

AGENDA  
YREKA PLANNING COMMISSION  
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.  
**January 21, 2015 at 6:30 P.M.**

Call to Order

Pledge of allegiance

Conflict of Interest Declaration – Planning Commissioners

**PUBLIC COMMENTS:** This is the time for public comments. Commissioners may ask questions but may take no action during the public comment section of the meeting, except to direct staff to prepare a report or place an item on a future agenda. If you are here to make comments on a specific agenda item, please speak at that time. If not, this is the time. Please limit your remarks to 5 minutes.

**SPEAKERS:** Please state your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

1. Consent Calendar - Discussion/Possible Action – 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. The City Manager recommends approval of the following consent calendar item:
  - a. Approval of the minutes of the meeting held on November 19, 2014.
2. Discussion/Possible Action – Consideration of proposed Categorical Exemption and Condition Use Permit for establishment and operation of an outdoor retail business for the sale of used automobiles. Property location is 1417 S. Main Street, Yreka, California, CH (Commercial Highway) Zone and GC (General Commercial) General Plan Designation. Assessor's Parcel Number. 062-011-170.

Project applicants are John & Dawn Wilson. Project Number: Conditional Use Permit (CUP) # 4236.

- a. Staff Report
- b. Public Hearing
- c. Decision
  - Categorical Exemption
  - Adopt Resolution No. 2015 – 1 - Approval of Conditional Use Permit # 4236 at 1417 S. Main Street (062-011-170).

Commissioner's Statements and Comments

Adjournment

Decisions of the Planning Commission may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision. Appeal must be submitted to the City Clerk's office together with the appeal fee of \$150.00 plus publication fee if required.

If you challenge any action taken pursuant to the California Environmental Quality Act, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. (Public Resources Code Section 21177)

All documents produced by the City which are related to an open session agenda item and distributed to the Planning Commission are made available for public inspection in the City Clerk's office during normal business hours.

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 72 hours in advance of the meeting.

*In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 841-2324 or by notifying the Clerk at [casson@ci.yreka.ca.us](mailto:casson@ci.yreka.ca.us).*

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 19<sup>TH</sup> DAY OF NOVEMBER, 2014

On the 19<sup>th</sup> day of November, 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.

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 August 20, 2014.
- b. Approval of a one year extension of Permit # 3818 for a site, landscape and parking plan for construction of a 6,160 sq. ft. office building.  
Applicant: Rizzo Real Estate, Inc. by Glenn Rizzo                      Location: 608 & 610 S. Main St.

Following Commission discussion, Commissioner Baird moved to approve the items on the consent calendar as submitted.

Commissioner Ohlund 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.

City Manager Report - City Manager Baker presented to the Commissioners a new proposed project consisting of removing and replacing the McDonald's Restaurant structure located at 1806 Fort Jones Street.

City Manager Baker announced Commissioner Deborah Baird has been elected to the City Council and will be seated on the council at the December 4, 2014 City Council meeting.

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

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Matt Osborn, Chair  
Approved by motion of the Planning  
Commission on January 21, 2015



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**CITY OF YREKA**  
**PLANNING COMMISSION AGENDA MEMORANDUM**

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To: Yreka Planning Commission

Prepared by: Steve Baker, City Manager

Agenda Title: Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of an outdoor Automobile Sales Lot.

Meeting date: January 21, 2015

Discussion:

The City has received the attached application for a Conditional Use Permit from Dawn and John Wilson for the establishment and operation of an outdoor automobile sales lot. Pursuant to Yreka Municipal Code (YMC), a Conditional Use Permit is required to allow the use of “Outdoor automobile, boat, trailer, RV ATV, and other motor vehicles sales and services (new and used).”

Upon review of the application, staff finds that the proposed use is in conformance with the applicable policies of the City of Yreka General Plan and is consistent with the applicable zoning provisions. With the conditions of approval, attached as Attachment “C”, the proposed use as an Outdoor Automobile Sales lot meets with the intent and requirements of the C-H zoning district, and staff is recommending approval.

Background:

The subject property is located at 1417 S. Main Street and is zoned C-H Commercial Highway. The property is currently improved with an existing structure of approximately 866 sq. ft. and approximately 6,500 sq. ft. of asphalt surface.

Parking:

Yreka Municipal Code (YMC) Section 16.54.020 – Parking Space Schedule, requires adequate off-street parking facilities shall be provided specific to the use. Commercial service establishments selling motor vehicles require one space for each six hundred (600) square feet of floor area, plus one space for each two thousand (2,000) square feet of outdoor sales or service area. YMC Section 16.54.030 defines floor area for the measurement of parking spaces, as that floor area used for service to the public as customers; it does not include areas used principally for storage and restrooms.

The proposed use will utilize approximately 550 sq. ft. of floor area and approximately 5,000 sq. ft. of outdoor sales area. As submitted, the proposed project provides four (4) parking spaces, which meets the YMC parking schedule of one (1) space for the floor area of approximately 550 sq. ft. and three (3) spaces for the outdoor sales and parking area of approximately 5,000 sq. ft.

Analysis:

The purpose of the Commercial Highway (C-H) zoning district is to serve as the commercial land use zone district for areas outside of the commercial downtown district. Located along major roadways, this district provides a variety of commercial uses. Outdoor automobile, boat, trailer, RV, ATV, and other motor vehicle sales and services (new and used) is a permitted use in the CH Zone with a Conditional Use Permit. Yreka Municipal Code (YMC) Section 16.36.080 Improvements for Outdoor Sales, requires that areas to be used as display for sales must be paved to meet the requirements of the City.

The proposed use will not generate significant noise or lighting; and will not increase traffic beyond the capacity of existing infrastructure in the area, which is sufficient to accommodate commercial uses.

In accordance with YMC Section 16.44.040, a conditional use permit can be granted by the Planning Commission if the use is found to not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood; if the use is found not to be materially detrimental to property or improvements in the neighborhood; and, if the use is found not to be materially detrimental to the general welfare of the city.

Environmental Determination:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. Class 1 exemptions consist of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that the project will have a significant effect on the environment.

Staff Recommendation: Staff recommends that the Planning Commission utilize the following process for the consideration of this matter:

1. Accept a presentation of the project by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project by the Planning Commission; and
4. Motion and vote by the Planning Commission.

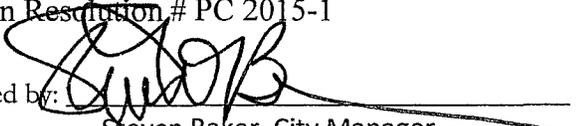
Recommended Motion:

If the Planning Commission determines that it intends to approve the proposed project as requested in the application for CUP #4236, staff presents the following motions for consideration

1. Categorical exemption: *I move that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities of the CEQA Guideline.*
2. Conditional Use Permit #4236: *I move that the Planning Commission adopt Planning Commission Resolution #PC 2015-01 making the findings and subject to the Conditions of Approval presented as Attachment C, and approve Conditional Use Permit #4236, to allow the establishment an outdoor automobile sales lot.*

Attachments: Attachment A - Conditional Use Permit Application  
Attachment B – Site Plan  
Attachment C – Findings and Conditions of Approval for CUP #4236  
Attachment D – Planning Commission Resolution # PC 2015-1

Approved by:

  
Steven Baker, City Manager

City of Yreka  
Planning Dept.  
701 Fourth St.  
Yreka, CA 96097

## PROJECT DESCRIPTION SISKIYOU AUTO SALES

1417 S. MAIN ST. , YREKA, CA

### 1. NATURE OF USE, HOURS, TYPE OF OPERATION AND EMPLOYEE INFORMATION

Our intended operation is to be a small family owned and operated used car sales lot. We will have no employees, the business will be operated by 2 owners, John and Dawn Wilson. We will obtain and maintain all necessary Licenses to comply with California Department of Motor Vehicles, including maintain General Liability Insurance and Bonds. The lot will be open Tuesday through Sunday from 9 am to 6 pm, although we may be on premises after hours if needed to complete paperwork.

Use of the current 866 sq. ft building includes only the front lobby and counter, a desk workspace for paperwork to the right as you enter the door, side room for a waiting area for customers and children, a storage room for supplies and small inventory and a bathroom with toilet and sink, we are utilizing just under 550 sq ft of the interior of the building. We have already completed necessary repairs, painting and refreshing the building on the interior, however we are unable to paint the exterior due to weather. We will be painting the front and south side of the building pale yellow with white trim to match the north and west sides and restore the look as it was when it was the Lorenzini's Pizza, see attached photo. It is our goal to maintain the property as a clean, well maintained and "quaint" small business that complements our small community visually. There is a large grassy area in the front of the building that will be landscaped and the upper tier will be dedicated to a sitting area and flower beds, the lower tier will be maintained as grass at this time but may provide additional area that could be converted to display area if needed in the future with preparation.

The property is .4 acres, 17, 424 sq feet with approximately 6500 sq feet of asphalt solid surface. Requirements are that we provide 1 parking space for each 600 sq feet of office space and 1 space for each 2000 sq feet of outdoor sales space. There are 4 dedicated customer parking spaces and 1 owner parking space as noted on the attached plan drawing.

We expect to have 6-12 cars on the lot at a time for sale initially. We intend to use the lot as it is currently with the asphalt display and customer area being maintained on the solid surface areas of the lot. We intend to create security and separation of our inventory by constructing 4

foot high poles mounted in recycled tire rims and connected by chain every 10 feet along the south boundary of the lot between our business and the neighboring restaurant. We will be painting them all white and giving them extra weight by filling the inside of the rims with cement and then leaving enough room to plant a few flowers in good weather around the bases. It is our goal to make the "post and chain" removable should we leave the location or need to make access to the lot for some reason.

Should it be necessary to grow and have more inventory on site, the current location provides room to expand by removing 2 trees that sit in an oval section of ground in the middle of the proposed lot and the lower tier of the front grassy area by preparing that ground as necessary to comply with the "outdoor sales operation" guidelines for solid surface base and double chip sealing. We will only do this if we are successful enough to require space for more than 12 vehicles. Finishing this space would allow room for approximately 10 additional display vehicles for a total of 22 maximum.

**2. POTENTIAL TRAFFIC GENERATION**

The lot is a Main Street location and has adequate driveway entrance/exit. We do not expect to have a great deal of traffic at any one time at the location, except maybe a special occasion like a grand opening or sale. We believe there is sufficient access to the property as to not disrupt traffic in any way. Most likely we would only have 1-2 customers on the lot at any given time. If the need arises to make adjustments for any reason we will do so as needed for customer convenience.

**3. WHY THE PROJECT WILL BENEFIT AND NOT ADVERSELY AFFECT SURROUNDING NEIGHBORHOOD**

Currently the location has been the site of may failed businesses in the prior few years. We believe this business will be successful as there is a need in the community for safe affordable transportation. It is our goal to carry inventory in the \$3500-6500 range which is not readily available in our small community. We believe that offering this will keep more money in our community and benefit the city with increased sales tax. The property we desire to use sits in a mostly industrial area with several vehicle repair and service businesses which could easily benefit from our customers needing service or repairs in the future. Additionally, we will utilize the services of local businesses to repair, service and prepare our inventory for sale. There is a restaurant to the south and adjacent to our lot which could benefit by our customers choosing to eat or purchase items from them while they wait for or do business with us.

**4. SIZE AND PLACEMENT OF BUILDINGS TO BE CONSTRUCTED**

We do not intend to construct any buildings

JAN 02 2015

CITY OF YREKA
PLANNING DEPARTMENT APPLICATION

CITY OF YREKA Pd #300-
CIC# 1000
\$750.00 deposit/cost
\$100.00
\$150.00 plus publication
\$250.00 deposit/cost
\$500.00 deposit/cost
\$750.00 deposit/cost
\$750.00 deposit/cost
\$250.00 deposit/cost

CITY FEES:

- Use Permit - Administrative approval...\$ 75.00
Minor Conditional Use Permit - P.C. approval... \$150.00
Moderate Conditional Use Permit - P.C. approval...\$200.00
Major Conditional Use Permit - P.C. approval...\$500.00 deposit/cost
Public Hearing...\$ 75.00 (Minimum fee) deposit/cost
P.H. - Project notice circulation, 1-20 notices...\$ 25.00
P.H. - 21 or more notices...\$25.00 plus 1.00/parcel over 20
E.R. - Preliminary review...\$ 50.00
E.R. - Negative Declaration...\$ 200.00 deposit/cost
E.R. - Mitigated Negative Declaration... Actual cost
Environmental Impact Report... Actual cost
Site Plan Review - (No Use permit required)...\$ 200.00 deposit/cost
Site Plan Review - (Use permit required)...\$ 200.00 deposit/cost
Lot Line Adjustment (BLA) - Administrative approval...\$ 200.00
See separate application form for Lot Line Adjustment (BLA)

- Annexation...
Appeals - Planning Commission...\$ 100.00
Appeals - City Council...\$ 150.00 plus publication
Certificates of Compliance...\$250.00 deposit/cost
Reversion to Acreage...\$ 500.00 deposit/cost
General Plan Amendment...\$ 750.00 deposit/cost
Rezone...\$ 750.00 deposit/cost
Planned Unit Development...\$ 750.00 deposit/cost
Variance...\$250.00 deposit/cost
Other \$

STATE FISH AND WILDLIFE FEES\*:

- County Clerk Processing Fee ...\$ 50.00 actual cost
Fish and Wildlife fee \* \$
Other \$

DATE: 12/22/14 ASSESSOR'S PARCEL NUMBER: 062-91-170

APPLICANT: Dawn and John Wilson TELEPHONE NUMBER: 530-340-2633

APPLICANT ADDRESS: 541 3rd ST. Yreka, CA 96097

IF OTHER THAN APPLICANT, NAME OF PROPERTY OWNER: Joe Ganim

PROPERTY OWNER ADDRESS: 1939 College Ave., WEED, CA 96094

PROJECT LOCATION: 1417 S. Main St. Yreka

DESCRIPTION OF PROPOSED PROJECT: small used car lot
10-12 cars at a time.

I agree to abide by all of the ordinances of the City of Yreka, state law, and federal law; and I authorize city representative to enter upon the above mentioned property for inspection purposes, and to record any notice of code violation pursuant to Y.M.C. Ch. 11.40 and/or Ch. 16.08 with the office of the Siskiyou County Recorder.

I certify that I have read this application and state that the above information is correct. I agree to comply with any terms or conditions of any entitlement issued or permitted by the City pursuant to this application.

\*In the event the project's effect on natural resources or wildlife is other than negligible, State Fish and Wildlife requires an additional fee of \$3,069.75 if an Environmental Impact Report is prepared or \$2,210.00 for a Negative Declaration. These fees are subject to change and the applicant is responsible for payment of the fees in full. If required, the permit cannot be issued until such time as the fee is paid. A project that is Statutorily or Categorically exempt requires no further fees.

APPLICANT SIGNATURE: [Signature]

PROPERTY OWNER'S SIGNATURE: (REQUIRED) See Attached

Property Owner's Acknowledgement of application submittal
\*\*\* TO BE COMPLETED BY CITY STAFF: \*\*\* DATE APPLICATION RECEIVED AS COMPLETE:
\*\*\* ZONE: \*\*\* GENERAL PLAN DESIGNATION: \*\*\* PERMIT NUMBER: 4236



City of Yreka  
 Planning Department  
 701 Fourth Street  
 Yreka, CA 96097

**Environmental Information Form**

This document will assist the City in evaluating the proposed project's potential environmental impacts. Complete and accurate information will facilitate the environmental assessment process, and will minimize future requests for additional information.

**APPLICANT'S STATEMENT OF INTENT (Describe the proposed project):**

location for display and sales of used cars. Cleaning/washing on site, no repair work at location, have mechanic off site

**PROPERTY OWNER'S NAME:** Joe Ganim

Mailing Address: 1939 College Ave

Weed CA Zip Code: 96094

Telephone: Business: (530) 945-6332 Home: (530) 938-2492

**APPLICANT'S/AGENT'S NAME:** Dawn Wilson & John Wilson

Mailing Address: 541 3rd ST

Yreka Zip Code: 96097

Telephone: Business: (530) 340-0072 Home: (530) 842-4573

Contact Person's Name: 530 340-2633 Phone: \_\_\_\_\_

Dawn

**SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT:**

Siskiyou Auto Sales

**PROJECT SITE INFORMATION (Attach legal description):**

Property Address or Location: 1417 S Main St.

Property Assessor Parcel Number(s): 062-011-170-000

Property Dimensions: East Street 100 FT (W) Rear 81' N- 148.5' S- 161'

Property Area: Square footage (gross) 17424 (net) \_\_\_\_\_

Acreage (gross) .4 approx (net) \_\_\_\_\_

Site Land Use (check one and explain):  Undeveloped or Vacant  Developed

Existing Zoning of Project Site: \_\_\_\_\_

**DESCRIBE ADJACENT ZONING AND LAND USE WITHIN 300 FEET OF PROJECT SITE:**

Zone	Existing Land Use (i.e., residential, commercial, industrial, office)
North	Large commercial shop/industrial
South	Mexican restaurant
East	Main Street
West	Storage lot w/ travel trailers

**PROPOSED BUILDING(S) CHARACTERISTICS (if applicable)**

Size of New Structure(s) or Building Addition(s): 0 Gross Sq. Ft.  
 Building Height (Measured from Ground to Highest Point): 20 ft. <sup>Approx</sup> No. of Floors: 1

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.):

Project Site Coverage:	Building Coverage:	<u>836</u> + shed <u>250</u> sq. ft.	<u>1136</u> sq. ft.	<u>100</u> %
Gravel strip in back <u>1000</u> sq. ft.	Landscaped Area:	<u>900</u> sq. ft.	<u>60</u> sq. ft.	<u>100</u> %
	Paved Surfaced Area:	<u>6500</u> sq. ft.	<u>40</u> sq. ft.	<u>100</u> %
	Total:	<u>11400</u> sq. ft.	<u>100</u> sq. ft.	<u>100</u> %

Exterior Building Materials: WOOD

Exterior Building Colors: yellow and white

Total No. of Off-Street Parking Spaces: 0 On-Site Required: 0 On-Site Proposed: 0

Proposed Off-Site Parking: 0 Include a Permanent Maintenance Management Plan.

Total No. of Bicycle Spaces: Proposed: 0 Required: 0

Covered: 0 Uncovered: 0

If applicable, describe the Type of Exterior Lighting Proposed for the Project (height, intensity):

Building Lighting: ~~Halogen~~ Halogen Flood + motion sensor  
 Parking Lighting: Halogen + exterior motion sensor lights

If the proposal is a component of an overall larger project, describe the phases and show them on the site plan:

Does this site include signage?  Yes  No

If yes, please explain the following:

Height: 20 FT

Illumination: yes, lights under

Area: 50 sq. ft

Type: Painted red letters / car

Dimensions: 5x5 each side

Colors/Materials: white background wood

Location (on-/off-site): on site

**SITE CHARACTERISTICS**

Are there any natural or man-made drainage channels through or adjacent to the project site?

Yes  No If yes, show on site plan and explain: \_\_\_\_\_

Are there any trees or shrubs on the project site?

Yes  No

If yes, plot on site plan by size and type and indicate which are proposed for removal.

Are there any structures on the project site?

Yes  No

If yes, plot on the site plan and explain the following:

Present use of existing structure(s): none/vacant

Proposed use of existing structure(s): small office space

Are any structures occupied? NO

Are any structures to be demolished? NO

Describe age, condition, size and architectural style of all existing on-site structures (include photos):

Older building we have repaired and repainted inside will paint outside. Cottage style main building 886 SQ FT Detached Shed 250 SQ FT approx.

**RESIDENTIAL PROJECTS ONLY**

Total Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density/Acre: \_\_\_\_\_ Gross Density/Acre: \_\_\_\_\_

	Single-Family	Two-Family Duplex	Multi-Family (Apartments)
Number of Units:	_____	_____	_____
Acreage:	_____	_____	_____
Sq. Ft. per Unit:	_____	_____	_____
For Sale or Rent:	_____	_____	_____
Type of Unit:			
Studio:	_____	_____	_____
One-Bedroom:	_____	_____	_____
Two-Bedroom:	_____	_____	_____
Three-Bedroom:	_____	_____	_____
Four-Bedroom:	_____	_____	_____
Usable Open Space/Unit:			
Private:	_____	_____	_____
Common:	_____	_____	_____
Total:	_____	_____	_____

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT**

*(If project is only residential, do not answer this section.)*

Type(s) of Use(s): Small car lot w/ very limited retail - car seat covers, etc.

Oriented to: Regional: \_\_\_\_\_ City: \_\_\_\_\_ Neighborhood: \_\_\_\_\_

Hours of Operation: 9am to 6pm Tues - Sunday closed Mon

Total Occupancy/Capacity of Building(s): unknown?

Total Number of Fixed Seats: 10-12

Square Footage of: Warehouse Area: Ø

Office Area: 350 sq ft

Loading Area: \_\_\_\_\_

Sales Area: 4500 sq ft

Storage Area: 1000 sq ft.

Total Number of Employees: Ø

Anticipated Number of Employees per Shift: Owner operator

Total Number of Visitors/Customers On Site at any One Time: 2-4

Other Occupants (specify): none

**PREVIOUS ENVIRONMENTAL DOCUMENTS**

If this project is part of any other project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and case number, if applicable).

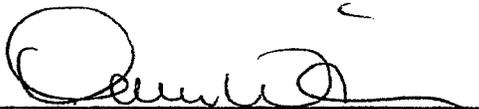
\_\_\_\_\_  
\_\_\_\_\_

**OTHER PERMITS OR APPROVALS**

List any and all other public approvals required for this project. Specify type of permits or approval, agency/department, address, person to contact, and her/his telephone number.

Permit or Approval	Agency	Address	Contact Person	Phone No.
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

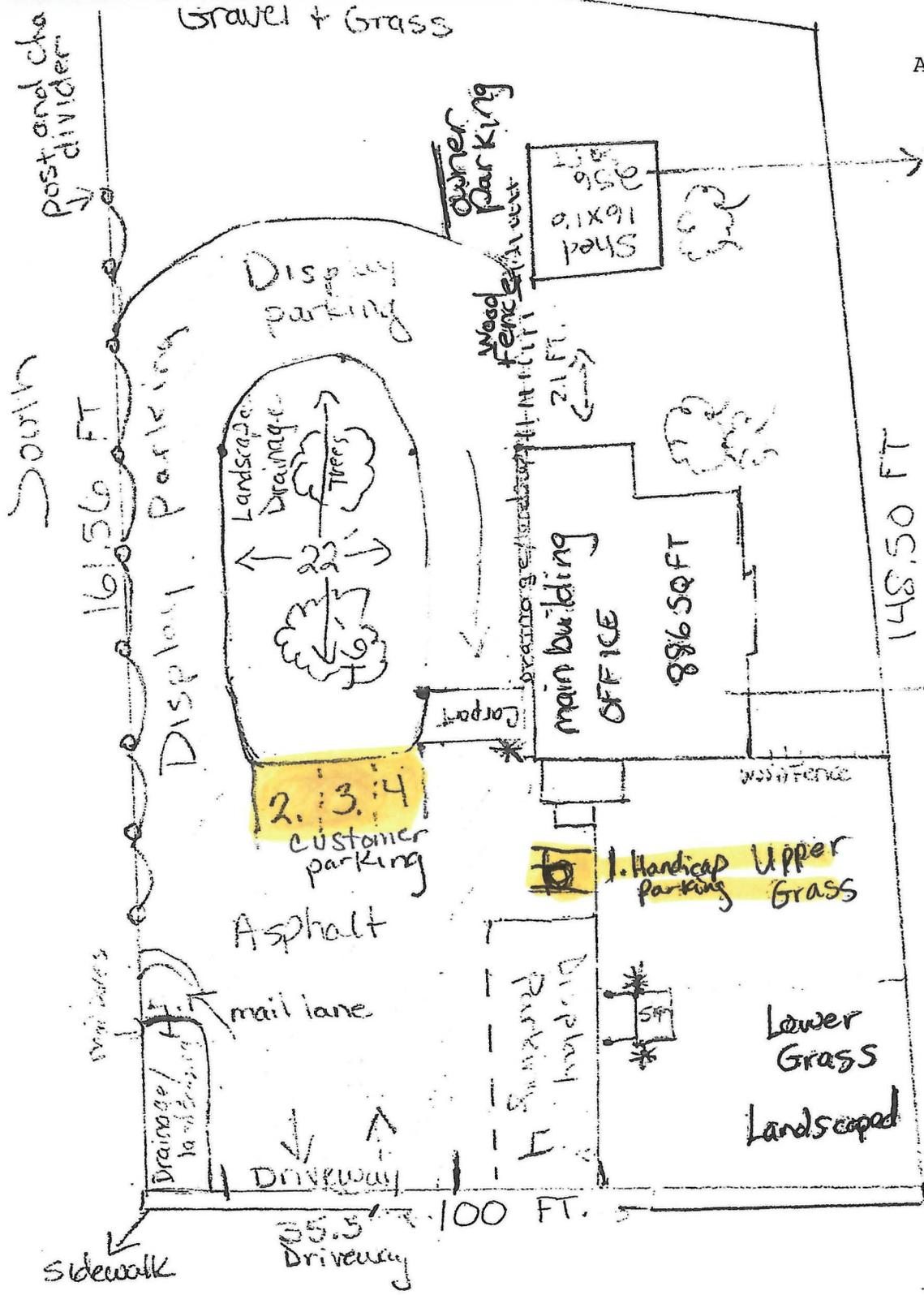
**As the applicant for this proposal, I hereby state that, to the best of my knowledge, the above answers and statements are true and complete.**

  
Signature of Applicant/Agent

12/22/04  
Date

Dawn Wilson  
Print Name and Title of Applicant/Agent

530-340-2633  
Phone No.



- Shed WOOD Framed and Sided 15' tall use - Storage
- WOOD Framed + Sided Building 20' TALL use - office
- 1 handicap + 3 regular total 4 customer pk
- 1 owner pkg

# = Lighting  
Scale = 1" per 20 FT

— South Main Street —

East

**CITY OF YREKA  
CONDITIONAL USE PERMIT NO. # 4236  
FINDINGS AND CONDITIONS OF APPROVAL**

The following findings of fact have been determined by the Planning Department for the establishment and operation of a business for a retail commercial outdoor automobile sales lot (used vehicles) located at 1417 S. Main Street. APN: 062-011-170:

Findings of Approval:

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 such proposed use.

*The proposal to establish and operate a business for a retail commercial outdoor automobile sales lot (used vehicles) would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood. Subject to the issuance of a Conditional Use Permit by the Planning Commission and subject to the Conditions of Approval, use of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood.*

2. The proposal will not be materially detrimental to property or improvements in the neighborhood.

*The proposal will not be materially detrimental to property or improvements in the neighborhood. Conditions of Approval will provide for commercial use compatibility between the proposed commercial use and the existing commercial neighborhood and adjacent streets.*

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

*The use is compatible with the policies and objectives of the zoning ordinance for a CH, Commercial Highway zone which allows a commercial use of retail sales of outdoor automobile, boat, trailer, RV, ATV, and other motor vehicles sales and services (new and used) upon approval and validation of a conditional use permit as set forth in Section 16.36.070 (f) of the Yreka Municipal Code. This commercial business keeps with the character of the surrounding area, and is found to be consistent with the General Plan. The proposal will not generate significant noise or lighting. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which is sufficient to accommodate commercial uses.*

4. The Planning Commission has determined that the project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities of the CEQA Guidelines.

The following conditions shall be complied with at all times while the use permitted by this permit occupies the premises:

1. Permittee granted a permit to establish and operate a business for a retail commercial outdoor automobile sales lot (used vehicles) located at 1417 S. Main Street, APN: 062-011-170.
2. Adequate off-street parking facilities shall be provided as follows: one (1) space for each six hundred (600) square feet of floor area, plus one space for each two thousand (2,000) square feet of outdoor sales or service area, as set forth in Section 16.54.020 (d) of the Yreka Municipal Code. The proposed use will utilize 550 +/- sq. ft. of floor area and 5,000 +/- sq. ft. of outdoor sales area. As submitted, the project requires a total of 4 parking spaces, 1 space for the floor area and 3 spaces for the outdoor sales area and customer parking.
3. 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, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided in accordance with Section 16.54.090 of the Yreka Municipal Code.
4. Parking required for disabled persons shall be marked, posted, and maintained in accordance with provisions of the Motor Vehicles Code, California Building Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. A minimum of one (1) accessible parking space is required for a parking lot with 1 to 25 parking spaces.
5. Use shall be conducted in accordance with the application as submitted for the property located at 1417 S. Main Street, as approved by the Planning Commission on January 21, 2015.
6. Improvements for Outdoor Sales. The outdoor sales areas shall be paved with a minimum six-inch (6") base and double chip sealed, in accordance with Section 16.30.080 of the Yreka Municipal Code.
7. Permittee shall comply at all times with the zoning district regulations for a *CH, Commercial Highway* zone as set forth in section 16.36 of the Yreka Municipal Code.
8. Permittee shall obtain a building permit and shall pay the necessary fees prior to making any building, electrical, mechanical, or plumbing installations and/or improvements to the structure. Public infrastructure improvements such as curb, gutter, sidewalk, curb ramps, driveway approaches, street lights and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030. 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.

9. No signs shall be placed on the premises without first obtaining a sign permit.
10. Permittee shall maintain an annual City business license to carry on the business of a commercial retail business.
11. 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.

Date: January 21, 2015

**CITY OF YREKA  
PLANNING COMMISSION RESOLUTION PC 2015-1  
APPROVING CONDITIONAL USE PERMIT # 4236  
AT 1417 S. MAIN STREET, APN: 062-011-170  
APPLICANTS: DAWN WILSON AND JOHN WILSON**

**WHEREAS**, Dawn Wilson and John Wilson (applicants) have requested a Conditional Use Permit for the establishment and operation of a retail commercial outdoor automobile sales lot to be located at 1417 S. Main Street, APN 062-011-170; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on January 21, 2015; and

**WHEREAS**, the Planning Commission has determined that, subject to approval of the Conditional Use Permit and the project Conditions of Approval, the request is consistent with the Yreka General Plan and the standards of Yreka Municipal Code; and

**WHEREAS**, the Planning finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. Class 1 exemptions consist of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination; and

**WHEREAS**, the Planning Commission has made the following findings with respect to the requested Conditional Use Permit:

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.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Yreka does hereby approve Conditional Use Permit #4236, subject to the following conditions:

**General Conditions of Approval:**

1. Permittee granted a permit to establish and operate a business for a retail commercial outdoor automobile sales lot (used vehicles) located at 1417 S. Main Street, APN: 062-011-170.

2. Adequate off-street parking facilities shall be provided as follows: one (1) space for each six hundred (600) square feet of floor area, plus one space for each two thousand (2,000) square feet of outdoor sales or service area, as set forth in Section 16.54.020 (d) of the Yreka Municipal Code. The proposed use will utilize 550 +/- sq. ft. of floor area and 5,000 +/- sq. ft. of outdoor sales area. As submitted, the project requires a total of 4 parking spaces, 1 space for the floor area and 3 spaces for the outdoor sales area and customer parking.
3. 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, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided in accordance with Section 16.54.090 of the Yreka Municipal Code.
4. Parking required for disabled persons shall be marked, posted, and maintained in accordance with provisions of the Motor Vehicles Code, California Building Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. A minimum of one (1) accessible parking space is required for a parking lot with 1 to 25 parking spaces.
5. Use shall be conducted in accordance with the application as submitted for the property located at 1417 S. Main Street, as approved by the Planning Commission on January 21, 2015.
6. Improvements for Outdoor Sales. The outdoor sales areas shall be paved with a minimum six-inch (6") base and double chip sealed, in accordance with Section 16.30.080 of the Yreka Municipal Code.
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9. No signs shall be placed on the premises without first obtaining a sign permit.
10. Permittee shall maintain an annual City business license to carry on the business of a commercial retail business.

11. 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.

The foregoing Resolution was adopted by the Planning Commission on the 21<sup>st</sup> day of January 2015, by the following vote:

Ayes:

Nays:

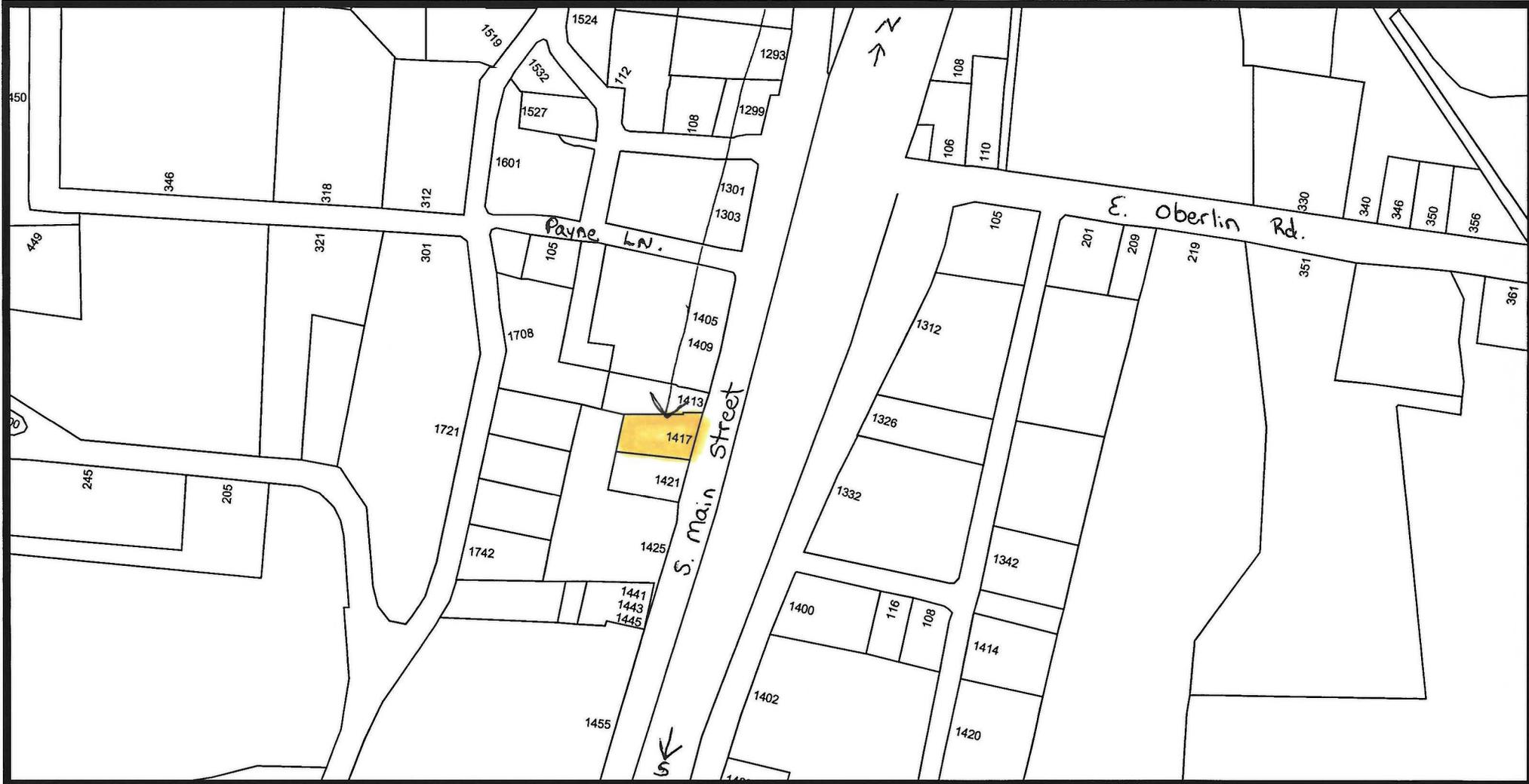
Absent:

\_\_\_\_\_  
Matt Osborn, Chair

Attest:

\_\_\_\_\_  
Liz Casson, City Clerk

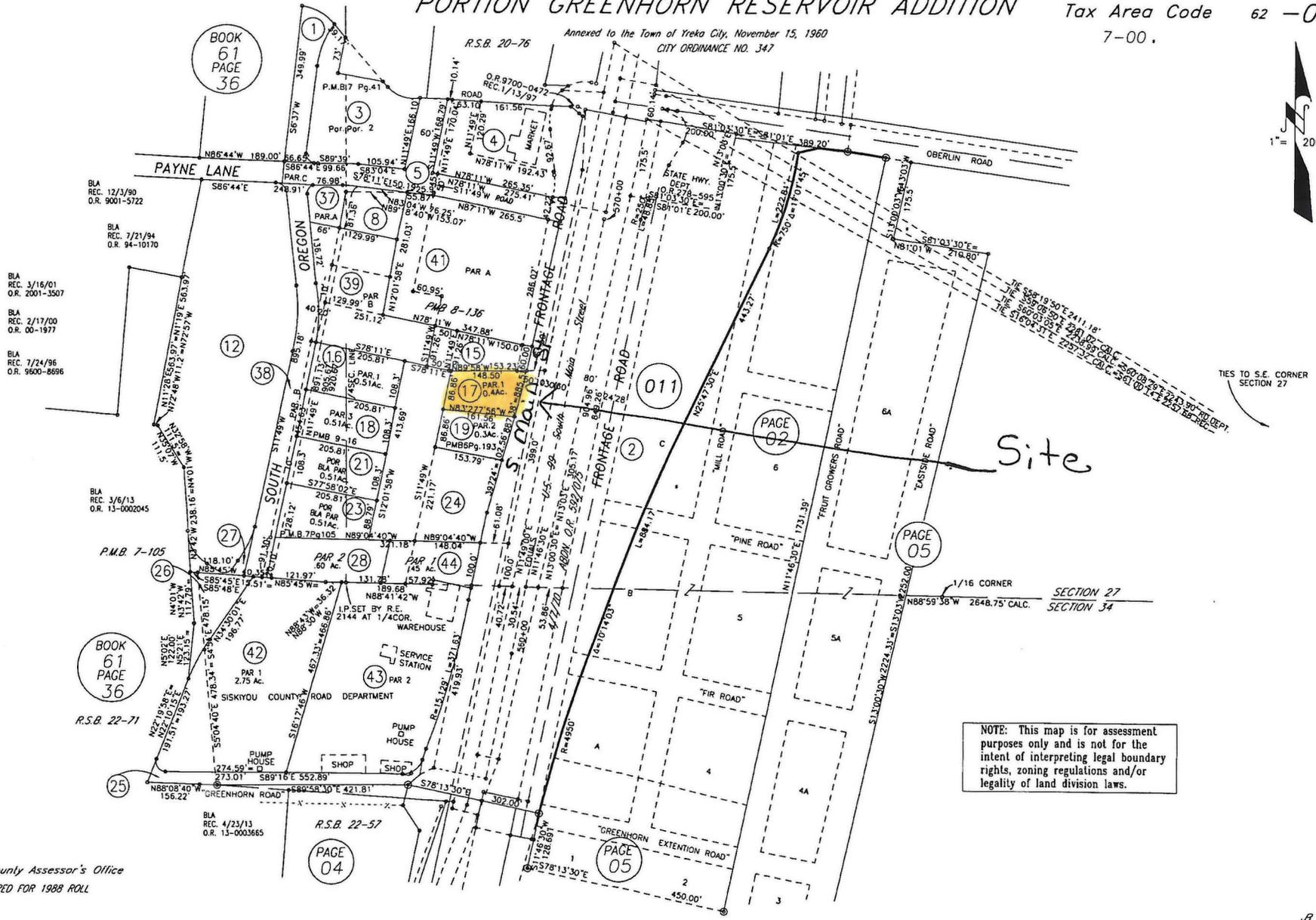
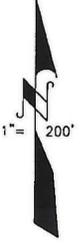
Site



# PORTION GREENHORN RESERVOIR ADDITION

Tax Area Code 62 -01  
7-00.

Annexed to the Town of Yreka City, November 15, 1960  
CITY ORDINANCE NO. 347



BLA REC. 12/3/90 O.R. 9001-5122  
BLA REC. 7/21/94 O.R. 94-10170  
BLA REC. 3/16/01 O.R. 2001-3507  
BLA REC. 2/17/00 O.R. 00-1977  
BLA REC. 7/24/96 O.R. 9600-8696

BLA REC. 3/6/13 O.R. 13-0002045

BOOK 61 PAGE 36  
R.S.B. 22-71

BLA REC. 4/23/13 O.R. 13-0003655

Siskiyou County Assessor's Office  
RENUMBERED FOR 1988 ROLL

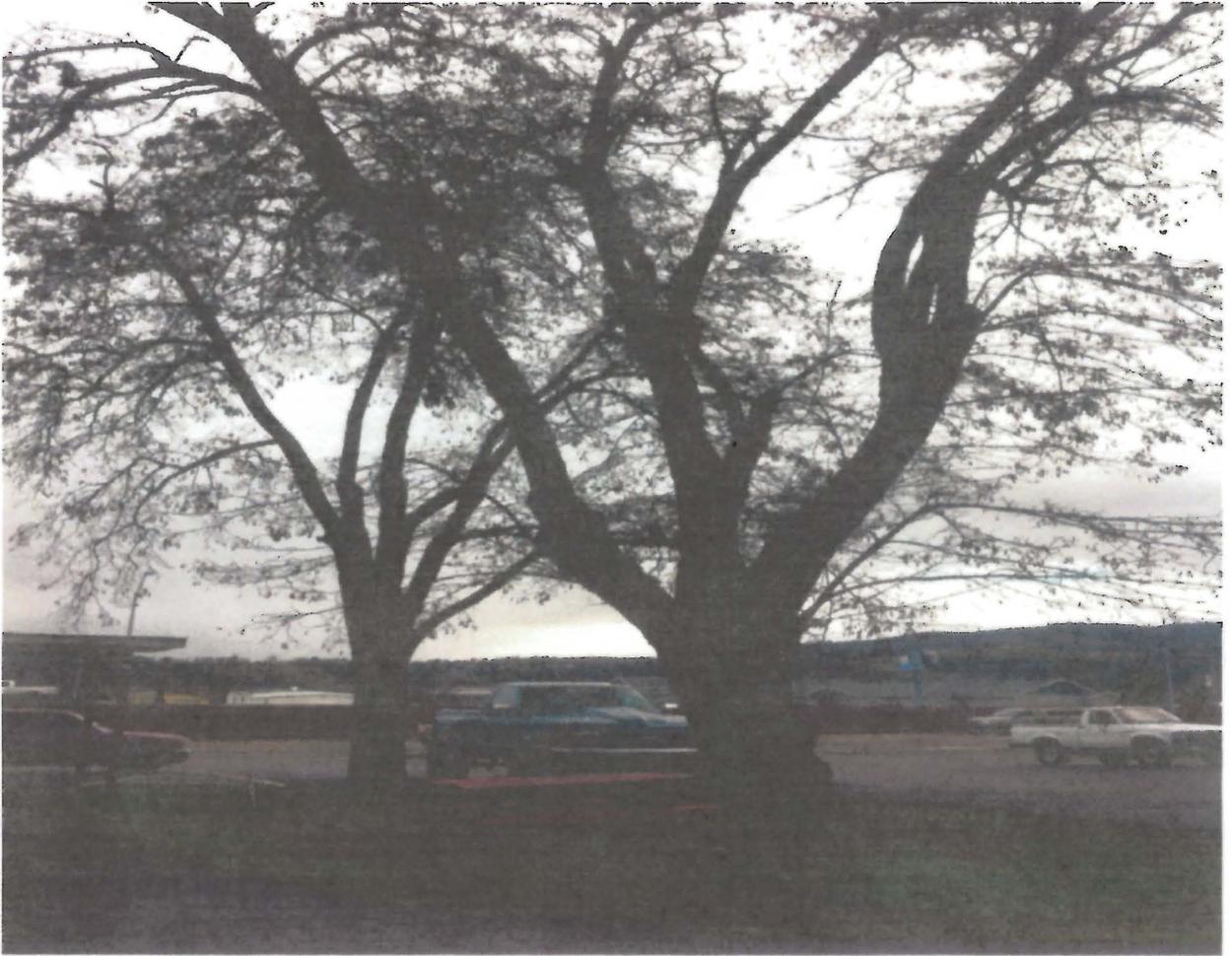
NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

TIES TO S.E. CORNER SECTION 27

SECTION 27  
SECTION 34



Image capture Jun 2012 © 2015 Google





City of Yreka  
701 Fourth Street • Yreka, CA 96097  
(530) 841-2386 • FAX (530) 842-4836



January 6, 2015

Dear Property Owner/Property Occupant:

This is to notify you that property located within 300 feet of your parcel is being considered for a Conditional Use Permit as described below. State and City Code requires that you be notified of the time and place of the hearing on the application so you may attend the meeting and be heard on the matter should you so desire. The meeting date and time are listed in the public hearing notice as it appears below:

### NOTICE OF PUBLIC HEARING

The Yreka City Planning Commission will hold a public hearing at 6:30 p.m., Wednesday, January 21, 2015 in the Council Chambers, 701 Fourth Street, Yreka, California, on the following proposed project:

#### CONDITIONAL USE PERMIT

An application for a Conditional Use Permit for the establishment and operation of a business for a retail commercial outdoor automobile sales lot (used vehicles) on the property located at 1417 S. Main Street. Assessor Parcel Number 062-011-170, C-H (Commercial Highway) Zone & GC (General Commercial) General Plan designation. Application submitted by Dawn & John Wilson.

This project is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities of the CEQA Guidelines.

The application is on file in City Hall for public review. All interested persons are invited to attend the meeting and to participate in the public hearing or deliver written comments regarding the proposed projects on or before **4 p.m. on Wednesday, January 21, 2015**, to the following address:

YREKA PLANNING DEPARTMENT, 701 Fourth Street, Yreka, CA 96097.

If you challenge any action taken pursuant to the California Environmental Quality Act, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. (Public Resources Code Section 21177)

Liz Casson,  
City Clerk