

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 16TH DAY OF OCTOBER, 2013

On the 16th day of October, 2013 at 6:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said city in regular session. The meeting was called to order by Chair Leal and present were:

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

Disclosure: – Commissioner Ohlund disclosed that he had been approached by John Richter regarding Item # 2 - Sign Use Permit for Starbucks. Commissioner Ohlund stated that he advised Mr. Richter that since this was a matter for Planning Commission consideration, that he was unable to discuss the matter, and invited Mr. Richter to attend the meeting.

PUBLIC COMMENTS – John Richter spoke in regards to Starbucks and the benefit Starbucks would bring to the city.

Consent Calendar: Chair Leal announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

- a. Approval of Minutes of the regular meeting held on August 21, 2013.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting on the consent calendar as submitted.

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

Chair Leal thereupon declared the motion carried.

Discussion/Possible Action – Proposed categorical exemption and Sign Use Permit application submitted by Best Development Group to install a double-sided pole sign 8'4" x 6' (100 sq. ft. total), 45' high, sign copy will be "Starbucks Logo Drive Thru".

The Planning Commission will consider granting exceptions to Yreka Municipal Codes (YMC) 13.44.020 "Maximum total sign area for pole sign..." and YMC 13.12.050 "Signs not pertinent to land use".

The Commission reviewed the Sign Use Permit application submitted by Best Development Group to install a double-sided pole sign 8'4" x 6' (100 sq. ft. total), 45' high, sign copy will be "Starbucks Logo Drive Thru...". Property location 1805 Fort Jones Road (State Route 3) Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial).

Assessor's Parcel No. 62-161-230.

City Manager Steve Baker presented the Commission with the staff report and the following background - The proposed project is located within the depicted freeway interchange properties as designated by Resolution No. 2175. Resolution 2175 authorizes the Planning Commission to grant exceptions to the requirements of Title 13 Signs of the Yreka Municipal Code (YMC) for property designated as Freeway Interchange Properties.

The applicant is requesting the Planning Commission to grant an exception to YMC 13.44.020 regarding the total maximum allowable sign area for a pole sign and YMC 13.12.050 regarding signs not pertinent to land use. The "Starbucks" parcel meets the requirements for a Pole Sign pursuant to YMC 13.44.020 (2); however, the newly created parcel B does not. Property owner (Willis) and Developer (Best Development Group) have requested an exception to YMC 13.12.050 to allow for the advertisement (on a shared pole sign located on Parcel A) of a future business to be located on Parcel B.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on October 2, 2013 and A Notice of Public Hearing was published in the Siskiyou Daily News on October 4, 2013.

City staff recommends approval subject to the attached findings and conditions of approval, which includes a determination that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311(a).

Public Hearing - This being the time and date set for the public hearing, Chair Leal opened the hearing to the audience.

Tim Willis asked if the city had regulations/guidelines regarding setbacks & placement for pole signs.

City Manager Steve Baker read YMC 13.44.020 (D) No pole or post sign shall project over the public right-of-way or sidewalk. Assistant City Manager Liz Casson stated there are no other city guidelines on placement for pole signs.

There being no statements or comments from the audience, Chair Leal closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner Ohlund moved to make the finding that the proposed project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15311(a) and approve Sign Use Permit No. 4186 to install a double-sided pole sign 8'4" x 6' (100 sq. ft. total), 45' high, in accordance with the application submitted and subject to the following findings and conditions:

FINDINGS:

1. The installation of a double sided pole sign 8'4 x 6' (100 sq. ft. total) 45' high, sign copy will be "Starbucks Logo Drive Thru..." will not:
 - a. be contrary to the public's interest, safety, health, and welfare because the proposed sign is in compliance with the City's sign regulations.
 - b. be detrimental to property or improvements in the neighborhood for the reason stated in (a) above.
2. The subject property is located on Fort Jones Road within the freeway interchange properties designated by Yreka City Council Resolution No. 2175 as provided in Section 13.68.030(A)(1) 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.
3. Resolution No. 2175 authorizes the Planning Commission to grant exceptions to Yreka Municipal Code Title 13 for signs located within the designated freeway interchange properties.
4. The Planning Commission made a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311(a) (On-Premises Signs) of the CEQA Guidelines.

The following conditions shall be complied with at all times that the sign use permit is in effect:

1. The double sided pole sign 8' 4" x 6' (100 sq. ft. total), 45 feet high, shall comply with the specifications and plans approved by the Planning Commission on October 16, 2013.
2. The sign shall be erected in accordance with the specifications and plans submitted for Best Development approved by the Planning Commission on October 16, 2013, and shall not be deviated from without prior review and approval of the Planning Commission.
3. The sign shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code.
4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing a pole sign.
5. The sign shall harmonize with the materials, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.
6. The 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.
7. The sign use permit shall expire and terminate if not used within one (1) year

from the date of approval. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

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

City Managers Steve Baker announced that due to a lack of a quorum for the September 19th City Council meeting the appointment of two Planning Commissioners has been moved to the October 17th City Council meeting. City Manager Baker provided the Commission with an updated list of Miner Street Grant Projects along with a brief update on the Yreka Police Departments Armored Vehicle, Yreka Creek Clearing, Fire Hall Big Dig, and Wastewater Treatment Plant Bidding.

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

Paul McCoy, Vice Chair
Approved by motion of the Planning
Commission on November 20, 2013