

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 table taking action on the Negative Declaration, Conditional Use Permit and Subdivision Map, and Mitigation Monitoring Program until the next Planning Commission meeting.

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

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

NEGATIVE DECLARATION – PARCEL MAP OF 4 LOTS
TODD WHIPPLE - 1332 FAIRLANE RD

APPROVED

The Commission reviewed the application submitted by Todd Whipple for a Negative Declaration for a tentative parcel map for a minor subdivision creating four (4) parcels 17,040, 15,760, 32,435 and 30,380 sq. ft. from a 2.2 acre parcel on the property located at 1332 Fairlane Road. They also reviewed the application for the tentative parcel map.

This being the time and date set for a public hearing on an application for a Negative Declaration for a tentative parcel map for a minor subdivision creating four (4) parcels 17,040, 15,760, 32,435 and 30,380 sq. ft. from a 2.2 acre parcel, and a public hearing for a minor subdivision creating four (4) parcels 17,040, 15,760, 32,435 and 30,380 sq. ft. from a 2.2 acre parcel on the property located at 1332 Fairlane Road. Chair Rolzinski stated that the request for the Negative Declaration and tentative parcel map permit would be discussed and considered concurrently. Chair Rolzinski opened the hearings to the public

Staff reported the Technical Committee recommended approval of the Negative Declaration; and approval of the tentative parcel map subject to the additional condition that a 10 foot utility easement shall be shown on the Tentative Map.

Todd Whipple, applicant, asked for a change in Condition #14 regarding construction hour limitation of 7:00 a.m. to 5:00 p.m. It was explained that the time limitation is a requirement of the Noise Element of the General Plan and that under special circumstances the time may be extended as approved by the City Manager. There being no further comments from the public, the public hearing was closed and discussion was opened to the Commission.

Following Commission discussion, Commission Schettino made a motion to approve the application for a Negative Declaration for a tentative parcel map for a minor subdivision creating four (4) parcels 17,040, 15,760, 32,435 and 30,380 sq. ft. from a 2.2 acre parcel on the property located at 1332 Fairlane Road; and to approve the application for a tentative parcel map for a minor subdivision creating four (4) parcels 17,040, 15,760, 32,435 and 30,380 sq. ft. from a 2.2 acre parcel on the property located at 1332 Fairlane

Road, Assessor's Parcel No. 062-051-080, M-1 (Light Industrial) zone, I (Industrial) General Plan designation, with the additional condition that a 10 foot utility easement be shown on the Tentative Map. The approval is based on 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 findings and conditions of approval:

NEGATIVE DECLARATION**APPROVED****FINDINGS:**

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.

TENTATIVE PARCEL MAP**APPROVED****FINDINGS:**

1. The proposed map complies with the requirements of Title 15, Subdivisions, of the Yreka Municipal Code, the Subdivisions Map Act, and zoning laws of the City, and all applicable state laws.
2. The tentative parcel map is consistent with the applicable general and specific plans of the City of Yreka.
3. The design and improvements of the proposed subdivision are consistent with the applicable general and specific plans of the City of Yreka.
4. The site is physically suitable for the proposed density of development.
5. The site is physically suitable for the type of development.
6. The design of the subdivision and the proposed improvement will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The foregoing findings are based upon the following:

The design of the subdivision and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for an industrial subdivision within an existing industrial neighborhood. There will be adequate street access and traffic circulation for the newly created lots in that the subject property has frontage on three improved streets, two parcels will front on Fairlane Road, one will front on Mill Road, and one will have frontage on all three streets.

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

CONDITIONS:

1. Parcels to conform to the minimum lot sizes and improvements required in an M-1 zone as set forth in Chapter 16.40 of the Yreka Municipal Code.

2. Extension of water mains, sewer mains, and storm drains along the frontage of each parcel created as determined by the Director of Public Works.
3. Construction of sewer laterals and water services to each parcel created.
4. The following statement shall be placed on the Parcel Map: "At such time as a permit or other grant of approval for development of a parcel is issued the following improvements are required: installation of curb, gutter, sidewalk, street light, and street repair and/or construction between existing pavement and gutter lip along the street frontage adjoining the parcel in accord with City standard specifications. "
5. A ten (10) foot utility easement shall be required along all street frontages for public utilities provided that easements of lesser width may be allowed with concurrence of the director of public works as set forth in Section 15.32.210 of the Yreka Municipal Code.
6. A final grading plan for proposed subdivision shall be submitted to the Building Official for approval by Building Official prior to developer being issued a grading permit by the Yreka Building Department.
7. A storm water drainage plan shall be submitted for approval by Director of Public Works prior to start of construction or any on site grading.
8. Payment of parkland in-lieu fee is not required for commercial or industrial subdivisions as set forth in Chapter 15.42 of the Yreka Municipal Code.
9. Improvement plans for all public improvements shall be submitted for approval by the Director of Public Works, prior to improvement construction, for all public improvements. All improvement plans shall be prepared by a registered civil engineer licensed to practice in the State of California. Contractor shall obtain an Encroachment Permit prior to any construction in the public right of way or affecting public improvements. Public improvements include, but are not limited to water, sewer, storm drain, street, curb, gutter, sidewalk, and street lights. The street pavement structural section shall be based on "R" values with a minimum section of 2 inches asphalt concrete over 6 inches of aggregate base rock. Reference: Yreka Municipal Code, Chapter 15.32.
10. Construction/installation of all other necessary improvements pursuant to Yreka Municipal Code and the City's Public Works Standards.
11. Should any previously unidentified archaeological and/or paleontological 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.
12. Should any human remains be found during construction in the area, work shall stop

immediately and be reported to the County Coroner. Construction will not proceed until the County Coroner has determined such construction will not impact further human remains.

13. 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.

14. Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m. and all internal combustion engines used in conjunction with construction activities will be muffled in accordance with equipment manufacturer requirements as required in the Noise Element of the General Plan.

15. Full compliance with the Subdivision Map Act and Title 15, Subdivisions, of the Yreka Municipal Code, and all other applicable city, state, and federal codes.

16. Filing of final subdivision map within twenty-four months from date of Planning Commission approval, with a copy to the Planning Department.

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

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

**USE PERMIT – MARTIAL ARTS STUDIO
 MATTHEW KLEIER – 200 W. MINER STREET**

APPROVED

Commissioner Schettino disclosed that he is President of the Chamber of Commerce which is within 300 feet of this project. He has no financial interest in the Chamber; therefore, it was determined that he had no disqualifying interest and could participate in the agenda item.

The Commission reviewed the application submitted by Matthew Kleier for a Use Permit to establish and operate a martial arts studio on the property located at 200 W. Miner Street. This being the time and date set for a public hearing on an application for a Use Permit establish and operate a martial arts studio on the property located at 200 W. Miner Street, Chair Rolzinski opened the hearing to the public.

Staff reported the Technical Committee recommended approval with the additional condition that the hours of operation shall be 5:00 p.m. to 8:00 p.m. as stated in the application.

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 15301 (Existing Facilities) of the CEQA Guidelines.

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

Commissioner Schettino expressed opposition to the use because it is not a retail use.

The hours of operation were also discussed. The applicant indicated he may want to extend the hours. Upon a formal request for hours of operation other than those presented the request could be processed administratively.

Following Commission discussion, Commission Amaral made a motion to approve the application for a use permit to establish and operate a martial arts studio on the property located at 200 W. Miner Street, Assessor's Parcel No. 53-371-090, C-2 zone, HD General Plan designation, with the additional condition that the hours of operation shall be 5:00 p.m. to 8:00 p.m. 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 15301 (Existing Facilities) 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 martial arts studio on the property located at 200 W. Miner Street 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 business activity will occur after 5:00 p.m. Most of the neighboring businesses close between 5 and 6 p.m.
 - 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 there is a public parking lot within 300 feet of the project location and most of the other businesses using the parking lot will be closed at the time the

proposed activity will occur..

- 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 no changes to the circulation are proposed with this project.
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.
 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 15301 (Existing Facilities) of the CEQA Guidelines.

CONDITIONS:

1. Permittee granted a permit to establish and operate a martial arts studio, from the hours of 5:00 p.m. to 8:00 p.m., 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 set forth in Section 16.54.020 (A.5.c) of the Yreka Municipal Code, one space for each 50 square feet of area available for public use (area available to the public is 1320 sq. ft. [26 parking spaces required], applicant stated that 800 sq. ft. of floor area will be used for the proposed project [16 parking spaces required]). Six parking spaces are grandfathered at the 1 space for each 200 sq. ft. of retail space. The sixteen parking spaces shall be allowed for the proposed use as a martial arts studio due to the time of use.

There is no on-site parking available at the proposed location. The buildings on Miner Street that have no parking on site are “grandfathered” at one space for each 200 square feet space available to the public. The building located at 200 W. Miner Street has an estimated 7 parking spaces “grandfathered”.
3. Noise or vibration shall not be offensive to adjacent businesses. If complaints are received, the City will be obligated to initiate revocation procedures if appropriate.
4. Vehicle traffic and safety of pedestrians will be monitored and use permit may be modified if public safety is endangered by the martial arts studio operation at this location.

5. Permittee shall comply at all times with the zoning district regulations for a C2 zone as set forth in section 16.34 and Historic District regulations set forth in Title 17 of the Yreka Municipal Code.
6. 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 martial arts studio.
7. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing alterations/improvements to the structures.
8. No signs shall be placed on the premises without prior approval of the Planning Department.
9. Permittee shall secure an annual City business license to carry on the business of a martial arts school.
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, Knitter, McAllister, Rolzinski, Rowland, Schettino
 NOES: None

AUDIENCE STATEMENTS & COMMENTS

None.

APPROVAL OF THE MINUTES OF THE AUGUST 20, 2008 MEETING

The Commission, having received a copy of the minutes of the regular meeting held August 20, 2008, approved the minutes on a motion made by Commissioner McAllister and seconded by Commissioner Knitter.

SITE PLAN MODIFICATION - LANDSCAPE

AL REICHENBACH FOR PRICE LESS FOODS – 915 S. MAIN ST APPROVED

Commissioner Mark McAllister recused himself from participating in this agenda item to prevent a possible conflict of interest because he has a financial interest in the business located at 915 S. Main Street and left the room.

The Commission reviewed the application submitted by Al Reichenbach for Price Less Foods to modify the landscape plan approved on May 18, 1981, for the business located at 915 S. Main Street.

The Technical Committee recommended approval of the request to have only the trees and black lava rock in the planter along the Main Street frontage subject to the additional condition that the empty islands shall have trees planted in them, with an irrigation system installed to assure survival of the trees, and existing dead or dying trees shall be replaced with new trees. Shrubs rather than a tree can be planted in the island at the north east corner of the building if preferred. Staff also recommended that the trees replaced be replaced with Chinese Pistache, a male clone that will not produce as much litter in the form of berries, or a Chinese Flame Tree.

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 15061(b)(3) of the CEQA Guidelines, in that it is not a project which has the potential for causing a significant effect on the environment.

Following Commission discussion, Commissioner Amaral made a motion to approve the application to modify the landscape plan approved on May 18, 1981, for the business located at 915 S. Main Street, Assessor's Parcel No. 61-163-010, CH zone, GC General Plan designation, as requested subject to the additional condition that the empty islands shall have trees planted in them, with an irrigation system installed to assure survival of the trees, and existing dead or dying trees shall be replaced with new trees. Shrubs rather than a tree can be planted in the island at the north east corner of the building if preferred. The approval is with the determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that it is not a project which has the potential for causing a significant effect on the environment.

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

CONDITIONS:

1. The modification to the landscape plan for the Main Street frontage planter submitted by Al Reichenbach for C & K Markets Inc. dba: Price Less Foods #46 dated 7/16/08 as approved by the Planning Commission on September 17, 2008 shall not be changed or deviated from without approval of the Planning Commission. After installation, no landscaping shall be altered without prior approval of the Planning Commission;

provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.

2. Permittee shall plant trees in the empty islands, with an irrigation system installed to assure survival of the trees, and existing dead or dying trees shall be replaced with new trees. Shrubs rather than a tree can be planted in the island at the northeast corner of the building if preferred.

3. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan.

4. The site plan approval shall be automatically revoked and terminated if not used within one year from the date of approval. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

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

AYES: Amaral, Knitter, Rolzinski, Rowland, Schettino

NOES: None

Commissioner McAllister returned to the Commissioner's table.

**SITE, LANDSCAPE, PARKING PLAN – CHURCH
HILBERS INC., BY MIKE CAGLEY – 415 EVERGREEN LANE APPROVED**

The Commission reviewed the application submitted by Mike Cagley for Yreka Nazarene Church for a site, landscape, and parking plan for construction of a 9,700 sq. ft. sanctuary/office building, including removal of existing church building, removal of existing duplex, and request authorization for joint use of parking with Evergreen Elementary School for use of not less than 14 parking spaces on the property located at 415 Evergreen Lane. Assessor's Parcel Nos. 61-141-260, 270, and 280, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation.

Staff reported the Technical Committee recommended approval subject to the following additions and modifications:

12. Permittee shall submit storm water drainage plan for Building Official/Director of Public Works approval prior to grading and/or building permit issuance. Onsite storm water detention is required. *The detention basin shall be connected to the existing storm drain in Evergreen Lane*

Removal of the condition requiring street lights because street lights already exist along the street adjacent to the project.

Add:

At the time of demolition of the duplex and/or church structure, any existing water and sewer services not to be used shall be abandoned in accordance with the Public Works Director.

Repair or replace damaged sidewalk and curb and gutter in accordance with the Public Works Director.

Staff also 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.

Evergreen School has 43 marked paved parking spaces available for overflow Church parking when school is not in session. The existing church has a capacity for 180 people; the new church has a capacity for 342 seats.

Mark York of the Nazarene Church expressed the need for a new and larger facility that will also be available for community use.

Jena Whitney also made a presentation expressing the expanded facility is important to the young people of the church as it will be a multi-functional building.

Following Commission discussion, Commissioner Schettino made a motion to approve the application for a site, landscape, and parking plan for construction of a 9,700 sq. ft. sanctuary/office building, including removal of existing church building, removal of existing duplex, and request authorization for joint use of parking with Evergreen Elementary School for use of not less than 14 parking spaces on the property located at 415 Evergreen Lane. Assessor's Parcel Nos. 61-141-260, 270, and 280, R-2 (Medium Density Residential) zone, MDR (Medium Density Residential) General Plan designation. Approval is subject to the following additions and modifications to the conditions:

12. Permittee shall submit storm water drainage plan for Building Official/Director of Public Works approval prior to grading and/or building permit issuance. Onsite storm water detention is required. *The detention basin shall be connected to the existing storm drain in Evergreen Lane*

Removal of the condition requiring street lights because street lights already exist along the street adjacent to the project.

Add:

At the time of demolition of the duplex and/or church structure, any existing water and sewer services not to be used shall be abandoned in accordance with the Public Works Director.

Repair or replace damaged sidewalk and curb and gutter in accordance with the Public Works Director.

Approval is 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 project approval is based on Staff's and 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:

FINDINGS:

1. The project of a site, landscape, and parking plan for construction of a 9,700 square foot sanctuary/office building, removal of the existing church of 4,776 +/- sq. ft., removal of existing duplex, and request for joint use of parking facilities is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines.

- The project is an allowable use pursuant to the City of Yreka General Plan and Zoning Ordinance.
- The project is located on a site of approximately 2.29 acres.
- The project site has one residence, two duplex units, a church building, church classroom building, asphalt parking, and gravel parking area. The site has no value as habitat for endangered, rare or threatened species.
- The project is located on Evergreen Lane which is considered a significant local street. The proposed project is not anticipated to create significant additional traffic or result in significant effects relating to noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

CONDITIONS:

1. All conditions hereinafter set forth shall be complied with by the Permittee prior to issuance of a certificate of occupancy except as otherwise specified in the conditions.

2. The project shall be as shown on the site plan submittals received August 27, 2008.

3. The parking lot and the proposed church building are on three separate parcels. A merger of Assessor's Parcel Nos. 61-141-270 and 61-141-280 was a requirement of a previous permit and it was not completed; therefore, prior to issuance of any permit, including encroachment permit, building permit for the project, etc. Permittee shall perfect a boundary line adjustment eliminating both of the parcel lines between AP# 61-141-260, 270, and 280 to prevent separating the required parking from the proposed structure, and record the same with the Siskiyou County Recorder.

4. An encroachment permit shall be obtained prior to any work, including curb, gutter, sidewalk, and driveway approach, in the public right-of-way, or affecting public improvements.

5. The site, landscape and parking plans submitted by Mike Cagley, Hilbers Inc. for Yreka Nazarene Church dated August 22, 2008 as approved by the Planning Commission on September 17, 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, or landscaping shall be altered without prior approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.
6. Adequate off-street parking shall be provided as follows: One (1) space for each for each three (3) fixed seats or one (1) space for each fifty (50) square feet of area available for public use, whichever is greater, the Planning Commission may determine the number of spaces required taking into consideration the intensity of the proposed use as set forth in Section 16.54.020 (A.5.c) of the Yreka Municipal Code. One hundred fourteen (114) parking spaces are required for the proposed Church expansion using the calculation of one space for each 3 fixed seats – even though the seats will not be fixed.
7. Joint use of not less than 14 parking spaces, with Evergreen Elementary School, to meet the parking requirement for the expanded church facility. Total parking requirement is 114, 100 spaces are proposed with the project. Completion and recordation of a Joint Parking Agreement, approved as to form by the City Attorney, is required prior to building permit issuance.
8. The design and location of the off-street parking facilities as shown on the site plan dated August 22, 2008, and received by the City of Yreka on August 27, 2008 as approved by the Planning Commission on September 17, 2008 shall not be deviated from unless prior approval of the Planning Commission (with the exception as stated in Condition #5) is secured, and all loading, employee, and customer parking areas, access drives and aisles 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.
9. 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.
10. 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.
11. Permittee shall submit an in ground automated irrigation system design with specifications; the plan shall meet the requirements of Section 11.38.050 of the Yreka Municipal Code prior to building permit issuance, for approval by the City Manager or

Building Official.

12. Permittee shall submit storm water drainage plan for Building Official/Director of Public Works approval prior to grading and/or building permit issuance. Onsite storm water detention is required. The detention basin shall be connected to the existing storm drain in Evergreen Lane

13. Permittee shall install Fire hydrants if required pursuant to the California Fire Code.

14. If any archaeological discoveries (human skeletal remains, culturally modified lithic materials, structural features, or historic artifacts) are encountered during ground disturbing activities, all such activities should halt within a 100-foot radius of the discovery, and a qualified archaeologist should be contacted to determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures.

15. Permittee shall comply at all times with the zoning district regulations for a MR-2 (Medium Density Residential) zone as set forth in Section 16.20 of the Yreka Municipal Code.

16. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to starting demolition and construction of the buildings. Public infrastructure improvements such as curb, gutter, sidewalk, street lights, wheel chair ramps, driveway approaches, driveways and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030.

17. At the time of demolition of the duplex and/or church structure, any existing water and sewer services not to be used shall be abandoned in accordance with the Public Works Director.

18. Any unused water service shall be abandoned by exposing the service line at the water main, closing the corporation stop, and disconnecting the service line at the main.

19. Any unused sewer lateral shall be abandoned by exposing the lateral at the sewer main and placing a cap on the lateral or placing a rubber compression plug in the lateral and backfilling around the plug with concrete.

20. Repair or replace damaged sidewalk and curb and gutter in accordance with the Public Works Director.

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

22. Fences shall comply with the Yreka Municipal Code Section 16.46.050.

23. 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, Knitter, McAllister, Rolzinski, Rowland, Schettino

NOES: None

COMMISSIONER'S STATEMENTS & COMMENTS

None.

There being no further business before the Commission, the meeting was adjourned at 8:15 p.m.

Pamela J. Hayden, Planning Director