

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
May 20, 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 Minutes of the meeting held April 15, 2015.

2. Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Personal Training Studio. Property location is 116 Davis Road, Yreka, California, M-1 (Light Industrial) Zone and GC (General Commercial) General Plan Designation. Assessor’s Parcel Number: 062-051-550.

Project applicant is Mykala Butts-Hord.

Project Number: Conditional Use Permit (CUP) # 4248.

- a. Staff Report
- b. Public Hearing
- c. Decision
 - Categorical Exemption
 - Adopt Resolution No. 2015-6 Approval of Conditional Use Permit # 4248 at 116 Davis Road (062-051-550).

3. Discussion/Possible Action – Approval of one-year extension of the Site Plan approved under Conditional Use Permit # 3568 to construct, establish and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres. Project location is 1515 S. Main/175 Greenhorn Road, Yreka, California, CH (Commercial Highway) Zone and GC (General Commercial) General Plan Designation. Assessor’s Parcel Number: 062-041-050.

Project applicant is Marco Ramos

Project Number: Site Plan approved under Conditional Use Permit (CUP) # 3568.

- a. Staff Report
- b. Decision

4. City Manager Report

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.

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 15th OF APRIL 2015

On the 15th day of April, 2015 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: Duane Kegg, Diane Knitter, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: Steve Leal

Conflict of Interest Declaration: None

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 March 18, 2015.

Following Commission discussion, Commissioner McCoy moved to approve the minutes of the regular meeting held March 18th, 2015 as submitted.

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

Chair Osborn thereupon declared the motion carried.

Discussion/Possible Action – Consideration of proposed Categorical Exemption and Conditional Use Permit for Mattole Valley Charter School’s Diamond View Learning Center to provide additional space for Science, English and Art Classes.

The Commission reviewed Resolution No. PC 2015-04 Conditional Use Permit to provide additional space for Science, English and Art Classes. Property location is 505 S. Broadway Street, Yreka, California, C2 (Commercial Downtown) Zone and GC (General Commercial) General Plan Designation. Assessor’s Parcel Number: 054-242-130.

Assistant City Manager Liz Casson presented the Commission with the staff report and the following background – The City has received an application for a Conditional Use Permit from Mattole Valley Charter School for the establishment and operation of a learning center to be located in an existing facility directly across the street from the current location of the Mattole Valley Charter School at 423 S. Broadway Street.

City Staff has reviewed the application and is recommending approval subject to the proposed 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 15301 “Existing Facilities”.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on April 3, 2015 and a Notice of Public Hearing was published in the Siskiyou Daily News on April 3, 2015.

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 received, Chair Osborn closed the public hearing and discussion was opened to the Commission.

Applicant Debra Cunningham from Mattole Valley Charter School was present to answer questions regarding the application.

Following Commission discussion, Commissioner Ohlund moved to make the findings that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 “Existing Facilities” of the CEQA Guideline.

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

Chair Osborn thereupon declared the motion carried.

Commissioner Ohlund moved to adopt Planning Commission Resolution #PC 2015- 04 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit #4244, to allow the additional space for Science, English and Art classes.

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 for Mattole Valley Charter School’s Diamond View Learning Center to provide additional space for Science, English and Art classes located at 505 S. Broadway Street, APN: 054-242-130.
2. Adequate off-street parking facilities shall be provided as follows: one (1) space for employee including teachers, administrators, and custodians, as set forth in Section 16.54.020 (6) (a) of the Yreka Municipal Code. As submitted, the project requires a total of 5 parking spaces. A total of 15 spaces are available.
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 505 S. Broadway Street, as approved by the Planning Commission on April 15, 2015.
6. Permittee shall comply at all times with the zoning district regulations for a *C2, Commercial Downtown* zone as set forth in section 16.34 of the Yreka Municipal Code.
7. 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, streetlights 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.
8. Permittee shall secure a Certificate of Occupancy from the Division of State Architect and State Fire Marshall that the structure meets building standards and fire regulations of California Building Code and Fire Codes prior to use of subject structure as a school site for a charter school.
9. No signs shall be placed on the premises without first obtaining a sign permit.
10. 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 Knitter seconded the motion, and upon roll call, the following voted YEA: Kegg, Knitter, McCoy, Ohlund, Osborn and Rolzinski.

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution #2015-04 was adopted by the Planning Commission on the 15th day of April, 2015 by the following vote: Ayes: 6, Nays: 0

Discussion/Possible Action – Consideration of proposed Categorical Exemption and Sign Use Permit to install three (3) illuminated wall signs, one 40” x 20’1” (67 sq. ft.) and two 30’ x 15’, sign copies will be “Auto Zone”.

The Commission reviewed Resolution No. PC 2015-05 Sign Use Permit to install three (3) illuminated wall signs with a total advertising surface of 143 sq. ft. Property location 1809 Ft. Jones Road, Yreka, California, M-1 (Light Industrial) zone and General Plan designation I (Industrial). Assessor’s Parcel No. 62-161-260. Project applicant AutoZone.

Assistant City Manager Liz Casson presented the Commission with the staff report and the following background – The City has received an application for a Sign Use Permit to erect three (3) illuminated wall signs with a total advertising surface of 143 sq. ft.

City Staff has reviewed the application and is recommending approval subject to the proposed 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) "On-premise Signs".

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on April 3, 2015 and a Notice of Public Hearing was published in the Siskiyou Daily News on April 3, 2015.

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 received, Chair Osborn closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner McCoy moved to make the findings that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (a), "On-premise Signs" of the CEQA Guideline.

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

Chair Osborn thereupon declared the motion carried.

Commissioner Kegg moved to adopt Planning Commission Resolution #PC 2015- 05 making the findings and subject to the Conditions of Approval and approve Sign Use Permit #4243, to allow three (3) illuminated wall signs.

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

1. The installation of three (3) illuminated wall signs; one 40" x 20'1" (67 sq. ft.) and two 30" x 15'1" = 38 sq. ft. each (76 sq. ft.), for a total of 143 sq. ft. of illuminated wall signage, shall comply with the specifications and plans approved by the Planning Commission on April 15, 2015 and shall serve only to identify the business carried on said premises as stated in Yreka Municipal Code Section 13.12.050.
2. The signs shall be erected in accordance with the specifications and plans submitted for AutoZone approved by the Planning Commission on April 15, 2015, and shall not be deviated from without prior review and approval of the Planning Commission.
3. The signs shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code. Including Section 13.080.050 (4) that provides sign illumination, where allowed by provisions of Title 13 shall be at the lowest level consistent with adequate identification and readability.
4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing illuminated signs.
5. The signs shall harmonize with the materials, color, 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 Ohlund seconded the motion, and upon roll call, the following voted YEA:
Kegg, Knitter, McCoy, Ohlund, Osborn and Rolzinski.

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution #2015-05 was adopted by the Planning Commission on the 15th day of April, 2015 by the following vote: Ayes: 6, Nays: 0

City Manager's Report

City Manager Steve Baker reported to the Planning Commission that on February 5th, the City Council adopted the 2015 Economic Stimulus Program with guidelines for exemption of development impact fees (DIF) for the first five SFD building permits issued in the next 12 months. Prior to approval of the 2015 Economic Stimulus Program the city was assessing new single family dwellings at 50 percent of the total impact fee of approximately \$13,009 which amounts to \$6,505 per dwelling. Building permit inspection and plan check fees, as well as any fees required by outside agencies, including the Yreka High School District shall not be waived.

City Manager Baker presented the Planning Commission with the General Plan Housing Element 2014 Annual Report.

City Manager Baker stated that the purpose of this report is to comply with Section 65400(b) of the Government Code which requires each City to report annually on the status of the implementation of their Housing Elements.

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

Matt Osborn, Chair
Approved by motion of the Planning
Commission on May 20, 2015



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

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 a Personal Training Studio.
Meeting date: May 20, 2015

Discussion:

The City has received the attached application for a Conditional Use Permit for the establishment and operation of a personal training studio, to be located in an existing facility located at 116 Davis Road.

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 a Personal Training Studio meets with the intent and requirements of the M-1 zoning district, and staff is recommending approval.

Background:

The subject property is zoned M-1 Light Industrial. Yreka Municipal Code (YMC) provides that a use such as a Personal Training Studio is a permitted use in the M-1 Zone upon approval of a conditional use permit.

Parking:

The business will be located in an existing facility and can be served by the existing parking lot on site if the Planning Commission agrees to continue the modified parking standards in accordance with YMC 16.54.140B, and the Parking Plan approved by the Yreka Planning Commission on November 17, 1999.

Analysis:

The M-1 Zone is intended to serve as the light industrial district, permitting light industrial and manufacturing uses which are not objectionable to the neighborhood, as well as all uses permitted in a C-2 and CH Zones. 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.

At the time of the construction of the building in 1999, the Planning Commission approved a modified parking plan with only four (4) parking spaces required to serve the building, due to the proposed use as a muffler shop and location in the M-1 Zone. If this proposed project was located in the C-2, Downtown Commercial or CH Commercial Highway zones, the recommended parking requirements would probably be greater, depending on the location, so as to not interfere with neighboring businesses.

Based on the hours of operation and small cliental of the proposed project, staff believes that utilization of the existing parking plan will not create an unreasonable hardship to the neighboring businesses, and is therefore recommending approval of the continued use of the existing modified parking standards.

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 Planning Department believes that the proposed project meets the requirements for an exemption from further review under 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 #4248, staff presents the following motions for consideration

1. Categorical exemption:

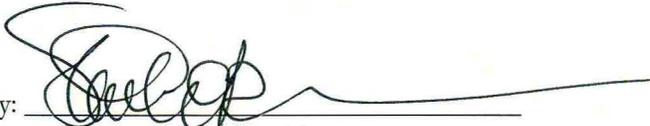
I move that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities of the CEQA Guideline.

2. Conditional Use Permit #4248:

I move that the Planning Commission adopt Planning Commission Resolution #PC 2015-6 making the findings and subject to the Conditions of Approval presented as Attachment C, and approve Conditional Use Permit #4248, to allow the establishment and operation of the Personal Training Studio.

- Attachments: Attachment A - Conditional Use Permit Application
Attachment B – Parking Plan Approved by the Planning Commission 11/17/99
Attachment C – Findings and Conditions of Approval for CUP #4248
Attachment D – Planning Commission Resolution # PC 2015-6

Approved by: _____


Steven Baker, City Manager

CrossFit Northern Limits
116 Davis Rd Yreka Ca 96097

CrossFit Northern Limits is a Personal Training Studio for fully instructed fitness and athletic coaching services. We have two owners for our business and currently do not have or plan to have any additional employees.

Current Hours of operation:

Monday – Friday

9am – 10am

12pm-1pm

4:30pm - 8:30pm

Saturday

10am – 12pm

All classes are limited to 8 athletes so vehicle traffic is very minimal and hours of operation are limited and are mostly after the peak business hours of the surrounding businesses.

Our business's goal is to promote a healthy and fit lifestyle in Yreka and Siskiyou County. We have a great group of clients that care about the community and help us keep a positive image with the surrounding businesses. Our business works close with several public safety agencies in Yreka including California High Patrol, Cal Fire, US Forest Service and Fairchild Medical Center.

We will not be constructing any new building on the property and will utilize the 2,400 sq. ft. building as already constructed for class instruction, equipment storage and office use.

APR 28 2015
pd ck# 204

CITY OF YREKA
PLANNING DEPARTMENT APPLICATION

CITY OF YREKA

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
Plus site Plan Review if applicable
- 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

- Annexation.....\$ 750.00 deposit/cost
- 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 \$ _____

See separate application form for Lot Line Adjustment (BLA)

DATE: April 24, 2015 ASSESSOR'S PARCEL NUMBER: _____

APPLICANT: CrossFit Northern Limits TELEPHONE NUMBER: (916) 803-8022

APPLICANT ADDRESS: 110 DAVIS RD. YREKA, CA 94507

IF OTHER THAN APPLICANT, NAME OF PROPERTY OWNER: SCOTT KIMBALL

PROPERTY OWNER ADDRESS: 15820 AGER BESWICK RD. MONTAGUE, CA 94004

PROJECT LOCATION: 110 DAVIS RD. YREKA, CA 94507

DESCRIPTION OF PROPOSED PROJECT: Personal Training Studio

I agree to abide by all of the ordinances of the City of Yreka, state law, and federal law; and I authorize city representatives 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: Mykalab

PROPERTY OWNER'S SIGNATURE: (REQUIRED) Scott Kimball

Property Owner's Acknowledgement of application submittal

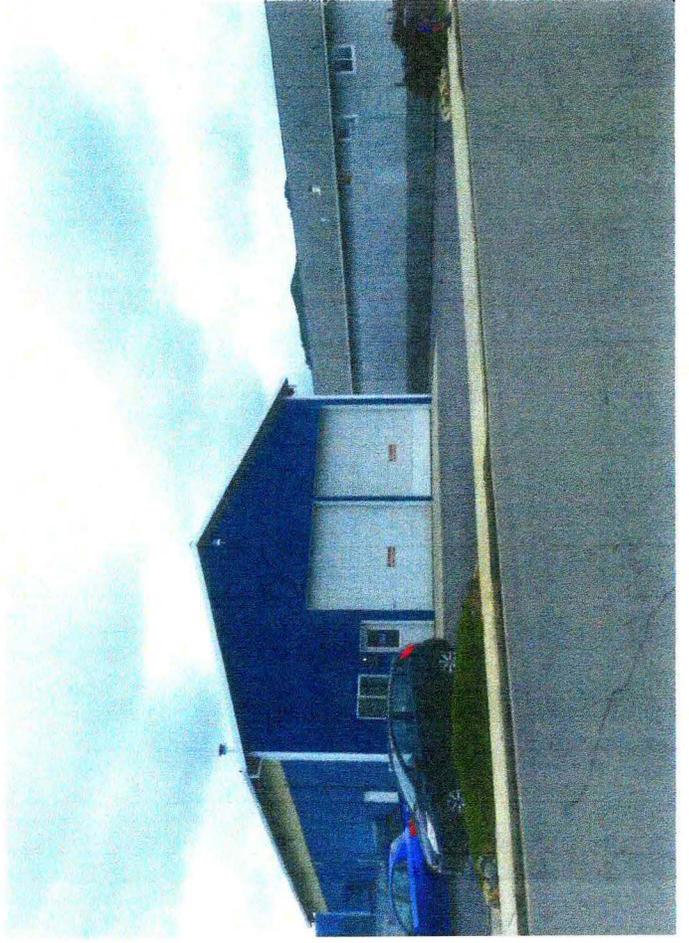
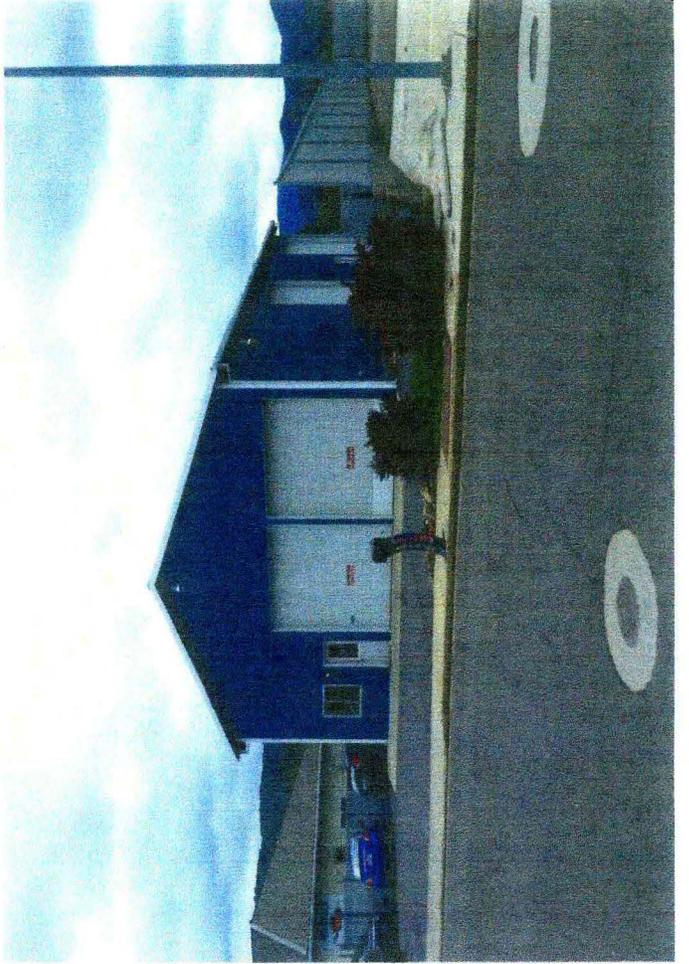
***TO BE COMPLETED BY CITY STAFF:

*** DATE APPLICATION RECEIVED AS COMPLETE: _____

*** ZONE: _____

*** GENERAL PLAN DESIGNATION: _____

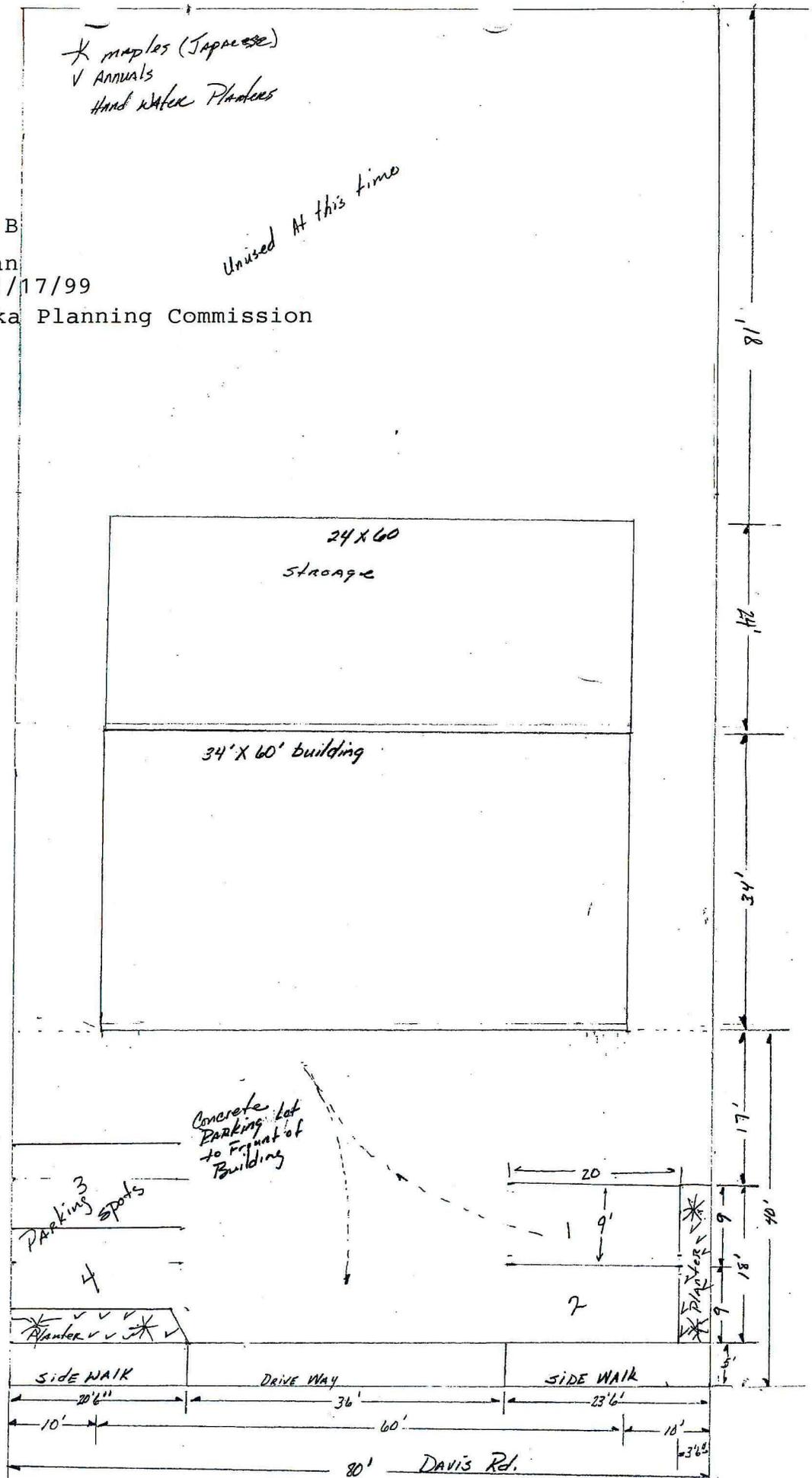
*** PERMIT NUMBER: _____



Attachment B
 Parking Plan
 approved 11/17/99
 by the Yreka Planning Commission

* maples (Japanese)
 ✓ Annuals
 Hand Water Planters

Unused At this time



Planning Commission
 approved 11/17/99
 J.P. # 3021

Attachment C

CONDITIONAL USE PERMIT NO. 4248

FINDINGS & CONDITIONS OF APPROVAL

In accordance with the application for approval of a Conditional Use Permit for Crossfit Northern Limits to operate a Personal Training Studio for fully instructed fitness and athletic coaching services on the property located at 116 Davis Road, Assessor's Parcel No. 062-051-550, the City of Yreka approves the Conditional Use Permit subject to the following findings and conditions.

FINDINGS & CONDITIONS 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 for Crossfit Northern Limits to operate a Personal Training Studio for fully instructed fitness and athletic coaching services 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 M-1, Light Industrial zone which allows Health Clubs upon approval and validation of a conditional use permit as set forth in Section 16.34.070 (R) 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 that the use permitted by this permit occupies the premises:

1. Permittee granted a permit to operate a Personal Training Studio for fully instructed fitness and athletic coaching services at 116 Davis Road, APN: 062-051-550.
2. Pursuant to Yreka Municipal Code Section 16.54.140 B, the off-street parking spaces required for the use of the site as a Personal Training Studio is modified to 4 spaces, in accordance with the Parking Plan approved by the Planning Commission November 17, 1999.
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 116 Davis Road, as approved by the Planning Commission on May 20, 2015.
6. Permittee shall comply at all times with the zoning district regulations for a M-1, Light Industrial zone as set forth in section 16.40 of the Yreka Municipal Code.
7. 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, streetlights 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.
8. 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 a Personal Training Studio.
9. No signs shall be placed on the premises without first obtaining a sign permit.
10. Permittee shall secure an annual City business license to carry on the business of a Personal Training Studio for fully instructed fitness and athletic coaching services.

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.

Required Signatures:

The applicant/owner hereby acknowledges receipt of the above conditions of approval, understands the terms, and agrees to comply with all conditions.

Print Name (Landowner)

Date

Signature (Landowner)

Date

Print Name (Applicant)

Date

Signature (Applicant)

Date

ATTACHMENT D
PLANNING COMMISSION RESOLUTION PC 2015-6
APPROVING CONDITIONAL USE PERMIT # 4248
AT 116 DAVIS ROAD APN# 062-051-550
APPLICANT: CROSSFIT NORTHERN LIMITS

WHEREAS, Crossfit Northern Limits (applicant) has requested a Conditional Use Permit for the establishment and operation of a personal training studio at 116 Davis Road, Yreka California, APN 062-051-550; and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on May 20, 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 #4248, subject to the following conditions:

General Conditions of Approval:

1. Permittee granted a permit to operate a Personal Training Studio for fully instructed fitness and athletic coaching services at 116 Davis Road, APN: 062-051-550.

2. Pursuant to Yreka Municipal Code Section 16.54.140 B, the off-street parking spaces required for the use of the site as a Personal Training Studio is modified to four (4) parking spaces, in accordance with the Parking Plan approved by the Planning Commission November 17, 1999.
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 116 Davis Road, as approved by the Planning Commission on May 20, 2015.
6. Permittee shall comply at all times with the zoning district regulations for the M-1, Light Industrial zone as set forth in section 16.40 of the Yreka Municipal Code.
7. 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, streetlights 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.
8. 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 a Personal Training Studio.
9. No signs shall be placed on the premises without first obtaining a sign permit.
10. Permittee shall secure an annual City business license to carry on the business of a Personal Training Studio for fully instructed fitness and athletic coaching services.
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 20th day of May, 2015 by the following vote:

Ayes:

Nays:

Absent:

Matt Osborn, Chair

Attest:

Elizabeth Casson, City Clerk



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission
Prepared by: Steve Baker, City Manager
Agenda Title: Discussion/Possible Action – Approval of one-year extension of the Site Plan approved under Conditional Use Permit No. 3568 to construct, establish and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres.
Meeting date: May 20, 2015

Discussion:

Marco Ramos has submitted an application for a one-year extension of the Site Plan approved under Conditional Use Permit No. 3568, which was originally approved on February 15, 2006 for the construction of a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building. Subsequent extensions were requested and approved in 2007, 2008, 2009, 2010, 2011, 2012, 2013, and 2014.

Staff has reviewed this application and recommends approval of a one-year extension subject to the amended findings and conditions attached as Attachment “A”. The proposed conditions have been amended substantially to reflect changes to requirements relating to public improvement requirements that have been implemented since the permit was originally issued in 2006.

Background:

Yreka Municipal Code (YMC) Section 16.52.060 - Lapse of site plan approval states:

A site plan approval shall lapse and shall become void one year following the date on which approval by the Building Official, Planning Director, or Planning Commission became effective unless, prior to the expiration of one year, the use or construction is commenced and construction diligently pursued toward completion on the site which was the subject of the site plan approval. Approval may be extended for an additional period or periods of one year upon written application to the Building Official or Planning Director. Such extension request must be filed before expiration of the existing approval.

Recommended Motion:

If the Planning Commission determines that it intends to approve a 1-year extension as requested, staff presents the following motion for consideration

I move to approve a one-year extension of the Site Plan approved under Permit No. 3568, subject to the amended findings and conditions of approval submitted as Attachment “A”.

Attachments: Attachment A – Amended Findings and Conditions of Approval
Attachment B – Site Plan Approved 2/15/2006
Attachment C – Permit No. 3568 issued March 16, 2006.

Approved by: _____

Steven Baker, City Manager

ATTACHMENT A
USE PERMIT NO. 3568
EXTENSION OF SITE PLAN APPROVAL
AMENDED FINDINGS AND CONDITIONS OF APPROVAL

In accordance with the application for approval for the construction, establishment and operation of a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres located on the property at 1515 S. Main Street/175 Greenhorn Road, Assessor's Parcel No. 062-041-050, the City of Yreka approves the conditional use permit plan subject to the following findings and conditions:

The following findings of fact have been determined:

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 vicinity of the proposed use.

The proposal to construct, establish and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the vicinity. The proposal would not generate significant noise, and lighting would utilize cut-off or hooded fixtures to prevent glare on adjacent properties. Subject to the issuance of a Conditional Use Permit by the Planning Commission and subject to the Conditions of Approval, use of the site is 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 use is compatible with the policies and objectives of the zoning ordinance for the CH, commercial highway zone. The use is consistent with the existing uses of the surrounding area and is consistent with the City of Yreka General Plan.

3. The project meets the requirements for an Exemption from further review under the provisions of the California Environmental Quality Act pursuant to Section 15332, In-fill Development Projects, of the California Public Resources Code:

- The project is an allowable use subject to the issuance of a Conditional Use Permit pursuant to the City of Yreka General Plan and Zoning Ordinance.
- The proposed development occurs within the city limits on a project site of approximately 1.7 acres substantially surrounded by urban uses.
- The project site has no known value as habitat for endangered, rare or threatened species.
- The project is located on South Main Street (State Route #3), which is considered an Arterial Street providing the major travel corridor through Yreka, designed to carry the greatest traffic volumes. 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 of Approval:

The Permit approving Conditional Use Permit for the construction, establishment, and operation of a 6,400 square foot restaurant and a 4,125 square retail/office building with 111 parking spaces in a project site of 1.7 acres located on the property located at 1515 S. Main Street/175 Greenhorn Road Assessor's Parcel No. 062-041-050 **is subject to full compliance with the following conditions:**

1. All conditions hereinafter set forth shall be complied with by the Permittee prior to issuance of a certificate of occupancy. 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. All elements of the project application including the site plan shall be complied with as approved. The permissions granted with this approval shall not be expanded or modified beyond the approvals detailed in this Conditional Use Permit and without approval by the Planning Department.
3. Minor changes may be approved by the City Manager, or his designee, upon receipt of a substantiated written request by the applicant, or their respected designee, with all required fees. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require an application for amendment for approval by the City of Yreka with all applicable fees paid by the applicant.
4. Site development and grading shall be designed to provide access to all entrances and exterior ground-floor exits and to normal paths of travel and shall incorporate pedestrian ramps, curb ramps, etc. Access shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger-loading zones if provided, and public streets or sidewalks. When more than 1 building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities, accessible element, and accessible spaces that are on the same site. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site.
5. Sewer lines, waterlines, electric-service facilities, and other utilities; drainage facilities; necessary electric- and public-service easements; and street dedications are to be provided in accordance with the Yreka Municipal Code and as specified by the Engineering Division.
6. New utilities within the project, including, but not limited to, electric, cable television, and phone, shall be installed underground.

7. All commercial developments shall have backflow prevention devices on domestic and fire services as required by the City of Yreka Construction Standards.
8. Applicant shall note that the California Green Building Code Section 5.304.2 requires a separate water meter and water service for irrigation of landscape areas when a commercial project includes more than 1,000 square feet of irrigated landscape. All utility and landscape plans shall depict the proposed location of the water meter and identify the total area of landscape proposed with the project.
9. On-site and street-side fire hydrants are to be installed in accordance with the California Fire Code in locations approved by the City Fire Marshal. Fire hydrants shall have a fire flow meeting Appendix III-B of the California Fire Code. In no case shall the water mains be less than 6 inches in diameter. If a hydrant is located on private property, adequate access shall be provided to and around the hydrant as determined by the Fire Marshal.
10. Storm-drain facilities shall be designed consistent with the requirements of City Construction Standards. Project design shall incorporate Best Management Practices (BMPs) to minimize the polluting of stormwater, both during construction and long-term. Should the maintenance costs of the long-term pollution control measures exceed typical storm-drain-system costs, such costs shall be borne by the project by way of a landscape maintenance district, escrow account, or other such financing mechanism.
11. Prior to improvement-plan approval, the developer must obtain approval for proper management of stormwater peak flows in accordance with Technical Memorandum Storm drain system design & Evaluation Criteria for City of Yreka, dated July 14, 2006 and the specifications of the City Engineer. Such measures shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations downstream of the project. A drainage report shall be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of project improvement plans.
12. Permittee shall obtain approval of all required public improvements through the Department of Public Works and its encroachment permit process for construction of and/or connection to any City sewer, water, or storm drain. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed. Site plan approval does not include approval of any public improvements.
13. 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.
14. Permittee shall submit a grading plan for review and approval prior to construction or any on-site grading. The plans for public improvements and for grading are to be submitted to and approved by the Department of Public Works and the Building Official, respectively.

15. Permittee shall submit a stormwater detention analysis and drainage plan for review and approval by Director of Public Works and Building Official Works prior to start of construction or any on site grading specifically related to the needs of the proposed project. Onsite detention or storm drain extension may be required. Low Impact Development (LID) techniques and facilities shall be used to the maximum extent possible. A Storm Water Pollution & Prevention Plan (SWPPP) may be required to comply with California State Law.
16. Permittee shall construct driveway approach and sidewalks to meet current ADA standards. An encroachment permit shall be obtained from **Caltrans** prior to any work, including curb, gutter, sidewalk, driveway approach, and utility connections, in the South Main Street (State Route 3) right-of-way.
17. Any work or traffic control that would encroach onto the State Right of Way requires an encroachment permit issued by Caltrans.
18. Project shall submit a Project Drainage Report meeting Caltrans standard accurately analyzing the proposed drainage conditions and shall include detailed drainage calculations for anticipated rainfall intensities, time of concentration, composite runoff coefficient(s), runoff discharge at any discharge location, the capacity of any retention basin, basin overflow locations etcetera. The analysis should be provided for both the pre- and post- construction site conditions to show the post construction runoff discharges do not exceed pre-construction runoff discharges. Caltrans must review and approve the Project Drainage Report before a building permit for the project is issued.
19. No increase in runoff discharge from the post-project site may be discharged to the State Highway System right-of-way above the historic discharge from the site under the pre-construction site conditions.
20. Permittee shall install a backwater valve on the sewer lateral as required by the California Plumbing Code.
21. The site and landscape plans submitted for Casa Ramos by Marco Ramos and approved by the City shall not be deviated from unless prior written approval is secured.
22. 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, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.
23. Adequate off-street parking facilities shall be provided as determined by the Planning Department as follows: Restaurant - One (1) space for each three seats plus one space for each employee of the maximum working shift for the restaurant use and one space for each

two hundred square feet of floor area for retail/office use as set forth in Section 16.54.020.A.5 (a) and 16.54.020.A.2(a) of the Yreka Municipal Code. As submitted, the project requires one hundred and nine (109) parking spaces.

24. 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. Minimum required number of accessible parking spaces for this project is five (5).

25. Use shall be conducted in accordance with the site plan as submitted for the property located at 1515 S. Main Street/ 175 Greenhorn Road, as approved by the Planning Commission on February 15, 2006, and the site plan shall not be changed or deviated from without 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.

26. 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 (150%) to cover the costs of the unfinished work.

27. Prior to any building plan submittal, a landscape plan shall be submitted and approved by the City Manager in accordance with Section 16.52.030 of the Yreka Municipal Code, the following is required:

- a. Five percent of the parking area shall be planted with trees, shrubs, and ground cover.
- b. A minimum of one 5-gallon sized tree is required per ten (10) parking spaces.
- c. Parking areas provided adjacent to the street shall be separated from the street by landscaping within the required building setback area. One 15-gallon sized tree for each one hundred (100) feet of street frontage and one-gallon sized shrub for each five (5) feet of street frontage is required. This landscape area does not qualify for the five percent requirement in subsection (a.).

28. The installation and maintenance of the landscaping shall be per the approved Landscape plan. As necessary, replacement of landscaping is required to match the approved plan. Water efficient irrigation system shall be installed for the landscaping in accordance with Yreka Municipal Code Section 16.52.030 (E).

29. Permittee shall obtain a building permit and shall pay the necessary fees including Utility Services, Impact and Connection fees prior to starting construction. Public infrastructure improvements such as curb, gutter, sidewalk, streetlights, curb ramps, 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. 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.

30. Permittee shall install a grease interceptor in accordance with the California Plumbing Code and shall comply at all times with the requirements for the Fats, Oils and Grease (FOG) Source Control Program.

31. Exterior lighting shall be directed inward to reduce off-site light impacts. Exterior lighting shall be limited to a maximum off-site light escape of one-foot candle at the property line.

32. Exterior Mechanical equipment and/or HVAC units must be screened. Trash enclosure must contain opaque gates to screen visibility of the trash dumpster.

33. Permittee shall comply at all times with the zoning district regulations for the CH, *Commercial Highway zone* as set forth in section 16.36 of the Yreka Municipal Code.

34. Permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that structure meets building standards and the fire regulations of the Uniform Building and Fire Codes prior to use.

35. Permittee shall comply with Yreka Municipal Code Section 11.01.075 - It shall be the responsibility of anyone engaging in construction or demolition work to restrict the hours of work activity on the site as follows: No construction equipment shall be operated nor any outdoor construction or repair work shall be permitted within five hundred feet from any occupied residence except during the hours of seven a.m. to seven p.m., Monday through Saturday, and eight a.m. to five p.m., on Sunday. Interior work which would not create noise or disturbance noticeable to a reasonable person of normal sensitivity in the surrounding neighborhood shall not be subject to these restrictions .

36. All grading and construction work on the project site shall incorporate the following debris and dust control measures:

- The project shall apply for and receive approval of all necessary permits from the Siskiyou County Air Pollution Control District.
- If visible soil material is carried onto adjacent public streets, such streets will be cleaned of the debris.

37. Permittee shall obtain a Sign Permit from the Planning Department prior to placing signs on the premises.

38. Permittee shall secure an annual City business license to carry on the business of a restaurant and/or retail sales within the City of Yreka.

39. In accordance with Yreka Municipal Code Section 16.44.050, the conditional use permit granted may be revoked and terminated if any of the 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.

40. This extension of the Site Plan approval shall expire May 20, 2016, unless a building permit is issued. If a building permit has not been issued by May 20, 2016, no further extensions will be issued. At such time as the applicant desires to proceed with the project, applicant shall submit a full "Site Plan Application" to the planning department.

41. These Amended Findings and Conditions supersede all other Findings and Conditions issued pursuant to Permit No. 3568.

42. The applicant shall submit a signed copy of the Conditions of Approval to the City of Yreka Planning Division within ten (10) days of approval.

Date:	February 15, 2006
One year extension granted:	February 12, 2007
One year extension granted:	February 20, 2008
One year extension granted:	February 18, 2009 (modified)
One year extension granted:	February 17, 2010
One year extension granted:	February 16, 2011 (modified)
One year extension granted:	January 30, 2012 (administrative approval)
One year extension granted:	February 20, 2013
One year extension granted:	March 19, 2014 (modified)
One year extension granted:	May 20, 2015 (Conditions of approval - substantially amended)

Required Signatures:

Print Name (Landowner)

Date

Signature (Landowner)

Date

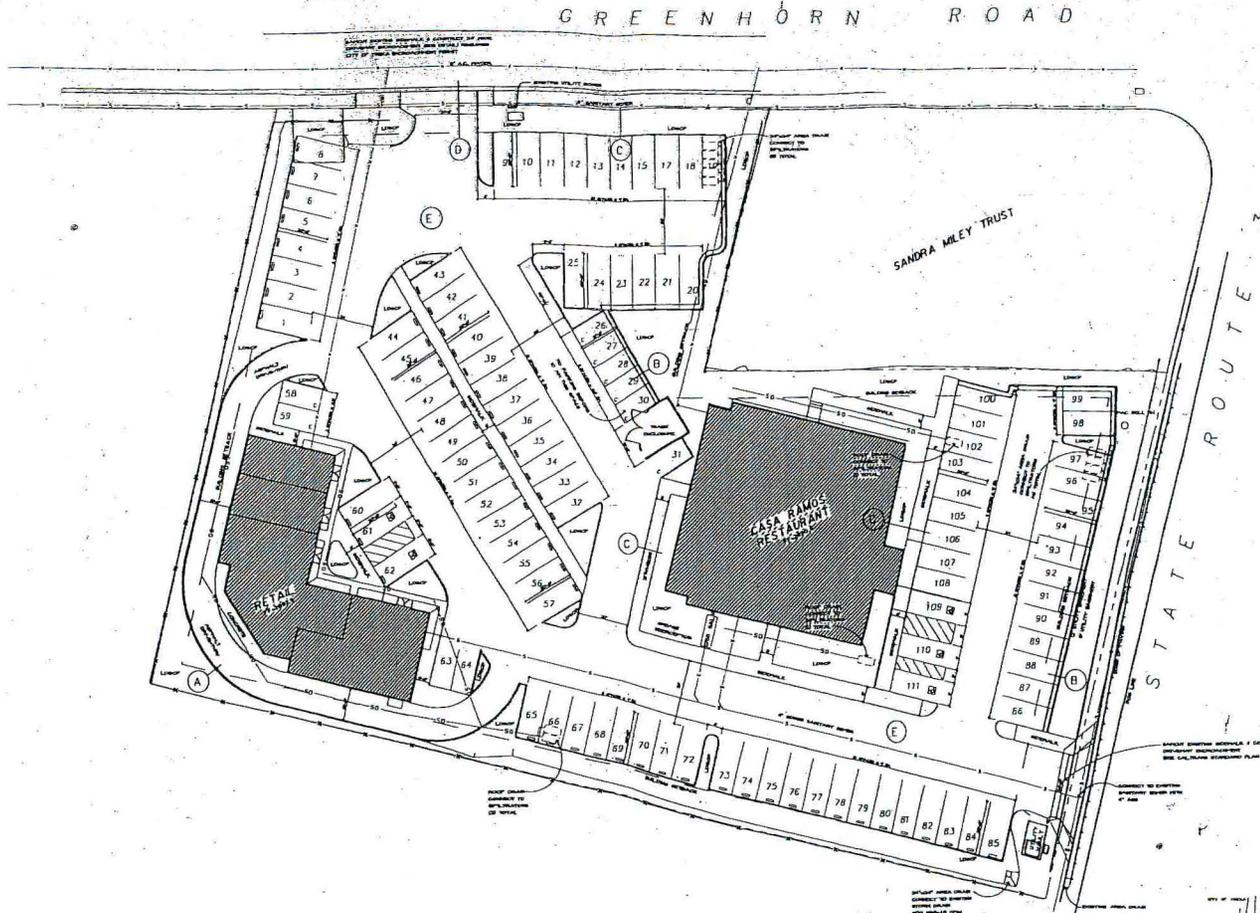
Print Name (Applicant)

Date

Signature (Applicant)

Date

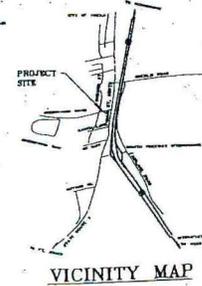
Attachment B
 Site Plan approved
 by the Yreka Planning
 Commission 2/16/06



PARKING REQ.
 RETAIL: 405 SQ. FT. / 200 = 202.5
 RESTAURANT: 778 SEATS / 3 = 259
 EMPLOYEE'S: 0
 TOTAL PARKING REQ: 461.5 SPACES
 TOTAL PARKING PROPOSED: 461 SPACES

COMPOSITE SITE PLAN
 SCALE: 1" = 20'-0"
 NORTH

*Planning Commission
 approved 2/15/06
 subject to conditions.
 PA*



UNAPPROVED WORK
 © 2006 MERRICK LENTZ ARCHITECT

**MERRICK
 LENTZ
 ARCHITECT**
ML

1400 - 1368 Place NE, Suite 100
 Bellevue, Washington 98005
 (206) 311-7177 FAX (206) 451-7149
 E-mail: mlentz@merrickarch.com



PROJECT NAME

CASA RAMOS

YREKA, CA

DRAWING TITLE

SITE PLAN

DATE: Jan. 2006
 DRAWN BY: FSC
 CHECKED BY:
 REVISIONS:

A-0.0

**CITY OF YREKA
Planning Department**

FILE COPY

Attachment C

PERMIT

APPLICANT: MK & A, LLC dba Casa Ramos TELEPHONE: (530) 842-2098

APPLICANT ADDRESS: 1285 S. Main Street, Yreka, CA 96097

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER: Marco Ramos Holdings LLC

PROPERTY OWNER ADDRESS: 1285 S. Main Street, Yreka, CA 96097

PROJECT LOCATION: 1515 S. Main Street / 175 Greenhorn Rd.

A.P. #: 062-041-050 GENERAL PLAN DESIGNATION: GC ZONE: CH

DESCRIPTION OF PROPOSED PROJECT: Construct, establish, and operate a 6,400 sq. ft.
restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres.

ENVIRONMENTAL REVIEW:

- No Impact
- Environmental Impact Report
- Negative Declaration
- Categorical Exempt 15332
- Statutorily Exempt

NOTICE OF DETERMINATION FILED (DATE): _____

Planning Commission

APPROVED, (Date of approval): 2/15/06 DENIED, (Date of denial): _____

FINDINGS/CONDITIONS: Permit granted in accordance with the application submitted by MK & A,
LLC dba Casa Ramos, dated January 12, 2006 subject to full compliance with all applicable city, state,
and federal laws and regulations, based on the findings and subject to the conditions attached hereto and
made a part hereof.

DATE ISSUED: 3/16/06 BY: *Tom Hayden*

(City of Yreka Authorized Signature)

CITY OF YREKA

USE PERMIT NO. 3568

FINDINGS & CONDITIONS OF APPROVAL

The following findings of fact have been determined by the Planning Commission.

1. The construction, establishment and operation of a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres 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.
- 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.
- c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors.
- 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.

2. The use is compatible with the policies and objectives of the zoning ordinance.

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

1. Permittee granted a permit to construct, establish and operate a 6,400 sq. ft. restaurant and a 4,125 sq. ft. retail/office building with 111 parking spaces on a project site of 1.7 acres 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 follows: one (1) space for each three seats plus one space for each employee of the maximum working shift for the restaurant use and one space for each two hundred square feet of floor area for retail/office use as set forth in Sections 16.54.020.A.5(a) and 16.54.020.A.2(a) of the Yreka Municipal Code. As submitted the project requires 109 parking spaces.

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, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the Director of Public Works and 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 accord with provisions of the Motor Vehicles Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons.
5. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made of the building location(s) parking and landscaping 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. Submittal of a revised landscape plan that complies with the City's landscape standards as set forth in Section 16.52.030 of the Yreka Municipal Code, and for modifications needed to assure adequate visibility at the project entrances plus other modifications as recommended for review at the next Technical Committee meeting. The City Manager is authorized to approve the modified plan following the Technical Committee review
7. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan.
8. Permittee shall obtain an encroachment permit from Caltrans for any work done within the State Route 3 right of way.
9. Permittee shall obtain an encroachment permit from City of Yreka for any work done in the Greenhorn Road right of way.
10. Permittee shall install a backwater valve on the sewer lateral as required by the California Plumbing Code.
11. Pursuant to Section 16.54.090 of the Yreka Municipal Code the lighting shall be designed to prevent unreasonable glare to adjoining properties and controlled by such reasonable means as are practical to prevent sky-reflected glare.
12. Permittee shall submit a storm water detention analysis for review and approval of the Director of Public Works and/or Building Official prior to start of construction. On-site detention may be required.
13. Permittee shall comply at all times with the zoning district regulations for a CH zone

as set forth in section 16.36 of the Yreka Municipal Code.

14. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing installations and/or improvements. Public infrastructure improvements such as curb, gutter, sidewalk, street lights, wheel chair ramps, 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.

15. 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 restaurant or retail/office space.

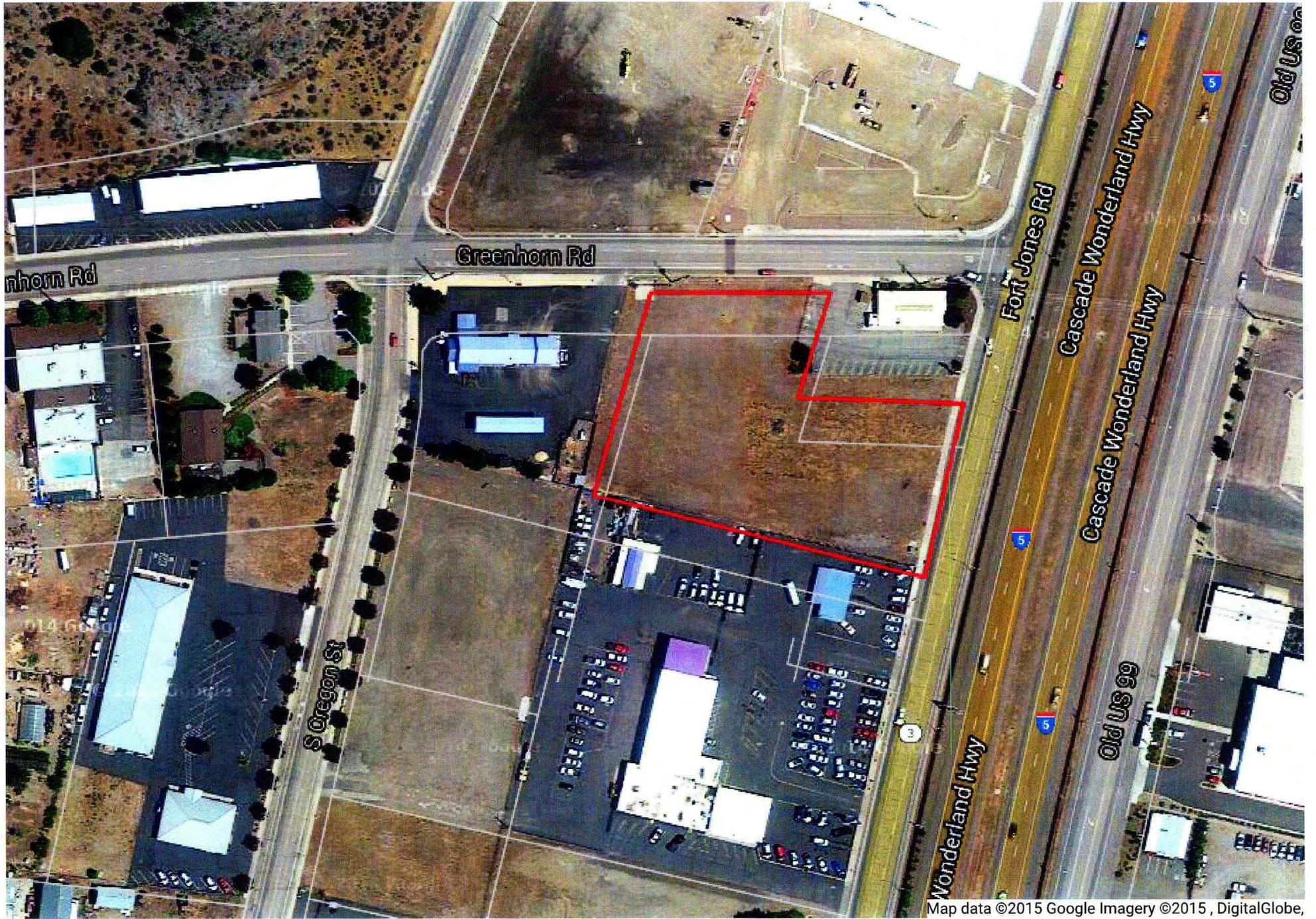
16. No signs shall be placed on the premises without prior approval of the Planning Department.

17. Permittee shall secure an annual City business license to carry on the business of a restaurant and/or retail sales.

18. 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.

19. 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.

Date: February 15, 2006



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