16, 2011 – One year extension granted to November 29, 2012

November 28, 2012 – One year extension granted to November 29, 2013

Modified Condition # 10 November 20, 2013 – One year extension granted to November 29, 2014

November 29, 2014 -



City of Yreka
Planning Department
701 Fourth Street, Yreka, CA 96097
(530) 841-2324
Extension - Permit

Permit #: Extension 3818

Time Extension – Fee \$60.00

Check

Cash

APPLICANT: Rizzo Real Estate, Inc. by Glenn Rizzo

PHONE#: (530) 842-3864 Home
(530) 842-7306 Office

APPLICANT ADDRESS: 1034 Greenhorn Road, Yreka, CA 96097

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Rizzo Real Estate, Inc.

PROPERTY OWNER ADDRESS: 1034 Greenhorn Rd., Yreka, CA 96097

PROJECT LOCATION: 608 & 610 S. Main Street, Yreka, CA 96097

ASSESSOR PARCEL NUMBER: 054-231-300

DESCRIPTION OF PROPOSED PROJECT: office space -

Applicant agrees to comply with any terms or conditions of any entitlement issued or permit by the City pursuant to this application.

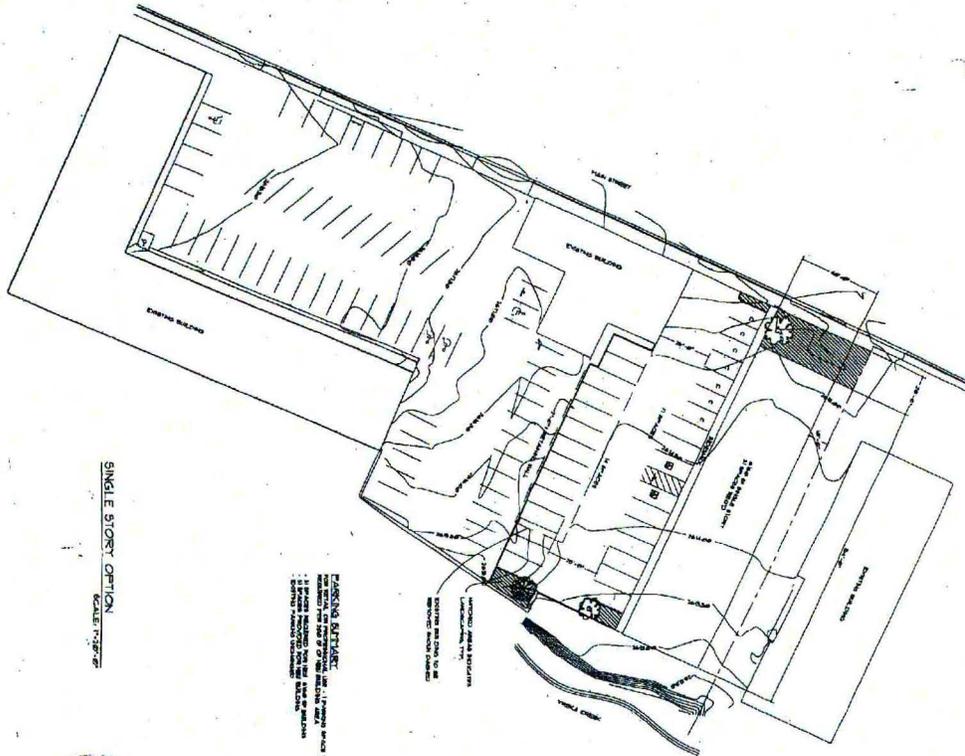
PROPERTY OWNER'S SIGNATURE: (REQUIRED) [Signature]

APPLICANT SIGNATURE: [Signature] DATE: 10/31/14

***** TO BE COMPLETED BY CITY STAFF: *****

DATE APPLICATION RECEIVED: 11-4-14

ZONE: CH GENERAL PLAN DESIGNATION: GC



SINGLE STORY OPTION
SCALE: 1/8" = 1'-0"

PARKING SETBACK
 1. ALL PARKING STALLS SHALL BE SETBACK FROM THE FRONT PROPERTY LINE BY A MINIMUM OF 10 FEET.
 2. ALL PARKING STALLS SHALL BE SETBACK FROM THE SIDE PROPERTY LINE BY A MINIMUM OF 5 FEET.
 3. ALL PARKING STALLS SHALL BE SETBACK FROM THE REAR PROPERTY LINE BY A MINIMUM OF 5 FEET.



Handwritten notes:
 1/11/18
 R. C. Rizzo
 R. C. Rizzo
 R. C.

SHEET NO. 1	DATE 1/11/18	DRAWN BY R. C. RIZZO	CHECKED BY R. C. RIZZO	PROJECT PARKING STUDY FOR COMMERCIAL DEVELOPMENT	CLIENT RIZZO REAL ESTATE, INC. 4034 GREENSBANK ROAD YREKA, CA		ENGINEER R. C. RIZZO

Site



ASSESSOR'S CADASTRAL MAP

- 1 THIS MAP WAS PREPARED BY AN ASSESSOR'S PROFESSIONAL SURVEYOR FOR THE PURPOSES OF THE DATA SHOWN.
- 2 ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SUBDIVISION LAWS.

Why Port of Block 52
Yreka, California

Tax Area Code
7-00

54-23

