

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD IN
THE YREKA CITY COUNCIL CHAMBER IN SAID CITY
ON THE 21st DAY OF SEPTEMBER, 2011

On the 21st day of September, 2011 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 Baird and present were:

Commissioners: Deborah Baird
 Diane Knitter
 Mark McAllister
 Barry Ohlund
 Richard Rolzinski

Absent: Steve Leal
 Matt Osborn

PUBLIC COMMENTS

None.

APPROVAL OF THE MINUTES OF THE AUGUST 17, 2011 MEETING

The Commission, having received a copy of the minutes of the regular meeting of the Planning Commission held August 17, 2011, approved the minutes unanimously on a motion made by Commissioner Rolzinski and seconded by Commissioner McAllister.

SITE, LANDSCAPE, PARKING PLAN
HANSEN-RICE, INC. 329 PHILLIPE LANE **APPROVED**

The Commission reviewed the application submitted by Joshua Pearson for Hansen-Rice, Inc. for a site, landscape, and parking plan for construction of a 21,831 sq. ft. commercial building for a meat processing and distribution facility on the property located at 329 Phillipe Lane.

Staff recommended approval subject to the conditions presented with the following clarifications:

- The Planning Commission approves the site, landscape and parking plan; the plans for public improvements and for grading are to be reviewed and approved by the Public Works Director and the Building Official, respectively.
- Sidewalk is required on the Phillipe Lane and Foothill Drive frontages. Sidewalk

on the Foothill Drive frontage may be deferred for up to one year or eighteen months from issuance of certificate of occupancy upon prior execution of an Improvement Agreement between Permittee and the City of Yreka with approved performance security.

- Fire hydrants may be required by the Fire Marshall.

Staff also recommended that the Planning Commission make a determination that the site, landscape, and parking plan for construction of approximately 21,831 sq. ft. commercial building for a meat processing and distribution facility 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 five acres.
- The project is located on vacant land that was formerly used for lumber storage and shows no indications of threatened or endangered species.
- The project is located on Phillipe Lane which is considered a collector street that carries significant industrial traffic. 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.

The representatives of the applicant were in the audience to answer questions if needed.

In response to questions, it was reported the anticipated hours of operation will be 7:00 a.m. to 4:00 p.m.; they plan to process hogs, chickens, and cattle.

Following Commission discussion, Commissioner Ohlund made a motion to approve the site, landscape, and parking plan for construction of a 21,831 sq. ft. commercial building for a meat processing and distribution facility, Assessor's Parcel No. 053-681-190, M-2 (Heavy Industrial) zone, I (Industrial) General Plan designation with the determination that the project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 (Infill Development) of the CEQA Guidelines because:

- 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 five acres.
- The project is located on vacant land that was formerly used for lumber storage and shows no indications of threatened or endangered species.
- The project is located on Phillipe Lane which is considered a collector street that carries significant industrial traffic. 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.

The project approval is based on Staff's recommendation 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 site, landscape, and parking plan for construction of a 21,831 sq. ft. commercial building for a meat processing and distribution facility 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 five acres.
- The project is located on vacant land that was formerly used for lumber storage and shows no indications of threatened or endangered species.
- The project is located on Phillippe Lane which is considered a collector street that carries significant industrial traffic. 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. 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.

2. The site, landscape and parking plans submitted by Joshua Pearson for Hansen-Rice, Inc. received September 15, 2011 reviewed by the Planning Commission on September 21, 2011, shall not be changed or deviated from without approval of the Planning Director. 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 Director.

3. Adequate off-street parking shall be provided as follows: One space for each employee of the maximum working shift as set forth in Section 16.54.020 (A.2.g) of the Yreka Municipal Code. Thirty-eight (38) parking spaces are required for the proposed use.

4. The design and location of the off-street parking facilities as shown on the site plan received by the City of Yreka on September 15, 2011 as approved on September 21, 2011 shall not be deviated from unless prior approval of the Planning Director 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 Director of Public Works 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 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.
8. 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.
9. 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.
10. Permittee shall comply at all times with the zoning district regulations for an M-2 (Heavy Industrial) zone as set forth in Section 16.42 of the Yreka Municipal Code.
11. 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, wheel chair ramps, driveway approaches and asphalt concrete street pavement may be required upon issuance of a building permit. If such improvements already exist, damaged public improvements shall be repaired and/or replaced to restore the improvements to a condition satisfactory to the Director of Public Works in accordance with Yreka Municipal Code Section 11.24.030.

- 12. No signs shall be placed on the premises without prior approval of the Planning Department.
- 13. Fences shall comply with the Yreka Municipal Code Section 16.46.050.
- 14. Permittee shall secure, or inform occupants of the requirement to obtain, an annual City business license to carry on business at the project site.
- 15. Permittee shall execute an Agreement for Reimbursement to the City of Yreka for Preparation of environmental clearance documents, which shall include indemnity provisions.
- 16. Fire hydrants may be required by the Fire Marshall.
- 17. Sidewalk is required on the Phillipe Lane and Foothill Drive frontages. Sidewalk on the Foothill Drive frontage may be deferred for up to one year/eighteen months from issuance of certificate of occupancy upon prior execution of an Improvement Agreement between Permittee and the City of Yreka with approved performance security.
- 18. 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 Rolzinski seconded the motion. The motion carried by the following vote:

AYES: Baird, Knitter, McAllister, Ohlund, Rolzinski
 NOES: None

LANDSCAPE PLAN MODIFICATION
SOUTH MAIN DEVELOPERS BY KEN BARNES – 1711 S MAIN APPROVED

Chair Baird recused herself from participating in this agenda item due to a financial relationship with the applicant to prevent a possible conflict of interest in this matter and left the room. Vice Chair Leal was not in attendance, therefore Commissioner Knitter was selected to assume the duties of Chair.

The Commission reviewed the request submitted by Ken Barnes for South Main Developers for a modification to the landscape plan previously approved for the site, landscape, and parking plan for construction of a single story 22,485 square foot office building on the property located at 1711 S. Main Street. Assessor’s Parcel No. 062-031-110, CH (Commercial Highway) zone, GC (General Commercial) General Plan designation.

Staff recommended approval of the modification. Staff also reported that the proposed tenant for the building, the U.S. Forest Service, has reviewed the landscape plan modifications and is requesting of the property owner to allow additional modifications to replace some of the proposed plants with native plants. It was recommended that the Planning Commission give authorization that any additional changes be approved administratively by the Planning Director and/or City Manager. Staff also recommended that landscaping be installed in the drainage swale.

Following Commission discussion, Commissioner McAllister made a motion to approve the modified landscape plan dated August 28, 2011 as a modification to the landscape plan previously approved for the site, landscape, and parking plan for construction of a single story 22,485 square foot office building on the property located at 1711 S. Main Street, Assessor's Parcel No. 062-031-110, CH (Commercial Highway) zone, GC (General Commercial) General Plan designation; authorize the Planning Director and/or City Manager to approve possible additional modifications to the landscape plan; and landscaping shall be added to the drainage swale. The approval is subject to the Findings and Conditions of approval previously approved on October 28, 2009.

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

AYES: Knitter, McAllister, Ohlund, Rolzinski
NOES: None

Chair Baird returned to the Commissioners table and assumed the duties of Chair.

COMMISSIONER'S STATEMENTS & COMMENTS

The meat packing plant applicants were asked when the plan to start operations. Rick Daniels responded that they are planning for June.

Commissioner McAllister resigned his position as of October 1, 2011 because he will be moving out of the area. The Commission and Staff all wished him well and thanked him for his service.

There being no further business before the Commission, the meeting was adjourned at 6:51 p.m.

Pamela J. Hayden, Planning Director