

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD IN
THE YREKA CITY COUNCIL CHAMBER IN SAID CITY
ON THE 21ST DAY OF MAY 2008

On the 21st day of May, 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
Richard Rolzinski
Judi Rowland
Joe Schettino

Absent: Mark McAllister

**NEGATIVE DECLARATION - USE PERMIT – OUTSIDE STORAGE
WALTER MOODY – 219 E. OBERLIN ROAD**

APPROVED

The Commission reviewed the application submitted by Walter Moody for environmental review for a Negative Declaration for a Use Permit to establish and operate a storage yard using approximately 2.25 acres of the 12.7 acre site for the orderly storage of construction/logging materials including: heavy equipment, truck and trailer storage, storage of construction materials, light vehicles, small equipment, portable storage container, and portable office and shop. The Commission also reviewed the application for a Use Permit to establish and operate a storage yard using approximately 2.25 acres of the 12.7 acre site for the orderly storage of construction/logging materials including: heavy equipment, truck and trailer storage, storage of construction materials, light vehicles, small equipment, portable storage container, and portable office and shop. The project is located at 219 E. Oberlin Road

This being the time and date set for public hearings on an application for environmental review for a Negative Declaration for a Use Permit to establish and operate a storage yard and an application for a Use Permit to establish and operate a storage yard using approximately 2.25 acres of the 12.7 acre site for the orderly storage of construction/logging materials, Chair Rolzinski stated that the request for the Negative Declaration and Use Permit would be discussed and considered concurrently. Chair Rolzinski opened the public hearings to the audience.

Staff reported the Technical Committee recommended approval of the Negative Declaration and approval of the Use Permit subject to the conditions presented with the following

additional and modified conditions:

1. Granting a temporary use permit terminating three years from the date of approval.
2. A landscape visual screen consisting of trees shall be installed on the north, south, and west sides of the storage areas to reduce the visual impact of the storage yard from the freeway and neighboring properties. Subject to granting of a temporary permit terminating three years from the date of approval this condition may be postponed for three years in order to re-evaluate the visual impacts of the project and allow Permittee time to determine the ultimate plan for the subject property. This postponement shall be conditioned that at the time of tree installation they shall be of a size of the additional three years growth.
3. All trees shall be installed, maintained, and replaced as necessary as approved for this project. Trees that die shall be replaced with trees a size that is consistent with the surviving trees.
6. There shall be no vehicle/equipment dismantling on the project site.
9. Permittee shall gravel the driveway access off Davis Road for a distance of not less than 20 feet from the public street.
10. There shall be no onsite storage of gravel/rock exceeding 20 cubic yards, nor shall there be storage of rip rap (boulders) used for maintenance purposes along Yreka Creek exceeding 50 cubic yards.
11. There shall be no storage of junk as defined in Section 16.12.610 of the Yreka Municipal Code.
13. The large brush pile shall be removed or burned as conditions and law allow, no other onsite burning of materials shall be permitted, but not later than 6 months from date of permit approval.

Following a consultation with the City's landscape specialist, staff recommended that Conditions No. 2 and 3 be modified as follows:

2. A landscape visual screen consisting of trees shall be installed on the north, south, and west sides of the storage areas to reduce the visual impact of the storage yard from the freeway and neighboring properties. Subject to granting of a temporary permit terminating three years from the date of approval this condition may be postponed for three years in order to re-evaluate the visual impacts of the project and allow Permittee time to determine the ultimate plan for the subject property. This postponement shall be conditioned that at the time of tree installation they shall be 15 gallon sized trees.
3. All trees shall be installed, maintained, and replaced as necessary as approved for this project. Trees that die shall be replaced with a minimum 15 gallon sized trees as soon

as weather permits.

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 an environmental review for a Negative Declaration for a Use Permit to establish and operate a storage yard using approximately 2.25 acres of the 12.7 acre site for the orderly storage of construction/logging materials including: heavy equipment, truck and trailer storage, storage of construction materials, light vehicles, small equipment, portable storage container, and portable office and shop; and approval of a temporary Use Permit terminating three years from the date of approval to establish and operate a storage yard using approximately 2.25 acres of the 12.7 acre site for the orderly storage of construction/logging materials including: heavy equipment, truck and trailer storage, storage of construction materials, light vehicles, small equipment, portable storage container, and portable office and shop subject to the following modified conditions:

1. Granting a temporary use permit terminating three years from the date of approval.
2. A landscape visual screen consisting of trees shall be installed on the north, south, and west sides of the storage areas to reduce the visual impact of the storage yard from the freeway and neighboring properties. Subject to granting of a temporary permit terminating three years from the date of approval this condition may be postponed for three years in order to re-evaluate the visual impacts of the project and allow Permittee time to determine the ultimate plan for the subject property. This postponement shall be conditioned that at the time of tree installation they shall be 15 gallon sized trees.
3. All trees shall be installed, maintained, and replaced as necessary as approved for this project. Trees that die shall be replaced with a minimum 15 gallon sized tree as soon as weather permits.
6. There shall be no vehicle/equipment dismantling on the project site.
9. Permittee shall gravel the driveway access off Davis Road for a distance of not less than 20 feet from the public street.
10. There shall be no onsite storage of gravel/rock exceeding 20 cubic yards, nor shall there be storage of rip rap (boulders) used for maintenance purposes along Yreka Creek exceeding 50 cubic yards.
11. There shall be no storage of junk as defined in Section 16.12.610 of the Yreka Municipal Code.
13. The large brush pile shall be removed or burned as conditions and law allow, no other onsite burning of materials shall be permitted, but not later than 6 months from date of permit approval.

The portable office and shop will not be for use on the site. The project is located at 219 E. Oberlin Road, Assessor's Parcel No. 62-021-160, M-1 (Light Industrial) zone, I (Industrial) General Plan designation.

The approvals are based on Staff's and the Technical Committee's recommendations and subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

NEGATIVE DECLARATION**APPROVED**

A) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The City is not aware of or in possession of information contrary to the finding.

B) The project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals. (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

The City is not aware of or in possession of information contrary to the finding.

C) The project does not have impacts which are individually limited, but cumulatively considerable. (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

The City is not aware of or in possession of information contrary to the finding.

D) The project does not have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly.

The City is not aware of or in possession of information contrary to the finding.

E) All environmental issues have been reviewed and considered prior to approval of the project and finds that there are no significant impacts which will not be mitigated.

The City is not aware of or in possession of information contrary to the finding.

F) Initial study has been conducted by the Planning Department and Technical Committee so as to evaluate the potential for an adverse environmental impact. There is no evidence

before the Planning Department that the proposed project will have an adverse affect on wildlife resources. A Negative Declaration has been prepared pursuant to Section 21080(c) of the Public Resources Code; therefore, a fee of \$1,876.75 shall be paid pursuant to Section 711.4(d) of the Fish and Game Code.

USE PERMIT**APPROVED****FINDINGS:**

1. The establishment and operation of a storage yard using approximately 2.25 acres of the 12.7 acre site for the orderly storage of construction/logging materials including: heavy equipment, truck and trailer storage, storage of construction materials, light vehicles, small equipment, portable storage container, and portable office and shop 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. A letter from California Regional Water Quality Control Board – North Coast Region dated June 3, 1997 stated that based on available information no threat to groundwater or to surface waters exists from the residual asphalt debris and emulsion present at the site; and no further action is required from the California Regional Water Quality Control Board – North Coast Region.

The foregoing findings are based upon the following:

The design of the project will not cause serious public health problems or significant environment damage since the proposed project is located in a light industrial zone area where existing uses include a trucking business (including truck repair), vehicle parking lots, vehicle storage, vehicle repair shop and medical/oxygen supply. There is vacant land to the east and north, and a mobile home park to the south. The project will concentrate the

storage to 2.25 acres of the 12.7 acre site, locating the areas as far to the west of the site as practical and in the middle third of the site from north to south to minimize any visual impact which may be created by the proposed use and create a buffer between site activities and Yreka Creek.

Conditions of approval will provide maximum land use compatibility between the proposed industrial project and the existing commercial neighborhood. None of the findings necessary for denial of this proposal can be found in the affirmative.

CONDITIONS:

1. Permittee granted a temporary use permit terminating three years from the date of approval to establish and operate a storage yard using approximately 2.25 acres of the 12.7 acre site for the orderly storage of construction/logging materials including: heavy equipment, truck and trailer storage, storage of construction materials, light vehicles, small equipment, portable storage container, and portable office and shop (the portable office and shop will not be utilized on site) as 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. A landscape visual screen consisting of trees shall be installed on the north, south, and west sides of the storage areas to reduce the visual impact of the storage yard from the freeway and neighboring properties. Subject to granting of a temporary permit terminating three years from the date of approval this condition may be postponed for three years in order to re-evaluate the visual impacts of the project and allow Permittee time to determine the ultimate plan for the subject property. This postponement shall be conditioned that at the time of tree installation they shall be 15 gallon sized trees.
3. All trees shall be installed, maintained, and replaced as necessary as approved for this project. Trees that die shall be replaced with a minimum 15 gallon sized tree as soon as weather permits.
4. A water efficient irrigation system shall be installed for the landscaping.
5. All elements of the project description shall be complied with.
6. There shall be no vehicle/equipment dismantling on the project site.
7. Storage of equipment in the 100 year flood plain shall comply with the requirements of the Federal Emergency Management Agency (FEMA).
8. The project is for private use only; there will be no public use of the proposed project.
9. Permittee shall gravel the driveway access off Davis Road for a distance of not less

than 20 feet from the public street.

10. There shall be no onsite storage of gravel/rock exceeding 20 cubic yards, nor shall there be storage of rip rap (boulders) used for maintenance purposes along Yreka Creek exceeding 50 cubic yards.

11 There shall be no storage of junk as defined in Section 16.12.610 of the Yreka Municipal Code.

12. The existing concrete remnants shall be removed from the property.

13. The large brush pile shall be removed or burned as conditions and law allow, no other onsite burning of materials shall be permitted, but not later than 6 months from date of permit approval.

14. There shall be no grading or construction without first obtaining the required permits and approvals from local, state, and federal entities.

15. Permittee shall install visual markers around Area 1 and Area 2 to keep project within the perimeter (fence, posts, plantings, etc.).

16. Access may be needed to the remainder of the parcel to keep weeds down and maintain the property.

17. Retain as many of the existing trees as possible to help screen the storage materials.

18. Debris and emulsion still are present at the site from an asphalt batch plant, therefore, debris removed shall be disposed of in accordance with all local and state requirements and contact with emulsion material should be avoided in land uses of the site pursuant to a letter dated June 3, 1997 from California Regional Water Quality Control Board – North Coast Region.

19. 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.

20. Permittee shall submit a grading plan and storm water detention analysis for review and approval of the Director of Public Works and/or Building Official prior to start of any on-site grading.

21. Should any previously unidentified archaeological resources be revealed during any excavation and construction activity, work will cease in the immediate vicinity of the discovery, and all reasonable measures will be taken to avoid or minimize harm to

discovered resources until consultation with the State Historic Officer, as required by Section 106 of the NHPA is concluded.

22. Should any human remains be found on the project site, disturbance in the area shall stop immediately and be reported to the County Coroner. Disturbance will not proceed until the County Coroner has determined such activity will not impact further human remains.

23. Any equipment activity 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.

24. Any grading and construction work on the project site will incorporate the following dust control measures:

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

25. Project noise levels shall not exceed those standards set forth in the Noise Element of the General Plan of the City of Yreka.

26. Permittee shall comply at all times with the zoning district regulations for an M-1 zone as set forth in section 16.34 of the Yreka Municipal Code.

27. Permittee shall obtain a permit for usage of any storage container if the container itself will be used for storage.

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

29. If the conditions or terms of this permit are violated a notice of non-compliance may be recorded against the property in addition to all other remedies.

30. 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.

31. 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 Darrow seconded the motion. The motion carried by the following vote:

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

SIGN USE PERMIT – COMMERCIAL SIGN PROGRAM
E.B. DEVELOPMENT – 103-145 MONTAGUE RD

APPROVED

The Commission reviewed the application submitted by Richard Handley for E.B. Development for a Sign Use Permit to establish a commercial sign program for the North Yreka Shopping Center on the property located at 103 – 145 Montague Road.

This being the time and date set for a public hearing on an application for a Sign Use Permit to establish a commercial sign program for the North Yreka Shopping Center, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval subject to the findings and conditions as presented.

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 15311(a) (on-premise signs) 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 Schettino made a motion to approve the application for a Sign Use Permit to establish a commercial sign program for the North Yreka Shopping Center on the property located at 103 – 145 Montague Road, Assessor's Parcel No. 53-473-160, CT zone, GC 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 15311(a) (on-premise signs) 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 of a commercial sign program establishing the sign standards for the whole complex as provided in the application will not:
 - a. be contrary to the public's interest, safety, health, and welfare.

- b. be detrimental to property or improvements in the neighborhood.
2. The subject property has a commercial center with three or more independent businesses as defined in Section 13.04.100 of the Yreka Municipal Code, with a potential of at least 10 independent businesses.
3. The sign program deviates from Title 13 in that wall signage may exceed 100 square feet of wall signage on the parcel allowing up to 398 square feet of Shop Lessee wall signage.
4. The total advertising surface for the parcel can exceed 300 square feet as provided in Yreka Municipal Code Section 13.68.030 which allows exception as to the maximum square feet of advertising surface.
5. The subject property is located within the north freeway interchange and businesses on the property include a dining business.
6. The project is exempt from the provisions of the California Environmental Quality Act as a Categorical Exemption pursuant to Section 15311(a) (on-premise signs) of the CEQA Guidelines.

CONDITIONS:

1. The commercial sign program for the property located at 103 – 145 Montague Road shall be administered by the Planning Director in conjunction with the Building Official.
2. All signage shall comply with the standards set forth in Title 13, Signs, of the Yreka Municipal Code with the exceptions as set forth in the commercial sign program.
3. Signs erected in accord and complying with the commercial sign program shall not require additional sign use permits; however, an administratively approved sign permit is still required and building permit, if applicable.
4. The installation of all signs shall serve only to identify the business carried on said premises.
5. The signs shall be erected in accordance with the specifications and plans submitted and shall not be deviated from without the prior review and approval of the Planning Director.
6. The signs shall harmonize with the materials, textures, sizes, shapes, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.
7. The signs shall be removed within thirty days after the business closes and is no

longer in operation on the property upon which the sign is located.

8. The sign use permit shall be automatically revoked and terminated if not used within one year from date of approval.

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

AYES: Amaral, Darrow, Knitter, Rolzinski, Rowland, Schettino

NOES: None

USE PERMIT – CHURCH

DECISION LIFE CHURCH BY NANCY BAKER – 1301 S. MAIN ST. APPROVED

The Commission reviewed the application submitted by Nancy Baker for Decision Life Church for a Use Permit to establish and operate a church with a congregation of up to 120 people on the property located at 1301 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 a church with a congregation of up to 120 people on the property located at 1301 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 a reminder that the building must meet building code requirements for the change in occupancy.

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 (in-fill 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 a church with a congregation of up to 120 people. Services will be held Sunday mornings and evenings on the property located at 1301 S. Main Street, Assessor's Parcel No. 62-011-040, CH zone, and GC General Plan designation with the requirement that a certificate of occupancy be obtained from the Building Official within 30 days. 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 church with a congregation of up to 120 people 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 as a church will be in an existing building and similar to other uses in the neighborhood.
 - 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 in a. 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.
 - 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 subject to obtaining Conditional Use Permit authorization from the Planning Commission.
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.

The foregoing findings are based upon the following:

The design of the project will not cause serious public health problems or significant environment damage since the proposed project utilizes an existing commercial building for the purpose of conducting church services within an existing commercial neighborhood. There will be adequate street access and traffic circulation with streets on all four sides of the building and signal lights on one of the corners.

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

CONDITIONS:

1. Permittee granted a permit to establish and operate a church with a congregation of

up to 120 people 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 three fixed seats (40 parking spaces required) or one (1) space for each fifty (50) square feet of area available for public use (sanctuary 4,900 sq. ft. divided by 50 = 98 parking spaces required), whichever is greater, as set forth in Section 16.54.020.A.5.c of the Yreka Municipal Code. This code section also provides that the Planning Commission may determine the number of spaces required taking into consideration the intensity of the proposed use.

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.

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 previously approved and no alterations shall be made of the building location(s) parking 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. 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.

7. 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 within 30 days of issuance of this use permit due to the fact that the use as a church has already occupied the building.

8. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structures.

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

10. 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.

11. 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 Rowland seconded the motion. The motion carried by the following vote:

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

AUDIENCE STATEMENTS & COMMENTS

None.

APPROVAL OF THE MINUTES OF THE APRIL 16, 2008 MEETING

Action on approval of the minutes of the April 16, 2008 meeting was postponed until the June Planning Commission meeting.

COMMISSIONER'S STATEMENTS & COMMENTS

Commissioner Amaral asked if the new sign at the Cottage had a permit, staff reported that she does not and a letter will be sent requesting compliance.

It was also asked if there is a way to require a business to repaint their building that has deteriorated paint. It was reported that unless the building meets the definition of a nuisance we cannot require repainting.

There was discussion regarding rummage sales conducted by local businesses and non-profit organizations. It was determined that staff should research other cities policies on non-profit rummage sale fundraisers.

Commissioners asked about the status of the Fire Hazard Severity Zone study, staff reported that the City Council will receive the report for acceptance at their next meeting, the report and map will be sent to the State for review and, hopefully, approval.

There being no further business before the Commission, the meeting was adjourned at 8:35 p.m.