

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 16<sup>th</sup> DAY OF JULY, 2014

On the 16<sup>th</sup> day of July, 2014 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 Osborn and present were:

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

Conflict of Interest Declaration – Commissioners Ohlund and Rolzinski declared a conflict of interest on Item 2, construction of a 18 ft. x 40 ft. accessory structure (Applicant: Carl Varak).

**PUBLIC COMMENTS:**

Consent Calendar: Chair Osborn 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 June 18<sup>th</sup>, 2014.

Following Commission discussion, Commissioner Baird moved to approve the minutes of the regular meeting held June 18<sup>th</sup>, 2014 as submitted.

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

Chair Osborn thereupon declared the motion carried.

Discussion/Possible Action – Adopt Resolution No. PC 2014-06 Consideration of Conditional Use Permit (CUP) #4216 to construct a 18 ft. x 40 ft. (720 sq. ft.) accessory structure for use as a hobby shop/storage building.

Planning Commissioners Ohlund and Rolzinski announced their recusal, stating that they have a conflict of interest by reason of property ownership within 500 feet of the proposed project, and therefore recused themselves and left the Council Chambers.

The Commission reviewed Resolution No. PC 2014-06 Conditional Use Permit for construction of a 18 ft. x 40 ft. (720 sq. ft.) accessory structure for use as a hobby shop/storage building. Applicant: Carl Varak, Location: 822 W. Miner Street, R-1 (Single Family Residential) Zone, LDR (Low Density Residential) General Plan designation. Assessor's Parcel Numbers 053-481-470.

City Manager Steve Baker presented the Commission with the staff report and the following background – The City has received an application for the construction of an accessory building 18' x 40' (720 sq. ft.) located at 822 W. Miner Street. The subject property is zoned R-1 Single Family Residential. The Single Family Residential Zone district is intended to provide areas for conventional single-family homes, and accessory structures not exceeding six hundred and fifty (650) sq. ft. are permitted by right. YMC Section 16.18.070 provides that garages and accessory structures larger than six hundred fifty square feet of floor area require a Conditional Use Permit.

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (e) "Accessory (appurtenant) structures including carports, patios, swimming pools, and fences.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on July 2, 2014 and a Notice of Public Hearing was published in the Siskiyou Daily News on July 3, 2014.

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

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

Following Commission discussion, Commissioner McCoy moved to determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (e), of the CEQA Guideline.

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

Chair Osborn thereupon declared the motion carried.

Commissioner Knitter moved to adopt Planning Commission Resolution #PC 2014-06 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit #4216, for the construction of an accessory building 18' x 40' (720 sq. ft.) said Findings and Conditions of approval being in the words as follows:

**PLANNING COMMISSION RESOLUTION #PC 2014-06  
APPROVING CONDITIONAL USE PERMIT # 4216**

1. The proposal will not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use.
2. The proposal will not be materially detrimental to property or improvements in the neighborhood.

3. The proposal will not be materially detrimental to the general welfare of the city.

The Planning Commission of the City of Yreka does hereby approve Conditional Use Permit #4216, subject to the following conditions:

**General Conditions of Approval:**

1. Permittee granted a permit to construct a 720 square foot accessory building for a hobby shop/storage building on the location set forth in the application, subject to full compliance with applicable city and state codes. The premises shall not be occupied until all conditions hereinafter set forth have been complied with by the Permittee.
2. The accessory structure shall be for personal residential use only. The accessory structure shall not be utilized for any commercial activity.
3. 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.
4. Permittee shall comply at all times with the zoning district regulations for an R-1 zone as set forth in section 16.18 of the Yreka Municipal Code.
5. Permittee shall secure 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 accessory structure for use as a hobby shop/storage building.
6. 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. 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.
7. The 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.

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

Chair Osborn thereupon declared the motion carried.

Commissioners Ohlund and Rolzinski returned to their seats at the table.

City Manager Report

City Manager Steve Baker reported the skills training trail in Upper Greenhorn Park was completed earlier this week and the North Yreka Creek project has started construction.

City Manager Baker also reported that City Building Inspector, Mark Schmitt, is retiring at the end of July and gave a brief update on new construction projects in the city for June.

City Manager announced that the filing period is now open for the three seats on the City Council that are up in November. The Candidate filing period is from July 14 – August 8. The forms must be picked up from Liz Casson.

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



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Matt Osborn, Chair by Vice Chair - Paul McCoy  
Approved by motion of the Planning  
Commission on August 20, 2014