

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
January 16, 2013 at 6:30 P.M.

FLAG SALUTE

PUBLIC COMMENTS

This is an opportunity for members of the public to address the Commission on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Commission reserves the right to reasonably limit the length of individual comments. For items that are on this agenda, speakers may request that their comments be heard instead at the time the item is to be acted upon by the Commission. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting, except to direct staff to prepare a report, or to place them on a future agenda.

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 items:
 - a. Approval of the minutes of the meeting held on December 19, 2012.
2. Discussion/Possible Action – Adopt Resolution No. PC-33 Resolution of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 307 North Street, Yreka, Ca. conforms to the General Plan of the City of Yreka.
3. Discussion/Possible Action – Adopt Resolution No. PC-34 Resolution of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 320 W. Miner Street, Yreka, Ca. conforms to the General Plan of the City of Yreka.

City Manager's Report.

Commissioner's Statements and Comments

Adjournment

Decisions of the Planning Commission relating to CEQA compliance, use permits, variances, and signs may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision with the City Clerk. Appeals relating to tentative subdivision maps must be filed within 10 days. There is a \$150.00 filing fee for any such appeal plus publication fee if required.

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 19TH DAY OF DECEMBER, 2012

On the 19th day of December, 2012 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 Leal and present were:

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

PUBLIC COMMENTS - None.

Consent Calendar: Chair Leal 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:

Approval of Minutes of the special meeting held on November 28, 2012.

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

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

Chair Leal thereupon declared the motion carried.

PUBLIC HEARING: COMMENT ONLY, USE PERMIT TO REBUILD THE EXISTING DUPLEX AND THREE SINGLE FAMILY DWELLINGS TO THE CURRENT FOOTPRINT

Planning Commissioners Baird and Leal announced their recusal. Leal stating that he has a conflict of interest by reason of property ownership within 500 feet of the proposed project, and therefore recused himself. Baird stating that she has a conflict of interest by reason of her business relationship and financial interest with the applicant, and therefore recused herself.

City Manager Baker stated that with the absence of Planning Commissioners McCoy and Osborn, and the recusal of both Commissioners Baird and Leal, the commission no longer has a quorum, and therefore initiated a random selection process using cards to determine which Commissioner would be selected as a voting member to attain a quorum.

Planning Commissioner Baird was selected, and with the absence of Vice-Chair McCoy, she assumed the position of acting Chair.

Commissioner Leal recused himself and left the Council Chambers.

City Manager Baker reported to the Commission that the action before the Commission tonight is just to hold the public hearing and to receive comments on the proposed application. The action on the Conditional Use Permit has been tabled and deferred to a future meeting.

City Manager Baker further reported that notification of the public hearing was mailed to property owners/occupants located within 300 feet of the project on December 5, 2012 and a Notice of Public Hearing was published in the Siskiyou Daily News on December 7, 2012.

PUBLIC HEARING – To receive public comments regarding a proposed Conditional Use Permit to rebuild the existing duplex and three single family dwellings to the current foot print in the event of fire or other casualty.

This being the time and date scheduled for the public hearing, acting Chair Baird opened the public hearing to the audience. There being no statements or comments received, acting Chair Baird closed the public hearing.

Commissioner Leal returned to his seat at the table.

USE PERMIT- STORAGE YARD FOR RV, BOATS, CARS & TRAILERS APPROVED

City Manager Steve Baker presented the Commission with the staff report which included a recommendation to approve the application subject to the findings and conditions presented, and a determination that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEAQ Guidelines. City Manager Baker reported that as part of the conditions of approval, Permittee shall submit an application for a boundary line adjustment to combine the two parcels to incorporate the project into one parcel, and that the lot line adjustment shall be reflected in a deed or record of survey shall be record with the County Recorder prior to commencement to construction.

City Manager Baker further reported that notification of the public hearing was mailed to property owners/occupants located within 300 feet of the project on December 5, 2012 and a Notice of Public Hearing was published in the Siskiyou Daily News on December 7, 2012.

PUBLIC HEARING – To receive public comments regarding a proposed Condition Use Permit to construct, establish and operate a security fenced, lighted (with security cameras) storage yard for recreational vehicles, boats, cars and trailers.

This being the time and date scheduled for the public hearing, Chair Leal opened the public hearing to the audience. There being no comments from the public, the public hearing was closed and discussion was opened to the Commission. David Silva and Morgan Eastlick of Bray and Associates was present to answer any questions on behalf of the applicant David Chambers.

Motion: Following discussion, it was moved by Commissioner Baird and seconded by Commissioner Ohlund, to make the findings that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act, and to grant approval for Conditional Use Permit No. 4165, to construct, establish and operate a storage yard for Recreational Vehicles, Boats, Cars and Trailers subject to the Findings and Conditions of Approval, as amended.

Upon roll call, the following voted YEA: Baird, Knitter, Leal, Ohlund, and Rolzinski.

Chair Leal thereupon declared the motion carried.

The project approval is based on Staff's recommendation and subject to full compliance with all applicable city, state, and federal laws and regulations and the following findings and conditions of approval:

FINDINGS:

1. The construction, establishment and operation of a proposed security fenced, lighted (with security cameras) storage yard for recreational vehicles, boats, cars, and trailers on a +/- 1.02 acre lot 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 because it will be located in an area where there are other commercial uses and adjacent to a trucking company.
 - 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 for the reason stated in (a).
 - c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because there is adequate parking available for the proposed uses on the site.
 - d. adversely affect matters regarding police protection, crime prevention, and security because there are existing businesses adjacent to the site.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the proposed use will not change the existing traffic patterns or circulation.
2. The use is compatible with the policies and objectives of the zoning ordinance for a CH (Commercial Highway) zone which allows storage buildings and yards upon approval and validation of a conditional use permit as set forth in Section 16.36.070 (k) of the Yreka Municipal Code in addition to any other permits or licenses.
3. The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061 (b)(3) of the CEQA Guidelines in that it is not a project which has the potential for causing a significant effect on the environment.

The foregoing findings are based upon the following:

The design of the project and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for a commercial use within an existing commercial neighborhood.

Conditions of approval will provide maximum land use compatibility between the proposed commercial development and the existing commercial neighborhood. None of the findings necessary for denial of this proposal can be found in the affirmative.

CONDITIONS:

1. Permittee granted a permit to construct, establish and operate a storage yard business for recreational vehicles, boats, cars and trailers 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. All elements of the project application including site, landscape, and parking plan as approved shall be complied with.
3. Off-street parking facilities are not required for this Use Permit, however, parking facilities would be required if an office was built on site. At such time, Permittee will be required to comply with Yreka Municipal Code Section 16.54.090 (Standards for off-street parking facilities), including but not limited to: The parking area, aisles and access drives shall be constructed with a minimum six-inch base and double chip seal so as to provide a durable, dustless surface and shall be so graded and drained to dispose of surface water, with the design and specifications of such work subject to the approval of the City Engineer and Building Official.
4. Aesthetics
 - a. Storage area to be improved with compacted $\frac{3}{4}$ " – (4" deep) porous base rock over prepared subgrade with filter fabric in accordance with approved site plan. Permittee shall implement regular weed control of the storage area to prevent weeds from growing up through the gravel.
 - b. Only manufactured vehicle covers with snaps or fitted non-degradable covers are allowed on stored vehicles. No tarps that require tarp bungee cords to tie down a tarp are allowed.
 - c. Landscaping shall be installed to screen the property.
5. Permittee shall obtain approval of all required public improvements through the Department of Public Works and its encroachment permit process.
6. Use shall be conducted in accordance with the site plan for the property located at 1734 & 1742 S. Oregon Street, as approved by the Planning Commission on December 19, 2012, 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.
7. Permittee shall comply at all times with the zoning district regulations for a CH zone as set forth in Section 16.38 of the Yreka Municipal Code.
8. Permittee shall submit application for boundary line adjustment (BLA) to combine Assessor's Parcel Nos. 062-011-210 and 062-011-230 to incorporate the project area into one

Parcel. Application shall be submitted to the Yreka Planning Department for approval, upon approval of the boundary line adjustment and any conditions imposed by the Planning Department, the lot line adjustment shall be reflected in a deed or record of survey which shall be recorded with the County Recorder prior to commencement to construct, establish and operate a storage yard as set forth in Section 15.11 of the Yreka Municipal Code.

9. A landscape plan shall be submitted to the City Manager for approval. Installation shall be completed prior to commencement of business with accordance to Yreka Municipal Code 16.52.030.

10. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan. Water efficient irrigation system shall be installed for the landscaping per Yreka Municipal Code Section 16.52.030 (E).

11. Permittee shall submit a grading plan for review and approval by the Building Official prior to construction or any on-site grading.

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 or any on-site grading. On-site detention or storm drain extension may be required.

13. 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 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.

14. 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 business of a storage business for recreational vehicles, boats, cars and trailers.

15. Permittee shall secure and maintain an annual City business license to operate a storage yard business for recreational vehicles, boats, cars and trailers.

16. Permittee shall pave all driveway accesses from the project site onto South Oregon a minimum of 20 feet back from the back of the sidewalk.

17. No signs shall be placed on the premises without first obtaining a sign permit.

18. Fences shall comply with the Yreka Municipal Code Section 16.46.050.

19. 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.

20. The site plan approval shall expire and terminate if not used within one (1) year from the date of approval unless, prior to the expiration of one year, a building permit is issued and construction is commenced. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

COMMISSIONER'S STATEMENTS & COMMENTS

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

Steve Leal, Chair
Approved by motion of the Planning
Commission on January 16, 2013.



**CITY OF YREKA
PLANNING COMMISSION
AGENDA MEMORANDUM**

To: Yreka Planning Commission

Prepared by: Steve Baker, City Manager

Agenda Title: Adopt Resolution No. PC-33 Resolution of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 307 North Street, Yreka, Ca. conforms to the General Plan of the City of Yreka.

Adopt Resolution No. PC-34 Resolution of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 320 W. Miner Street, Yreka, Ca. conforms to the General Plan of the City of Yreka.

Meeting Date: January 16, 2013.

Discussion:

The City is contemplating the sale of two parcels. Under Government Code Section 65402 (copy attached), prior to the sale of these properties, the Planning Commission is to make a determination that the disposition of these properties is in compliance with the City's General Plan.

The Planning Commission must make a report as to the conformity of the proposed disposition with the city's general plan within 40 days or some other period of time designated by the city council. If the Planning Commission fails to make its report, it will be conclusive evidence the proposed projects and acquisitions are in conformity with the City's general plan. The City of Yreka General Plan is intended to serve as a tool to assist the City Council, Planning Commission and staff in formulating the implementing community guidelines and programs.

The General Plan has four main purposes:

1. To enable the Planning Commission and City Council to reach agreement on long-range development policies.
2. To provide a basis for judging whether specific private development proposals and public projects are in harmony with City policies.
3. To allow other public agencies and private developers to design projects that are consistent with City policies, or to seek changes in those policies through the process of amending the General Plan.

4. Provide an agreement among different agencies for development in unincorporated portions of the Planning Area.

The parcels being considered for sale are:

1. **307 North Street.** The North Street Apartment building, (consisting of six apartments) was purchased in 2003 as part of a proposed project to add additional parking behind the existing businesses on Miner Street. Due to the high cost of construction and on-going costs of maintenance, this project has been abandoned. The City is proposing to dispose of the property through a sale.

Parking is referenced on page 2-9 of the City's General Plan. The specific language is:

Adequate vehicle parking is required to support existing and future development within the City. The placement and type of parking must accommodate the needs of businesses who view parking as a marketing tool; pedestrians who can view parking as a barrier when it blocks walking paths; motorists who want to park as close to their destination as possible; and, residents who desire both on and off street parking. Within all types of land uses, on -site parking is required to provide for the majority of the parking demand created by the use. Specific parking requirements are established by City Ordinances.

While the provision of additional parking for the downtown historic district may be beneficial, there are significant areas of under-utilized parking currently and the uses on Miner Street are not expected to increase significantly enough in intensity to require additional parking.

2. **320 W. Miner Street.** The Black's Building (also known as the Seed and Grain building) consisting of a commercial building was purchased in 2005 as part of a plan to create a pass-through to parking lots behind the businesses on Miner Street. Due to the high cost of demolition, construction of a plaza and retrofitting the existing walls of the building, in addition to the costs of improving the parking lots behind Miner Street, this project has been abandoned. The City is proposing to dispose of the property through a sale or possibly a less than fee interest (i.e. long term lease) for reuse as a commercial building.

The pedestrian access through the demolition of the building at 320 Miner Street was to give additional access to the parking areas from Miner Street. With the decision not to expand and improve the parking lots behind the Miner Street businesses, the reason for the pedestrian way is significantly diminished.

Recommendation:

That the Commission adopt the following Resolutions:

1. Resolution No. PC-33 Resolution of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 307 North Street, Yreka, Ca. conforms to the General Plan of the City of Yreka.
2. Resolution No. PC-34 Resolution of the Planning Commission of the City of Yreka finding that the proposed disposition by sale of certain real property located at 320 W. Miner Street, Yreka, Ca. conforms to the General Plan of the City of Yreka.

Approved by: _____

A handwritten signature in black ink, appearing to read 'S. Baker', written over a horizontal line. The signature is stylized and cursive.

Steven Baker, City Manager

GOVERNMENT CODE
Title 7. Planning and Land Use
Division 1. Planning and Zoning
Chapter 3. Local Planning
Article 7. Administration of General Plan

Cal Gov Code § 65402 (2012)

§ 65402. Provisions applicable to acquisition or disposition of real property, vacation or abandonment of streets, etc.; "Local agency"

(a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

RESOLUTION PC-33
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YREKA FINDING
THAT THE PROPOSED DISPOSITION BY SALE OF CERTAIN REAL PROPERTY
LOCATED AT 307 NORTH STREET, YREKA, CA CONFORMS TO
THE GENERAL PLAN OF THE CITY OF YREKA.

WHEREAS, There is a City-owned apartment building on the property at 307 North Street, Yreka, CA; and

WHEREAS, the City Council has found that the sale of this property is in the common interest; and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Yreka's current General Plan; and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on January 16, 2013; and

WHEREAS, The Planning Commission has determined that the disposal of real property is in conformance with the General Plan because the parcel would retain a General Plan land use designation of commercial Historic Downtown (HD) and would allow the use of residential apartment dwellings;

WHEREAS, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment; and

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Commission hereby finds and determines that the foregoing recitals are true and correct, and hereby reports that the disposal of the real property at 307 North Street, Yreka CA is in conformance with the City of Yreka General Plan, goals, policies and action.

Section 2. This Resolution shall take effect immediately upon its passage.

Passed and adopted this 16th day of January 2013, by the following vote:

AYES:

NAYS:

ABSENT:

Steve Leal, Chair

Attest: _____

Elizabeth E. Casson,
City Clerk

RESOLUTION PC-34
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YREKA FINDING
THAT THE PROPOSED DISPOSITION BY SALE OF CERTAIN REAL PROPERTY
LOCATED AT 320 W. MINER STREET, YREKA, CA CONFORMS TO
THE GENERAL PLAN OF THE CITY OF YREKA.

WHEREAS, There is a City-owned Commercial building on the property at 320 W. Miner Street, Yreka, CA; and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Yreka's current General Plan; and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on January 16, 2013; and

WHEREAS, The Planning Commission has determined that the disposal of real property is in conformance with the General Plan because the parcel would retain a General Plan land use designation of Commercial Historic Downtown (HD) and would allow the use of a downtown commercial district; and

WHEREAS, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) that this action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment; and

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE,
DETERMINE AND ORDER AS FOLLOWS:

Section 1. The Commission hereby finds and determines that the foregoing recitals are true and correct, and hereby reports that the disposal of the real property at 320 W. Miner Street, Yreka CA is in conformance with the City of Yreka General Plan, goals, policies and actions.

Section 2. This Resolution shall take effect immediately upon its passage.

Passed and adopted this 16th day of January 2013, by the following vote:

AYES:

NAYS:

ABSENT:

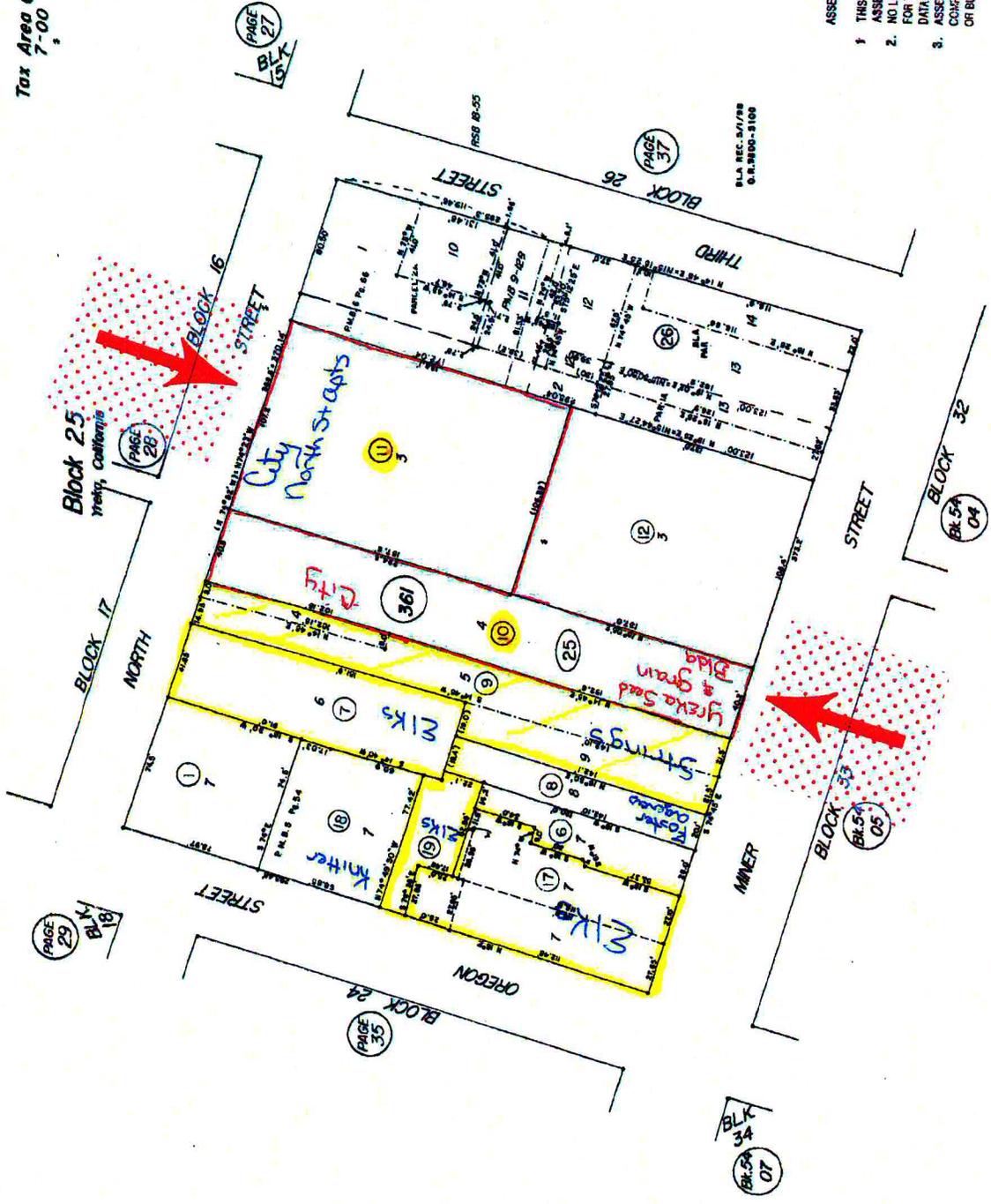
Steve Leal, Chair

Attest: _____
Elizabeth E. Casson,
City Clerk



ASSESSOR'S CADASTRAL MAP

- 1 THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
- 2 NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
- 3 ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



BLA REC. 3/1/88
G.R. 9890-3108