

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
August 20, 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 July 16, 2014.
2. Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit 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”. Property location 1455 S. Main Street, Yreka, California, CH (Commercial Highway) zone and General Plan designation (General Commercial). Assessor’s Parcel No. 062-011-430. Project applicant is McHale Sign Company on behalf of property owner – Norton Investments.
 - a. Staff Report
 - b. Public Hearing
 - c. Decision
 - Categorical Exemption
 - Adopt Resolution No. 2014-07 Approving of Sign Use Permit # 4221 at 1455 S. Main Street (APN: 062-011-430).

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 16th DAY OF JULY, 2014

On the 16th day of July, 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 Chair Osborn and present were:

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

Conflict of Interest Declaration – Commissioners Ohlund and Rolzinski declared a conflict of interest on Item 2, construction of a 18 ft. x 40 ft. accessory structure (Applicant: Carl Varak).

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 June 18th, 2014.

Following Commission discussion, Commissioner Baird moved to approve the minutes of the regular meeting held June 18th, 2014 as submitted.

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

Chair Osborn thereupon declared the motion carried.

Discussion/Possible Action – Adopt Resolution No. PC 2014-06 Consideration of Conditional Use Permit (CUP) #4216 to construct a 18 ft. x 40 ft. (720 sq. ft.) accessory structure for use as a hobby shop/storage building.

Planning Commissioners Ohlund and Rolzinski announced their recusal, stating that they have a conflict of interest by reason of property ownership within 500 feet of the proposed project, and therefore recused themselves and left the Council Chambers.

The Commission reviewed Resolution No. PC 2014-06 Conditional Use Permit for construction of a 18 ft. x 40 ft. (720 sq. ft.) accessory structure for use as a hobby shop/storage building. Applicant: Carl Varak, Location: 822 W. Miner Street, R-1 (Single Family Residential) Zone, LDR (Low Density Residential) General Plan designation. Assessor's Parcel Numbers 053-481-470.

City Manager Steve Baker presented the Commission with the staff report and the following background – The City has received an application for the construction of an accessory building 18' x 40' (720 sq. ft.) located at 822 W. Miner Street. The subject property is zoned R-1 Single Family Residential. The Single Family Residential Zone district is intended to provide areas for conventional single-family homes, and accessory structures not exceeding six hundred and fifty (650) sq. ft. are permitted by right. YMC Section 16.18.070 provides that garages and accessory structures larger than six hundred fifty square feet of floor area require a Conditional Use Permit.

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (e) "Accessory (appurtenant) structures including carports, patios, swimming pools, and fences.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on July 2, 2014 and a Notice of Public Hearing was published in the Siskiyou Daily News on July 3, 2014.

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 from the audience, Chair Osborn closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner McCoy moved to determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (e), of the CEQA Guideline.

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

Chair Osborn thereupon declared the motion carried.

Commissioner Knitter moved to adopt Planning Commission Resolution #PC 2014-06 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit #4216, for the construction of an accessory building 18' x 40' (720 sq. ft.) said Findings and Conditions of approval being in the words as follows:

**PLANNING COMMISSION RESOLUTION #PC 2014-06
APPROVING CONDITIONAL USE PERMIT # 4216**

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.

The Planning Commission of the City of Yreka does hereby approve Conditional Use Permit #4216, subject to the following conditions:

General Conditions of Approval:

1. Permittee granted a permit to construct a 720 square foot accessory building for a hobby shop/storage building on the location set forth in the application, subject to full compliance with applicable city and state codes. The premises shall not be occupied until all conditions hereinafter set forth have been complied with by the Permittee.
2. The accessory structure shall be for personal residential use only. The accessory structure shall not be utilized for any commercial activity.
3. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made 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.
4. Permittee shall comply at all times with the zoning district regulations for an R-1 zone as set forth in section 16.18 of the Yreka Municipal Code.
5. Permittee shall secure approval of the Building Official and Fire Marshal that structure meets building standards and fire regulations of the Uniform Building and Fire Codes prior to use of subject accessory structure for use as a hobby shop/storage building.
6. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structures. Public infrastructure improvements such as curb, gutter, sidewalk, driveway approaches and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030.
7. The use permit granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated or if any law or ordinance is violated in connection therewith, or if the Planning Commission finds, with the concurrence of the City Council, that the continuance of the use permit will endanger the public health, safety, or welfare.

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

Chair Osborn thereupon declared the motion carried.

Commissioners Ohlund and Rolzinski returned to their seats at the table.

City Manager Report

City Manager Steve Baker reported the skills training trail in Upper Greenhorn Park was completed earlier this week and the North Yreka Creek project has started construction.

City Manager Baker also reported that City Building Inspector, Mark Schmitt, is retiring at the end of July and gave a brief update on new construction projects in the city for June.

City Manager announced that the filing period is now open for the three seats on the City Council that are up in November. The Candidate filing period is from July 14 – August 8. The forms must be picked up from Liz Casson.

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

Matt Osborn, Chair
Approved by motion of the Planning
Commission on August 20, 2014



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

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 5’9” x 17’3” (198.38 sq. ft. total), 22’ high, sign copy will be “ TSC Tractor Supply Co”. Property location 1455 S. Main S. Yreka, California, CH (Commercial Highway) zone and General Plan designation GC (General Commercial). Assessor’s Parcel No. 62-011-430. Project applicant is McHale Sign Company on behalf of property owner - Norton Investments.

Meeting date: August 20, 2014.

Discussion:

The City has received an application for a Sign Use Permit (Attachment A) to erect a double-sided pole sign with an advertising surface of 198.38 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)

However, YMC Section 13.68.030 A (4) provides that the Planning Commission may grant an exception to the allowed square footage of a pole sign to be located on a parcel with frontage on Fairlane Road from Oberlin Road to Sharps Road or on a parcel with frontage on Main Street from Oberlin Road to 4-H Way. An exception granted by the Planning Commission pursuant to this subsection shall relate only to the allowed square footage of a pole sign, which shall not exceed one hundred square feet per side, with the total pole signage not to exceed two hundred square feet. No exception shall be granted pursuant to this subsection as to the maximum overall height above ground level. (Attachment B)

Analysis:

The height of the pole sign (22’) is within the maximum allowable height limit of 35’ for the CH Zone. The proposed advertising surface exceeds the standard maximum of 100’, however, the parcel is located on S. Main Street between Oberlin Road and 4-H Way and is therefore eligible for an exception to the allowed square footage by issuance of a Sign Use Permit under the provisions of YMC 13.68.030 A (4). (See Site Plan and Elevation - 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. 2014-7 (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 #4221, 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 #4221:

I move that the Planning Commission adopt Planning Commission Resolution #PC 2014-07 making the findings and subject to the Conditions of Approval presented as Attachment C, and approve Sign Use Permit #4221, to allow the Pole Sign.

Attachments: Attachment A – Sign Use Permit Application
Attachment B – YMC Sections 13.08.040 & 050, 13.44.020 (A), 13.68.030 (A) (4)
Attachment C – Findings and Conditions of Approval for CUP #4221
Attachment D – Planning Commission Resolution # PC 2014-7
Attachment E – Site Plan & Sign Elevation

Approved by: _____

Steven Baker, City Manager

**CITY OF YREKA
APPLICATION FOR SIGN PERMIT**



APPLICANT: McHale Sign Co Phone # 530-223-2030 CK#14005 #210-

APPLICANT ADDRESS: 3707 Electro Way, Redding, CA 96002

IF OTHER THAN APPLICANT, NAME OF PROPERTY OWNER: Norton Investments (Mark Norton)

PROPERTY OWNER ADDRESS: PO Box 3758, Yuba City, CA 95992

PROJECT LOCATION: 1455 S main St, Yreka

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.

PROPERTY OWNER'S SIGNATURE: (REQUIRED) *Mark Norton*

APPLICANT SIGNATURE: *Curtis Kamps* Date: 7/22/14

To be completed by City Staff:

A.P. Number 062-011-430 ZONE: CA GP DESIGNATION: GC

CITY FEES: Permit No. 4221

- 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: McHalz Sign Co Phone # 530-223-2030

Project Location: 1455 S. Main St, Yreka, CA

Sign # 2 of 2 Description of request:

Inst all pole sign.

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: aluminum cabinet w/ flex face

Placement: Painted on Building Flush Mounted: Thickness _____

Attached to building: Thickness _____ Attached to building with: _____

Pole Sign Monument Sign

Other (describe) _____

Height of Pole 22'

Sign Dimensions: Size: 5'9" high x 17'3" wide = 99.19 Sq. ft. (per side)

Clearance: Ground to Bottom of Sign: 16'3" feet.

Allowable Sign Area: 200 sq. ft. Front Footage of Building 126 ft.

Number of existing signs 0 = total 0 Sq. Ft.

Sign area proposed with this application 198.38 Sq. Ft. (both sides)

+/- Balance usable Sign Area (Allowable - Proposed) 1.62 Sq. Ft.

13.08.040 Sign application review—Authority.

(a) A sign permit request not requiring a use permit and in full compliance with the provisions of this code is an administrative permit and may be granted by the planning director. In the event the planning director denies such application, the applicant may file an appeal with the planning commission as hereinafter set forth in Section 13.08.080

* (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.

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.

Yreka Municipal Code:

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.

13.68.030 Height and size exceptions—Conditions for granting.

A. The planning commission through a use permit may grant exceptions upon the verified application of any property owner as to the maximum overall height of any sign above natural ground level or as to the maximum square feet of advertising surface, whenever one or more of the conditions hereinafter set forth exist.

1. The proposed sign location is located within freeway interchange properties designated by resolution of the city council and is a dining, lodging, vehicle fueling, vehicle service business, or unique tourist attraction whose primary clientele are the motoring public on Interstate 5
2. The proposed sign identifies a retail shopping center or industrial park or similar complex, involving a total of at least one hundred thousand square feet of gross floor area, or an individual business with a gross floor area exceeding fifty thousand square feet.
3. The grade of the nearest adjacent street or highway, excluding the interstate freeway, to the proposed sign location is of an elevation ten feet or more above the natural ground level of the sign site.
4. The proposed sign is a pole sign located on a parcel with frontage on Fairlane Road from Oberlin Road to Sharps Road or **on a parcel with frontage on Main Street (State Route 3) from Oberlin Road to 4-H Way**. An exception granted by the planning commission pursuant to this subsection shall relate only to the allowed square footage of a pole sign, which shall not exceed one hundred square feet per side, with the total pole signage not to exceed two hundred square feet. No exception shall be granted pursuant to this subsection as to the maximum overall height above ground level.

Attachment C

CITY OF YREKA
SIGN USE PERMIT NO. 4221
PROPOSED 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 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 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 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.

DATE: August 20, 2014

Attachment D

**CITY OF YREKA
PLANNING COMMISSION RESOLUTION PC 2014-07
APPROVING SIGN USE PERMIT # 4221
AT 1455 S MAIN STREET, APN: 062-011-430
APPLICANT: McHALE SIGN CO FOR NORTON INVESTMENTS**

WHEREAS, McHale Sign Co. (applicant) has requested a Sign Use Permit for a Pole Sign to be erected at 1455 S. Main Street, APN 062-011-430; and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on August 20, 2014; 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.
4. 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.

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 #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.

The foregoing Resolution was adopted by the Planning Commission on the 20th day of August, 2014 by the following vote:

Ayes:

Nays:

Absent:

Matt Osborn, Chair

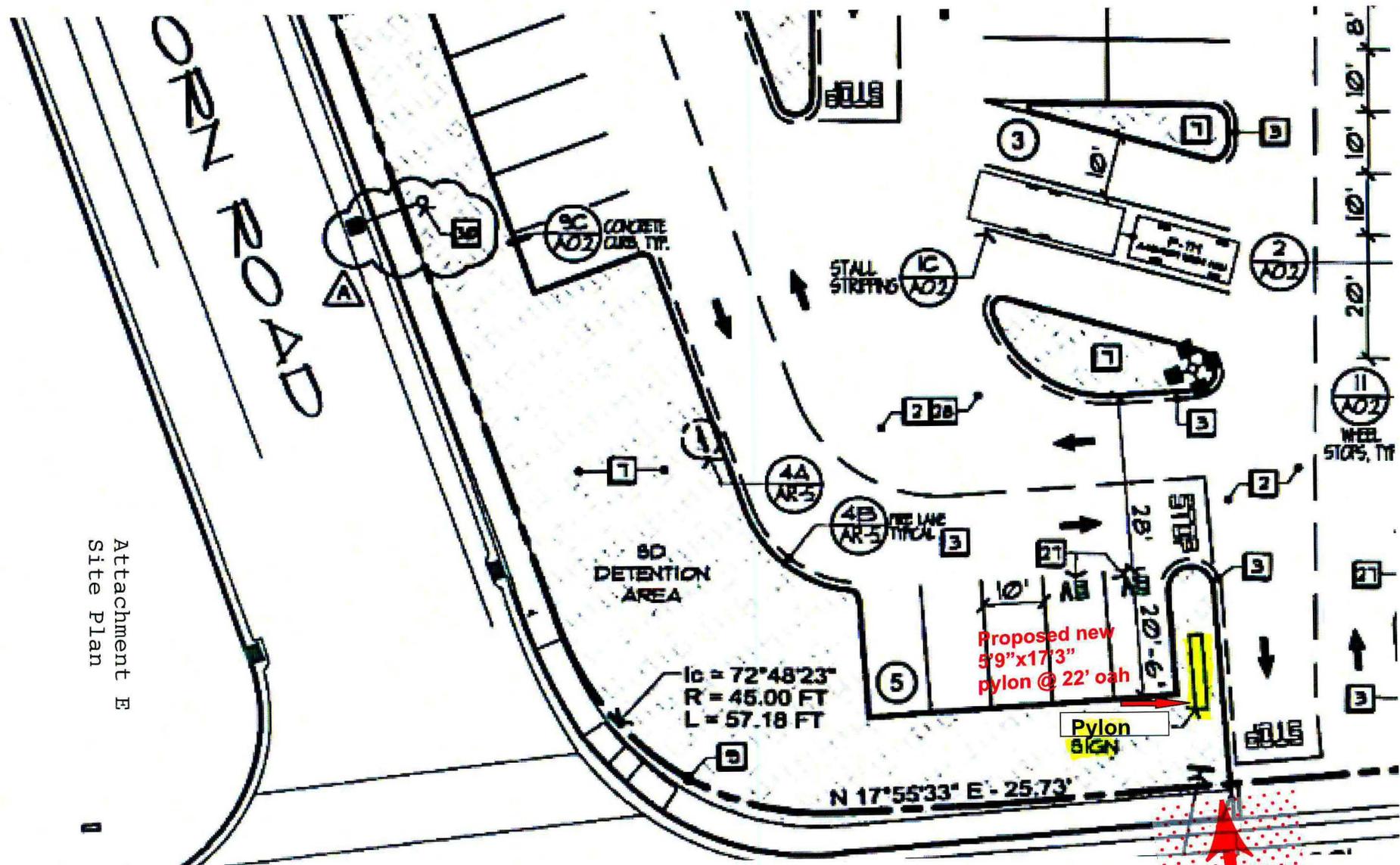
Attest:

Liz Casson, City Clerk

1/19, 2014 12:23:48 PM

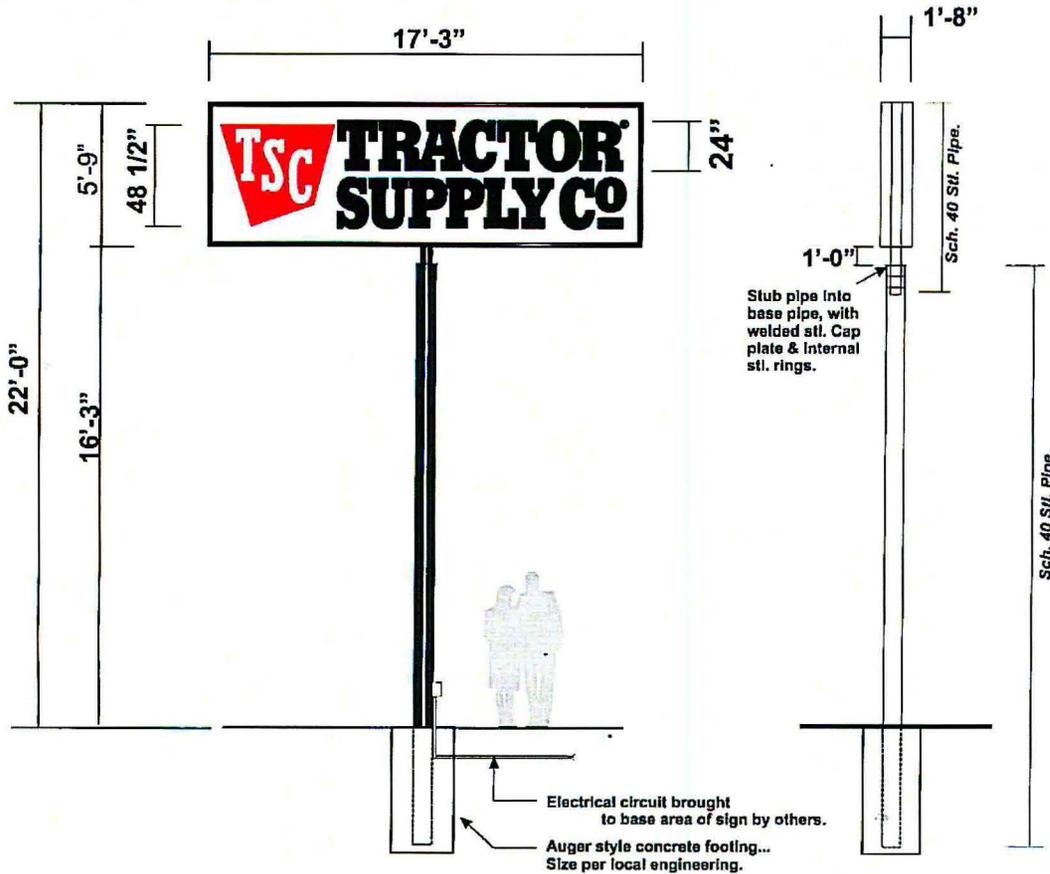
M2 Tractor Supply Yreka_CAI_002_Drawings109_12_042_SITE PLAN.dwg

Attachment E
Site Plan



Pole Sign to be located on Main Street side, approximately 5' back from property line

Attachment E Sign Elevation



**Elevation: Double Sided Pylon Sign
NTS.**

End Elevation

- General Materials:**
- 1 2" X 2"x3/16" aluminum angle main frame.
 - 2 2"x2"x3/16" angle iron (pockets/ saddles), See internal pipe size, this sheet.
 - 3 Standard aluminum lamp track with covers.
 - 4 T12 CW. HO. Fluorescent lamps 12" OC.
 - 5 12" O.C. With Kulka button type lamp sockets.
 - 6 2" X 2" X 1/8" aluminum tube face frame, with 1 1/2" x 1 1/2" x 1/8" kicker bracing QTY. per sign size.
 - 7 Flexible fabric face with graphics, stretched over face frame. Gaskets required to avoid light leaks.
 - 8 Continuous Stainless Stl. hinge across top (both sides), for servicing.
 - 9 Bottom retainer removes for face to hinge open.

- Colors & Face Specifications**
- Cabinet, & face retainer / covers are finished High Gloss Black. Support pipes, & cap ring are finished High Gloss Black.
- Face Material...Optionals product as follows...
- Substrate- *3M Panagraphics 3 flexible substrate.
 Descrpt: Translucent media with Polyester scrim Embedded in a White Pigmented Vinyl.
 Finish: Smooth front surface, with white semi-gloss finish.
 Thickness: 27 mil.
- Lettering & Trapezoid colors
 Logo Bkgd: Series: 3M 230-33 Red.
 Logo copy White.
 Lettering: Series 3M 220-42 Black.
 Registration Mark to match lettering.
- Alternate logo material
 Lettering & Trapezoid colors
 Logo Bkgd: Series: Arlon Series 2500-33 Red
 Logo copy White.
 Copy: Arlon Series 2200-03 Black.
 Registration Mark to match copy.

Note: (1) 277V. / 20 A circuit req'd.
 Lamp ballasts... Multi-volt electronic type, Quantity varies per sign size.
 277V. / 20 A external disconnect required.
 Sign to meet UL & NEC. Requirements.
 Barrier tape required between dissimilar metals.



Signs meet or exceed NEC. requirements

Client:



Location:

Yreka, CA

Project:

Proposed Pylon Sign

Notes:

Dwg. Date:
5-27-14

Scale:
NTS.

Revisions: Date

Presented By:



The Sign Resource, Inc.

PO. Box 2005 Palm Harbor FL 34682
 Ph. 727-669-0477 Fax 727-669-1538
 www.TSRFL.com

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