

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 21st DAY OF JANUARY 2015

On the 21st day of January, 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, Steve Leal, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski.

Conflict of Interest Declaration – Commissioner Kegg stated for the record that his personal residence is located next to the personal residence of the applicants Dawn & Joe Wilson. However, his residence is not located within 500’ of the proposed site for the Conditional Use Permit, and therefore poses no conflict of interest.

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 November 19, 2014.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting held November 19th, 2014 as submitted.

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

Chair Osborn thereupon declared the motion carried.

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.

The Commission reviewed Resolution No. PC 2015-01 Conditional Use Permit to establish and operate an outdoor retail business for the sale of used automobiles. Applicant: Dawn & John Wilson. Location: 1417 S. Main Street, CH (Commercial Highway) Zone and GC (General Commercial) General Plan Designation. Assessor’s Parcel Number 062-011-170.

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 to establish and operate 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).” The proposed project use is in

conformance with the applicable policies of the City of Yreka General Plan and is consistent with the applicable zoning provisions.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on January 6, 2015 and a Notice of Public Hearing was published in the Siskiyou Daily News on January 9, 2015.

City staff recommends 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.

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 Dawn & John Wilson were 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 Knitter seconded the motion, and upon roll call, the following voted YEA: Kegg, Knitter, Leal, McCoy, Ohlund, Osborn and Rolzinski.

Chair Osborn thereupon declared the motion carried.

Commissioner McCoy moved to adopt Planning Commission Resolution #PC 2015-01 adopting the findings and the Conditions of Approval and to approve Conditional Use Permit # 4236, to allow the establishment of an outdoor automobile sales lot.

**PLANNING COMMISSION RESOLUTION #PC 2015-01
APPROVING CONDITIONAL USE PERMIT # 4236**

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 Planning Commission of the City of Yreka does hereby approve Conditional Use Permit #4236, subject to the following conditions.

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.

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

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


~~xxxxxx~~ Barry Ohlund, Temporary Presiding Officer
Approved by motion of the Planning
Commission on March 18, 2015