

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD IN  
THE YREKA CITY COUNCIL CHAMBER IN SAID CITY  
ON THE 18<sup>th</sup> DAY OF JUNE 2008

On the 18<sup>th</sup> day of June, 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

Absent: Judi Rowland  
Joe Schettino

**USE PERMIT – EQUIPMENT RENTAL BUSINESS  
LEO & MARCIA MILLER – 552 E. OBERLIN RD.**

**APPROVED**

The Commission reviewed the application submitted by Leo and Marcia Miller for L & M Rentals and Equipment for a Use Permit to establish and operate a personal property and equipment rental business, plus a site, landscape and parking plan on the property located at 552 E. Oberlin Road.

This being the time and date set for a public hearing on an application for a Use Permit to establish and operate a personal property and equipment rental business, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval subject to the findings and conditions as presented with the following additional conditions:

Permittee shall improve the equipment display area (133' x 30'= 3,990 sq. ft.), parking areas, aisles, and access drives (from the Oberlin Road entry to the parking areas of 20' in width) which shall all be constructed with a minimum six-inch base and double chip and seal so as to provide a durable, dustless surface pursuant to Yreka Municipal Code section 16.54.090. This condition can be deferred for one year from date of approval subject to entering into an improvement agreement subject to providing security as required by the City.

Driveway approach to the City Street (Oberlin Road) shall be paved for a distance of not less than 20 feet from property line. This condition can also be deferred as provided in Condition No. 6.

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 McAllister made a motion to approve the application for a Use Permit to establish and operate a personal property and equipment rental business, plus a site, landscape and parking plan on the property located at 552 E. Oberlin Road, Assessor's Parcel No. 61-301-180, M-1 zone, I General Plan designation, with the following additional conditions:

Permittee shall improve the equipment display area (133' x 30' = 3,990 sq. ft.), parking areas, aisles, and access drives (from the Oberlin Road entry to the parking areas of 20' in width) which shall all be constructed with a minimum six-inch base and double chip and seal so as to provide a durable, dustless surface pursuant to Yreka Municipal Code section 16.54.090. This condition can be deferred for one year from date of approval subject to entering into an improvement agreement subject to providing security as required by the City.

Driveway approach to the City Street (Oberlin Road) shall be paved for a distance of not less than 20 feet from property line. This condition can also be deferred as provided in Condition No. 6.

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 personal property and equipment rental business, plus a site, landscape, and parking plan 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 there are industrial uses to the north, south, and west of the project site including repair shop, dog grooming, storage units, large storage building, and former moulding mill site.
  - b. be detrimental to property or improvements in the neighborhood and the industrial 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 on-site parking proposed, the site adjacent to a collector street that carries a moderately heavy traffic volume, the use will be relocating from Fairlane Road that is also a collector street.
  - 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 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 for a Light Industrial zone.
  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 and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for a commercial/light industrial use within an existing light industrial neighborhood.

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 personal property and equipment rental business, plus approval of the site, landscape and parking plan 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. A sand/silt/oil separator shall be installed prior to use of wash rack.
4. Adequate off-street parking facilities shall be provided as follows: one (1) space for each six hundred square feet of floor area, plus one (1) space for each two thousand

(2,000) square feet of outdoor sales or service area as set forth in Section 16.54.020.A.2.d of the Yreka Municipal Code. The parking requirement for the project will be 10 parking spaces.

5. 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 in accordance with Section 16.54.090 of the Yreka Municipal Code.

6. Permittee shall improve the equipment display area (133' x 30'= 3,990 sq. ft.), parking areas, aisles, and access drives (from the Oberlin Road entry to the parking areas of 20' in width) which shall all be constructed with a minimum six-inch base and double chip and seal so as to provide a durable, dustless surface pursuant to Yreka Municipal Code section 16.54.090. This condition can be deferred for one year from date of approval subject to entering into an improvement agreement subject to providing security as required by the City.

7. Driveway approach to the City Street (Oberlin Road) shall be paved for a distance of not less than 20 feet from property line. This condition can also be deferred as provided in Condition No. 6.

8. 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.

9. 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.

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

11. Permittee shall comply at all times with the zoning district regulations for an M-1 zone as set forth in section 16.40 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 will be required in accord with Yreka Municipal Code Section 11.24.030.

13. Permittee shall submit storm water drainage plan for approval by the Building Official and Director of Public Works prior to grading permit and/or building permit issued for any improvements to the property that exceeds the amount set forth in Yreka Municipal Code

Section 11.24.030, for potential installation of onsite storm water detention. If an open detention basin is the chosen method for stormwater detention, an additional landscape plan must be submitted for approval screening the basin from public view.

14. Permittee is responsible to relocate its sewer lateral and water service as necessary when permanent storm drain is installed along the frontage of the property.

15. 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 rental business.

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

17. Permittee shall secure an annual City business license to carry on the business of a rental business.

18. 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.

**19. 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 Amaral seconded the motion. The motion carried by the following vote:

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

#### **USE PERMIT – OIL SERVICE CHANGE**

**SISKIYOU PETROLEUM – 1500 FAIRLANE RD.**

**APPROVED**

The Commission reviewed the application submitted by Cascade Energy Inc., dba Siskiyou Petroleum for a Use Permit to establish and operate an automobile oil change service business in addition to the existing bulk fuel plant and cardlock business on the property located at 1500 Fairlane Road.

This being the time and date set for a public hearing on an application for a Use Permit to establish and operate an automobile oil change service business on the property located at 1500 Fairlane Road, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval.

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 Knitter made a motion to approve the application for a Use Permit to establish and operate an automobile oil change service business in addition to the existing bulk fuel plant and cardlock business on the property located at 1500 Fairlane Road, Assessor's Parcel No. 62-051-180, M-1 zone, and I 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 an automobile oil change service in addition to the existing bulk fuel plant and cardlock business 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 light industrial area that includes vehicle fuel station, tire store, vehicle towing business, muffler shop, auto repair and other similar 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 automobile oil change service business in addition to the existing bulk fuel plant and cardlock business 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 16.54.020.A.1.d of the Yreka Municipal Code. Previous uses required 11 parking spaces, the additional new use will require an additional 2 parking spaces for a total required parking of 13 spaces. The proposed parking plan provides 20 parking 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 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 maintained and replaced as necessary as depicted on the landscape plan approved August 8, 2001.

8 Vehicles awaiting service 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 service may remain on site for up to 30 days and then must be removed.

10. Permittee shall comply at all times with the zoning district regulations for an M-1 zone as set forth in section 16.40 of the Yreka Municipal Code.

11. 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.

12. 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 automobile oil change service business in addition to the existing bulk fuel plant and cardlock business.

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

14. 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.

**15. 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, Rolzinski, McAllister  
NOES: None

**USE PERMIT – TEMPORARY STORAGE YARD  
SOLID ROCK CONSTRUCTION INC. – 118 E. MINER STREET 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 and materials (including but not limited to aggregate, manhole covers, pipe, etc.) for the Center Street and Yreka Street Storm Drain Improvement project on the property

located at 118 E. Miner Street. The project is expected to last from June 2008 through August 2008.

This being the time and date set for a public hearing on an application for a Use Permit for a temporary storage yard to store construction equipment and materials on the property located at 118 E. Miner Street, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval.

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) the CEQA Guidelines, as a minor temporary use of land having negligible or no permanent effect on the environment.

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 for temporary storage yard to store construction equipment and materials (including but not limited to aggregate, manhole cover, pipe, etc.) for the Center Street and Yreka Street Storm Drain Improvement project on the property located at 118 E. Miner Street, Assessor's Parcel No. 53-261-390, CT zone, GC General Plan designation. Project is expected to last from June 2008 through August 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 15304(e) of the CEQA Guidelines as a minor temporary use of land having negligible or no permanent effect on the environment. 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 June 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 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 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.
- 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 Knitter seconded the motion. The motion carried by the following vote:

AYES: Amaral, Darrow, Knitter, Rolzinski, McAllister

NOES: None

**SIGN USE PERMIT – BANK OF AMERICA  
SIGN PRODUCTIONS INC. – 200 S BROADWAY STREET APPROVED**

The Commission reviewed the application submitted by Kasey Underwood-Clark for Sign Productions Inc., for a Sign Use Permit to reface the existing roof sign, remove four existing wall signs totaling 93 sq. ft., and replace with three wall signs at 33.2 sq. ft. each (7' 8" x 4' 4 5/8") and one wall sign at 47.9 sq. ft. (9' 2 1/2 " x 5' 3 1/8 ") for a total of 147.5 sq. ft. of wall signs on the property located at 200 S. Broadway Street. Sign copy to read "Bank of America".

This being the time and date set for a public hearing on an application for a Sign Use Permit to reface the existing roof sign and remove existing wall signs totaling 93 sq. ft. and

install new wall signs totaling 147.5 sq. ft. on the property located at 200 S. Broadway, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval.

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-Premises 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 Amaral made a motion to approve the application for a Sign Use Permit to reface the existing roof sign, remove four existing wall signs totaling 93 sq. ft., and replace with three wall signs at 33.2 sq. ft. each (7' 8" x 4' 4 5/8") and one wall sign at 47.9 sq. ft. (9' 2 1/2 " x 5' 3 1/8 ") for a total of 147.5 sq. ft. of wall signs on the property located at 200 S. Broadway Street, Assessor's Parcel No. 54-063-070, C2 zone, GC General Plan designation. The sign copy will read "Bank of America". 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-Premises 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 face replacement of the existing roof sign, removal of four existing wall signs totaling 93 sq. ft. and replacing them with three wall signs at 33.2 sq. ft. each and one wall sign at 47.9 sq. ft. for a total of 147.5 sq. ft. of wall signs 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 is a large parcel of approximately 6,350 sq. ft. and has multiple street frontages as provided in Section 13.68.020 of the Yreka Municipal Code and will therefore not be contrary to the intent of Chapter 13 or the public interest, safety, health and welfare to allow wall signage in excess of 100 sq. ft. but less than the maximum allowable of 150 sq. ft.
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.

#### CONDITIONS:

1. The replacement of the existing roof sign face, removal of existing wall signs, and installation of new wall signs shall comply with the specifications and plans approved by the Planning Commission on June 18, 2008 and shall serve only to identify the business carried on said premises.
2. The permit does not constitute approval from the Department of Transportation of the State of California; the Permittee shall comply with any and all statutes, rules, and regulations of the State of California if applicable.
3. The signs shall be erected in accordance with the specifications and plans submitted by Kasey Underwood-Clark for Sign Productions Inc. and approved by the Planning Commission on June 18, 2008 and shall not be deviated from without the prior review and approval of the Planning Commission.
4. 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.
5. The signs shall be erected in accordance with Title 13, Signs, of the Yreka Municipal Code.
6. The signs shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the signs are located.
7. The sign use permit shall be automatically revoked and terminated if not used within one year from date of approval.

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

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

Following action on Agenda Item #5 Commissioner Amaral made a motion to add the following condition to Agenda Item #4 - Sign Use Permit # 3902:

Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing the signs approved by the Planning Commission at its meeting held on June 18, 2008.

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

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

**SIGN USE PERMIT – ECONO LODGE**

**MCHALE SIGN CO. BY BEN STORMS – 526 S. MAIN ST.****APPROVED**

The Commission reviewed the application submitted by Ben Storms for McHale Sign Company for a Sign Use Permit to remove existing 75 sq. ft. per side pole sign cabinet and replace with a 68.3 sq. ft. per side (6' 7 ½ " x 10' 1 7/8") pole sign cabinet on the property located at 526 S. Main Street. The pole height will be reduced 8" to maintain the original height of 34' 9 ½ ". Sign copy will be Econo Lodge".

This being the time and date set for a public hearing on an application for a Sign Use Permit to replace the existing pole sign cabinet with a 68.3 sq. ft. per side cabinet on the property located at 526 S. Main Street, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval with the following additional conditions:

Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing the signs approved by the Planning Commission at its meeting held on June 18, 2008.

The height of the sign shall be verified by the Building Official. The height shall be no greater than 35 feet.

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-Premises Signs) of the CEQA Guidelines.

Applicant, Ben Storms, explained there was a typographical error on the original application regarding the height of the sign, the original height of the sign was 34 feet not 39 feet. There being no further 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 Sign Use Permit to remove existing 75 sq. ft. per side pole sign cabinet and replace with a 68.3 sq. ft. per side (6' 7 ½ " x 10' 1 7/8") pole sign cabinet on the property located at 526 S. Main Street, Assessor's Parcel No. 54-231-210, CH zone, and GC General Plan designation. The pole height will be reduced 8" to maintain the original height of 34' 9 ½ ". Sign copy will be Econo Lodge". 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-Premises 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 removal of the existing 75 sq. ft. per side pole sign cabinet and replacement with a 68.3 sq. ft. per side pole sign cabinet with the pole height being reduced 8" to maintain the original height of 34' 9 1/2 " 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 is a large parcel in excess of 34,200 sq. ft. and has over 150 feet of frontage, with 179 ft. of frontage, as provided in Section 13.68.020 of the Yreka Municipal Code and will therefore not be contrary to the intent of Chapter 13 or the public interest, safety, health and welfare to allow pole signage of 68.3 sq. ft. per side, 136.6 sq. ft. total which is less than the maximum allowable of 150 sq. ft.
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.

#### CONDITIONS:

1. The removal of the existing 75 sq. ft. per side pole sign cabinet and replacement with a 68.3 sq. ft. per side pole sign cabinet (136.6 sq. ft. total) shall comply with the specifications and plans approved by the Planning Commission on June 18, 2008 and shall serve only to identify the business carried on said premises.
2. The permit does not constitute approval from the Department of Transportation of the State of California; the Permittee shall comply with any and all statutes, rules, and regulations of the State of California if applicable.
3. The sign shall be erected in accordance with the specifications and plans submitted by Ben Storms of McHale Sign Company and approved by the Planning Commission on June 18, 2008 and shall not be deviated from without the prior review and approval of the Planning Commission.
4. The sign 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.
5. The sign shall be erected in accordance with Title 13, Signs, of the Yreka Municipal Code.
6. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing the signs approved by the Planning Commission at its meeting held on June 18, 2008.
7. The height of the sign shall be verified by the Building Official. The height shall be no

greater than 35 ft.

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

9. 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, McAllister

NOES: None

### **AUDIENCE STATEMENTS & COMMENTS**

None.

### **APPROVAL OF THE MINUTES OF THE APRIL 16, 2008 AND MAY 21, 2008 MEETINGS**

The Commission, having received a copy of the minutes of the regular meetings held April 16, 2008 and May 21, 2008, approved the minutes on a motion made by Commissioner Amaral and seconded by Commissioner Knitter.

### **SITE, LANDSCAPE & PARKING PLAN – CONVENIENCE/LIQUOR STORE & SERVICE STATION**

#### **AKKERMAN & WILLIAMS – 777 MONTAGUE RD**

**APPROVED**

The Commission reviewed the application submitted by Roger Akkerman and Jason and Kari Williams for consideration of an application for a site, landscape and parking plan for construction of a 7,500 +/- sq. ft. convenience/liquor store and service station on the property located at 777 Montague Road.

Staff reported the Technical Committee recommended approval. Staff also reported that no pole signs will be allowed on the project site pursuant to Sign Use Permit No. 3628.

A Mitigated Negative Declaration was filed for this project May 29, 1998. The project is part of a previously approved Planned Unit Development and Tentative Parcel Map. The approved Planned Unit Development uses of auto/truck refueling, R.V. Park, restaurant, hotel and or motel for the project site will remain the same. The allowed use of the parcels does not change. Therefore, substantial changes will not occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects.

Gary Caperna of Batzer Inc., representative of the applicants, introduced himself and

offered to answer questions.

Following Commission discussion, Commissioner Darrow made a motion to approve the application for a site, landscape, and parking plan for construction of a 7,500 +/- sq. ft. convenience/liquor store and service station on the property located at 777 Montague Road, Assessor's Parcel No. 53-642-390, PUD zone, GC General Plan designation. The approval is based on Staff's and the Technical Committee's recommendations. The approval is subject to full compliance with all applicable city, state, and federal laws and regulations and the following conditions of approval:

CONDITIONS:

1. All conditions hereinafter set forth shall be complied with by the Permittee prior to issuance of a certificate of occupancy unless otherwise stated.
2. Permittee shall construct a physical barrier, such as a fence (not barbed wire), to prevent pedestrian access to the adjacent railroad property.
3. The site landscape and parking plans submitted by Roger Akkerman and Jason & Kari Williams received May 30, 2008 and approved by the Planning Commission on June 18, 2008 shall not be changed or deviated from without approval of the Planning Commission. After construction of improvements, no changes in use of the existing structures and no additional structures shall be built, and no open space, off-street parking facilities and public access areas shall be altered without prior approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.
4. The design and location of the off-street parking facilities as shown on the site plan received May 30, 2008 and approved by the Planning Commission on June 18, 2008, shall not be deviated from unless prior approval of the Planning Commission (with the exception as stated in Condition #2) is secured, and all loading, employee, and customer parking areas shall be paved and striped. Bumper rails or other barriers shall be provided where needed for safety or to protect property, as determined by the Building Official 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. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan, and shall be completed prior to issuance of a certificate of occupancy or until security is posted in the amount of one hundred fifty percent to cover the costs of the unfinished work.

7. Permittee shall install the irrigation system as approved by the Building Official in compliance with the requirements of Section 11.38.050 of the Yreka Municipal Code prior to issuance of a certificate of occupancy.
8. Permittee shall comply at all times with the zoning district regulations for the P.U.D. (Planned Unit Development [Commercial Highway & Light Industrial]) zone as set forth in Sections 16.60, 16.36, and 16.40 of the Yreka Municipal Code.
9. Lighting will be directed inward toward the development and as low as possible. Appropriately designed light fixtures will be installed to prevent glare to adjoining properties.
10. All 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.
11. All graded slopes will be seeded with native grasses and covered with mulch upon completion of the grading. During construction, in those areas where storm water may run off exposed earth surfaces, straw bales will be used where necessary as a means to control silt run off in drainage areas.
12. No pole signs shall be allowed on the project site pursuant to Sign Use Permit No. 3628.
13. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to starting construction of the project.
14. **The site plan approval shall be automatically revoked and terminated if not used within one year from the date of approval unless, prior to the expiration of one year, a building permit is issued and construction is commenced. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.**

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

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

**COMMISSIONER'S STATEMENTS & COMMENTS**

Commissioner's offered congratulations to Commissioner Jason Darrow for his election to the City Council.

There being no further business before the Commission, the meeting was adjourned at 8:00p.m.

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Pamela J. Hayden, Planning Director