

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD IN
THE YREKA CITY COUNCIL CHAMBER IN SAID CITY
ON THE 16th DAY OF APRIL 2008

On the 16th day of April, at 7:30 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 Rolzinski and present were:

Commissioners: Peggy Amaral
Jason Darrow
Diane Knitter
Mark McAllister
Richard Rolzinski
Joe Schettino

Absent: Judi Rowland

USE PERMIT – INDOOR ARCHERY RANGES

TERRY FITZGERALD – 115, 119, 123 MONTAGUE ROAD

APPROVED

The Commission reviewed the application submitted by Terry Fitzgerald for a Use Permit to establish and operate indoor archery ranges at 115 and 123 Montague Road, and a production office at 119 Montague Road. The ranges combined will accommodate up to 9 shooters at a time on the property located at 115, 119, 123 Montague Road.

This being the time and date set for a public hearing on an application for a Use Permit to establish and operate indoor archery ranges on the property located at 115, 119, 123 Montague Road, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval subject to the findings and conditions presented with the additional requirement that the two handicap parking spaces be designated on the parking plan and installed/stripped in front of 123 Montague Road in the office/retail wing of the shopping center.

Staff recommended that the Planning Commission make a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines.

There being no comments from the public, the public hearing was closed and discussion was opened to the Commission.

Following Commission discussion, Commissioner Darrow made a motion to approve the application for a Use Permit to establish and operate indoor archery ranges at 115 and 123

Montague Road, and a production office at 119 Montague Road. The ranges combined will accommodate up to 9 shooters at a time on the property located at 115, 119, and 123 Montague Road, Assessor's Parcel No. 53-473-160, CT (Commercial Tourist) zone, GC (General Commercial) General Plan designation. The approval is based on Staff's and the Technical Committee's recommendations with the determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines. The approval is subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

FINDINGS:

1. The establishment and operation of indoor archery ranges at 115 and 123 Montague Road, and a production office at 119 Montague Road with the ranges combined accommodating up to 9 shooters at a time will not:
 - a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka because the use is located within a shopping center that consists of multiple uses.
 - b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity for the reason stated above.
 - c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because the existing parking lot is large enough to accommodate the proposed use provided an additional ten parking spaces are stripped.
 - d. adversely affect matters regarding police protection, crime prevention, and security because the business will occupy an existing space within the shopping center.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the parking lot currently exists and the new business will not alter the parking lot other than stripping of 10 additional spaces on areas already paved, the proposed use will not alter traffic on the existing streets.
2. The use is compatible with the policies and objectives of the zoning ordinance by obtaining a Use Permit approval
3. Yreka Municipal Code Section 16.54.020 (A.9) provides that for a use not specified in the parking space schedule set out in this section, the same number of parking spaces shall be provided, as determined by the Planning Commission as are required for the most similar specified use. The proposed use will accommodate up to 9 shooters at a time, assuming an additional 9 shooters waiting plus the office use calculated as 1 space per

each 200 sq. ft. the total parking required for the proposed use of the three building units would be 26 spaces. The three building units calculated as office space would require 28 spaces.

4. The Planning Commission determined that the project is exempt from the environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Infill Development of the CEQA Guidelines.

CONDITIONS:

1. Permittee granted a permit to establish and operate indoor archery ranges at 115 and 123 Montague Road, and a production office at 119 Montague Road, with the ranges combined accommodating up to 9 shooters at a time at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the Permittee.**

2. All elements of the project application including site and parking plan shall be complied with.

3. Adequate off-street parking facilities shall be provided as follows: one (1) space for each 200 hundred square feet of floor area as set forth in Section 16.54.020 (A.2.b), and the number as determined by the Planning Commission as set forth in Section 16.54.020 (A.9) of the Yreka Municipal Code for a total parking requirement of 26 spaces.

4. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.

5. 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.

6. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made of the building location(s) parking and landscaping 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.

7. All landscaping shall be maintained and replaced as necessary as depicted on the site plan.

8. Permittee shall comply at all times with the zoning district regulations for a CT zone

as set forth in section 16.38 of the Yreka Municipal Code.

9. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing installations and/or improvements. Public infrastructure improvements such as curb, gutter, sidewalk, street lights, wheel chair ramps, 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.

10. Permittee shall secure a Certificate of Occupancy and 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 archery ranges and office.

11. No signs shall be placed on the premises without prior approval of the Planning Department.

12. Permittee shall secure an annual City business license to carry on the business of indoor archery ranges.

13. 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.

14. The use permit shall be automatically revoked and terminated if not used within one year from the date of approval, or in the event the use permitted is abandoned or not utilized for a period of one year.

Commissioner Schettino seconded the motion. The motion carried by the following vote:

AYES: Amaral, Darrow, Knitter, McAllister, Rolzinski, Schettino
NOES: None

USE PERMIT – FITNESS & WEIGHT LOSS FACILITY

CAROL & STEPHEN AMARAL - 109 MONTAGUE ROAD

APPROVED

The Commission reviewed the application submitted by Carol & Stephen Amaral for a Use Permit to establish and operate a 30 minute fitness and weight loss facility on the property located at 109 Montague Road.

This being the time and date set for a public hearing on an application for a Use Permit to establish and operate a 30 minute fitness and weight loss facility the property located at 109 Montague Road, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval subject to the findings and conditions presented with the additional requirement that one handicap parking space be designated on the parking plan and installed/stripped in front of 109 Montague Road in the office/retail wing of the shopping center.

The Building Official stated that one unisex handicap accessible restroom would be required with the change in use/occupancy of the building.

Staff recommended that the Planning Commission make a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines.

Applicant, Stephen Amaral said it would be cost prohibitive to make the restroom accessible. Terry Fitzgerald stated that he has handicap restrooms that could be used for Curves customers. It was reported that the Building Official may be able to approve alternative handicap restroom standards, but that the Building Official would need to make that determination. There being no further comments from the public, the public hearing was closed and discussion was opened to the Commission.

Following Commission discussion, Commissioner Knitter made a motion to approve the application for a Use Permit to establish and operate a 30 minute fitness and weight loss facility on the property located at 109 Montague Road, Assessor's Parcel No. 53-473-160, CT (Commercial Tourist) zone, GC (General Commercial) General Plan designation with the additional requirement that one handicap parking space be designated on the parking plan and installed/stripped in front of 109 Montague Road in the office/retail wing of the shopping center. The approval is based on Staff's and the Technical Committee's recommendations with the determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines. The approval is subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

FINDINGS:

1. The establishment and operation of a 30 minute fitness and weight loss facility will not:
 - a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka because the use is located within a shopping center and adjacent to the similar use of a karate studio.
 - b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity for the reason stated above.

- c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because the existing parking lot is large enough to accommodate the proposed use.
 - d. adversely affect matters regarding police protection, crime prevention, and security because the business will occupy an existing space within the shopping center.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the parking lot currently exists and the new business will not alter the parking lot.
2. Yreka Municipal Code Section 16.54.020 (A.5.c) directs that health clubs provide one space for each fifty square feet of area available for public use plus one space for each employee; provided however the Planning Commission may determine the number of spaces required taking into consideration the intensity of the proposed use.
 3. The use is compatible with the policies and objectives of the zoning ordinance by obtaining a Use Permit approval.
 4. The Planning Commission determined that the project is exempt from the environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Infill Development of the CEQA Guidelines.

CONDITIONS:

1. Permittee granted a permit to establish and operate a 30 minute fitness and weight loss at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the Permittee.**
2. Adequate off-street parking facilities shall be provided as follows: one (1) space for each 50 sq. ft. of area available for public use as set forth in Section 16.54.020 (A.5.c) of the Yreka Municipal Code. The subject parcel has joint use parking with the shopping center. The reduced number of twenty parking spaces shall be allowed for the proposed use as a 30 minute fitness center.
3. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code. One handicap parking space shall be designated on the parking plan and installed/stripped in front of 109 Montague Road in the office/retail wing of the shopping center.

4. 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.
5. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made of the building location(s) parking and landscaping 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.
6. All landscaping shall be maintained and replaced as necessary as depicted on the previously approved site plan.
7. Permittee shall comply at all times with the zoning district regulations for a CT zone as set forth in section 16.38 of the Yreka Municipal Code.
8. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing installations and/or improvements. Public infrastructure improvements such as curb, gutter, sidewalk, wheel chair ramps, 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.
9. Permittee shall secure a Certificate of Occupancy and 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 a 30 minute fitness and weight loss facility.
10. No signs shall be placed on the premises without prior approval of the Planning Department.
11. Permittee shall secure an annual City business license to carry on the business of a 30 minute fitness and weight loss.
12. 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.
- 13. The use permit shall be automatically revoked and terminated if not used within one year from the date of approval, or in the event the use permitted is abandoned or not utilized for a period of one year.**

Commissioner McAllister seconded the motion. The motion carried by the following vote:

AYES: Amaral, Darrow, Knitter, McAllister, Rolzinski, Schettino
NOES: None

**USE PERMIT – AUTOMOBILE SERVICE/REPAIR
STEVE LONG FOR YAC, INC. – 1425 S. MAIN ST.**

APPROVED

The Commission reviewed the application submitted by Steve Long for YAC, Inc. for a Use Permit to establish and operate an automobile service/repair business in addition to the existing used car sales and detail service on the property located at 1425 S. Main Street.

This being the time and date set for a public hearing on an application for a Use Permit to establish and operate an automobile service/repair business in addition to the existing used car sales and detail service on the property located at 1425 S. Main Street, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval subject to the findings and conditions as presented with minor clarifications. Also subject to applicant obtaining a building permit for the metal carport previously installed and subject to installation of the landscape plan previously approved on October 9, 2006, and modified on April 16, 2008.

Staff recommended that the Planning Commission make a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines.

There being no comments from the public, the public hearing was closed and discussion was opened to the Commission.

Following Commission discussion, Commissioner Amaral made a motion to approve the application for a Use Permit to establish and operate an automobile service/repair business in addition to the existing used car sales and detail service on the property located at 1425 S. Main Street, Assessor's Parcel No. 62-011-240, CH zone, GC General Plan designation with the additional requirements that applicant obtain a building permit for the metal carport previously installed and subject to installation of the landscape plan previously approved on October 9, 2006, and modified on April 16, 2008. The approval is based on Staff's and the Technical Committee's recommendations with the determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines. The approval is subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

FINDINGS:

1. The establishment and operation of an automobile service/repair business in addition to the existing used car sales and detail service will not:

- a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka because the proposed business is located in a commercial area that includes transmission repair, vehicle sales and repair, storage units, and medical equipment and supplies.
 - b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity for the reasons stated above.
 - c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because there is adequate parking area onsite to park vehicles waiting for service.
 - d. adversely affect matters regarding police protection, crime prevention, and security because vehicles awaiting repair in excess of 12 hours will be parked behind a fenced enclosure.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the proposed use will not change the existing traffic patterns or circulation.
2. The use is compatible with the policies and objectives of the zoning ordinance by obtaining a Use Permit approval.
 3. The Planning Commission determined that the project is exempt from the environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Infill Development of the CEQA Guidelines.

CONDITIONS:

1. Permittee granted a permit to establish and operate an automotive service/repair business in addition to the existing used car sales and detail service at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the Permittee.**
2. All elements of the project application including site, landscape, and parking plan as approved shall be complied with.
3. Adequate off-street parking facilities shall be provided as follows: one (1) space for each six hundred square feet of floor area as set forth in Section 16.40.020(2-D) of the Yreka Municipal Code.
4. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all

loading, customer, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the Building Official and City Engineer and in accordance with Section 16.54.090 of the Yreka Municipal Code.

5. 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.

6. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made of the building location(s) parking and landscaping 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.

7. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the site plan.

8. Vehicles awaiting repair or removal in excess of 12 hours shall be restricted to a screened compound (compound shall be screened with a 6' cyclone fence with slats or equivalent).

9. Maximum of 10 vehicles awaiting repair or removal may remain on site for up to 30 days and then must be removed.

10. Permittee shall install a sanitary sewer interceptor, as approved by the Building Official, prior to proceeding with any cleaning process not self-contained, other than washing the exterior of a vehicle.

11. Permittee shall comply at all times with the zoning district regulations for a CH zone as set forth in section 16.36 of the Yreka Municipal Code.

12. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing installations and/or improvements. 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.

13. Permittee shall secure a Certificate of Occupancy and 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 automotive repair business in addition to the existing used car & detailing service.

14. Permittee shall obtain a building permit for the metal carport previously installed without a permit.

15. No signs shall be placed on the premises without prior approval of the Planning Department.
16. Permittee shall secure an annual City business license to carry on the business of an automotive repair business.
17. 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.
- 18. The use permit shall be automatically revoked and terminated if not used within one year from the date of approval, or in the event the use permitted is abandoned or not utilized for a period of one year.**

Commissioner Schettino seconded the motion. The motion carried by the following vote:

AYES: Amaral, Darrow, Knitter, McAllister, Rolzinski, Schettino
 NOES: None

USE PERMIT – AUTOMOBILE SERVICE/REPAIR

STEVE LONG FOR YAC, INC. - 1270 S. MAIN STREET

APPROVED

The Commission reviewed the application submitted by Steve Long for YAC, Inc. for a Use Permit to establish and operate an automobile service/repair business in addition to the existing detail service and car wash on the property located at 1270 S. Main Street

This being the time and date set for a public hearing on an application for a Use Permit to establish and operate an automobile service/repair business in addition to the existing detail service and car wash on the property located at 1270 S. Main Street, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval subject to the findings and conditions as presented with minor clarifications. Landscaping will be replaced according to the landscape plan approved March 19, 1986.

Staff recommended that the Planning Commission make a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines.

Steve Long, applicant, said they plan to replace the miner that was in the previous landscaping if they can get the statue. There being no further comments from the public, the public hearing was closed and discussion was opened to the Commission.

Following Commission discussion, Commissioner McAllister made a motion to approve the application for a Use Permit to establish and operate an automobile service/repair business in addition to the existing detail service and car wash on the property located at 1270 S. Main Street, Assessor's Parcel No. 61-352-090, CH zone, GC General Plan designation including the requirement for the landscaping to be replaced according to the landscape plan approved March 19, 1986. The approval is based on Staff's and the Technical Committee's recommendations with the determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines. The approval is subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

FINDINGS:

1. The establishment and operation of an automobile service/repair business in addition to the existing detail service and car wash will not:
 - a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka because the proposed business is located in a commercial area that includes vehicle fuel station, oil change business, professional office, auto rental, and landscape material businesses.
 - b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity for the reasons stated above.
 - c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because there is adequate parking area onsite to park vehicles waiting for service.
 - d. adversely affect matters regarding police protection, crime prevention, and security because vehicles awaiting repair in excess of 12 hours will be parked behind a fenced enclosure.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the proposed use will not change the existing traffic patterns or circulation.
2. The use is compatible with the policies and objectives of the zoning ordinance by obtaining a Use Permit approval.
3. The Planning Commission determined that the project is exempt from the environmental review pursuant to the provisions of the California Environmental Quality Act

(CEQA) pursuant to Section 15332 Infill Development of the CEQA Guidelines.

CONDITIONS:

1. Permittee granted a permit to establish and operate an automotive service/repair business in addition to the existing detail service and car wash at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the Permittee.**
2. All elements of the project application including site, landscape, and parking plan as approved shall be complied with.
3. Adequate off-street parking facilities shall be provided as follows: one (1) space for each six hundred square feet of floor area as set forth in Section 16.40.020(2-D) of the Yreka Municipal Code.
4. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the Building Official and City Engineer and in accordance with Section 16.54.090 of the Yreka Municipal Code.
5. 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.
6. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made of the building location(s) parking and landscaping 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.
7. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the site plan. Previously removed and dead landscaping shall be replaced pursuant to the landscape plan approved March 19, 1986.
8. Permittee shall install an in ground automated irrigation system; the system shall meet the requirements of Section 11.38.050 of the Yreka Municipal Code.
9. Vehicles awaiting repair or removal in excess of 12 hours shall be restricted to a screened compound (compound shall be screened with a 6' cyclone fence with slats or equivalent).

10. Maximum of 10 vehicles awaiting repair or removal may remain on site for up to 30 days and then must be removed.
11. Permittee shall install a sanitary sewer interceptor, as approved by the Building Official, prior to proceeding with any cleaning process not self-contained, other than washing the exterior of a vehicle.
12. Permittee shall comply at all times with the zoning district regulations for a CH zone as set forth in section 16.36 of the Yreka Municipal Code.
13. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing installations and/or improvements. 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.
14. Permittee shall secure a Certificate of Occupancy and 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 automotive repair business in addition to the existing detail service and car wash.
15. No signs shall be placed on the premises without prior approval of the Planning Department.
16. Permittee shall secure an annual City business license to carry on the business of an automotive repair business and car wash.
17. 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.
- 18. The use permit shall be automatically revoked and terminated if not used within one year from the date of approval, or in the event the use permitted is abandoned or not utilized for a period of one year.**

Commissioner Knitter seconded the motion. The motion carried by the following vote:

AYES: Amaral, Darrow, Knitter, McAllister, Rolzinski, Schettino
NOES: None

AUDIENCE STATEMENTS & COMMENTS

Debbie Baird asked questions regarding the landscape and handicap requirements of

applications previously approved. The code requirements were explained to her.

APPROVAL OF THE MINUTES OF THE MARCH 19, 2008 MEETING

The Commission, having received a copy of the minutes of the regular meeting held March 19, 2008, approved the minutes on a motion made by Commissioner Amaral and seconded by Commissioner McAllister.

**PERMIT FOR DISCHARGE OF FIREARMS IN CITY LIMITS
ROTARY CLUB OF YREKA – SOUTH OF WESTSIDE ROAD **APPROVED****

The Commission reviewed the application submitted by the Rotary Club of Yreka for exception for discharge of firearms under Section 9.06.040 regarding Re-enactors of the American Civil War event from May 16, 2008 through May 18, 2008 allowing discharge of fire arms within the City limits of Yreka for the special event on the property located in the vacant field south of Westside Road. None of the weapons used in the event will use projectiles, only caps and powder.

Following Commission discussion, Commissioner Darrow made a motion to approve the request for exception for discharge of firearms under Section 9.06.040 regarding Re-enactors of the American Civil War event from May 16, 2008 through May 18, 2008 allowing discharge of fire arms within the City limits of Yreka for the special event on the property located in the vacant field south of Westside Road, Assessor's Parcel No. 62-191-110, 62-211-020, and 62-211-080.

Commissioner Knitter seconded the motion. The motion carried by the following vote:

AYES: Amaral, Darrow, Knitter, McAllister, Rolzinski, Schettino
NOES: None

**USE PERMIT – TEMPORARY STORAGE YARD
SOLID ROCK CONSTRUCTION, INC. – 608 & 610 S. MAIN **APPROVED****

The Commission reviewed the application submitted by Richard Smith for Solid Rock Construction, Inc. for a use permit for a temporary storage yard to store construction equipment, materials (including but not limited to aggregate, man hole covers, pipe, etc.) for the Center Street and Yreka Street Storm Drain Improvement project. The project is expected to last from April 2008 through August 2008.

The application was received after the Technical Committee meeting; therefore, there was no recommendation.

Staff recommended that the Planning Commission make a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15304(e) (a temporary use of land having negligible or no permanent effects on the

environment) of the CEQA Guidelines.

Following Commission discussion, Commissioner Schettino moved to approve the application for use permit for a temporary storage yard to store construction equipment and materials for the Center Street and Yreka Street Storm Drain Improvement project on the property located at 608 and 610 S. Main Street, Assessor's Parcel No. 54-231-080, 160, 270, CH zone, GC General Plan designation. The project is expected to last from April 2008 through August 2008.

The approval is based on Staff's recommendations with the determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15304(e) (a temporary use of land having negligible or no permanent effects on the environment) of the CEQA Guidelines. The approval is subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

FINDINGS:

1. The temporary storage yard to store construction equipment and materials (including but not limited to aggregate, manhole covers, pipe, etc.) for the Center Street and Yreka Street Storm Drain Improvement project will not:
 - a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka.
 - b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity.
 - c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors.
 - d. adversely affect matters regarding police protection, crime prevention, and security.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance.
2. The use is compatible with the policies and objectives of the zoning ordinance.
3. The Planning Commission determined that the project is exempt from the environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15304(e) Minor Alterations to Land of the CEQA Guidelines.

CONDITIONS:

1. Permittee granted a temporary permit to store construction equipment and materials (including but not limited to aggregate, manhole covers, pipe, etc.) for the Center Street and Yreka Street Storm Drain Improvement project at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the Permittee.**
2. The temporary use permit is for the period April 2008 through August 2008. Approval may be extended upon written application to the Planning Commission before expiration of the approval.
3. Construction related activities shall be limited to the hours of 7:00 a.m. to 5:00 p.m. as indicated in Policy No. 10 of the Noise Element of the City of Yreka General Plan.
4. All grading and construction related work on the project site will incorporate the following dust control measures:
 - All active areas will be watered at least twice daily or as required by the Building Official.
 - Soil stabilizers will be applied to inactivate areas as needed.
 - If visible gravel or other soil material is carried onto adjacent public streets, such streets will be cleaned of the debris by Permittee and at Permittee's expense.
 - Dust-producing activities shall be suspended when winds create visible dust plumes moving beyond the project site, in spite of dust control measures.
5. All weeds shall be removed from the construction equipment and materials storage project site.
6. Equipment, materials, and all project related items shall be placed behind security fencing.
7. Use shall be conducted in accordance with the application as submitted.
8. Permittee shall comply at all times with the zoning district regulations for a CH zone as set forth in section 16.36 of the Yreka Municipal Code.
9. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to making any building, electrical, mechanical, or plumbing installations and/or improvements. Public infrastructure improvements such as curb, gutter, sidewalk, street lights, wheel chair ramps, 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.
10. No signs shall be placed on the premises without prior approval of the Planning Department.

11. Permittee shall secure an annual City business license to carry on the business of a construction company.

12. 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.

12. The use permit shall be automatically revoked and terminated if not used within one year from the date of approval, or in the event the use permitted is abandoned or not utilized for a period of one year.

Commissioner Knitter seconded the motion. The motion carried by the following vote:

AYES: Amaral, Darrow, Knitter, McAllister, Rolzinski, Schettino
NOES: None

COMMISSIONER'S STATEMENTS & COMMENTS

Commissioner's asked for an update on the Fire Hazard Severity Zone, staff reported that Jay Perkins is working on the study for submittal to the State.

Commissioner Darrow requested information regarding the City's income and expense, projected out for multiple years and compare it to other cities. The City Attorney reported that the request would be forwarded to the Financial Officer, noting that the request would be very time consuming and staff time for such a request is limited.

Commissioner's also asked about the motorcycle event that was cancelled. Staff gave a report on the Council and Chief of Police decision to not authorize a liquor license for the event.

There being no further business before the Commission, the meeting was adjourned at 8:55 p.m.

Pamela J. Hayden, Planning Director