

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 19<sup>th</sup> DAY OF FEBRUARY 2020

On the 19<sup>TH</sup> day of February 2020 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 Ohlund.

Commissioners: Catherine Gilbert, Corey Middleton, Craig Mommer, Peter O'Brien, Barry Ohlund, Matt Osborn and Richard Rolzinski.

Absent:

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit to install four illuminated canopy signs for a total of 65.08 and one double sided LED Pole Sign 164.8 sq. ft. per side for a total of 329.6 sq. ft. – Combined total advertising surface 394.68 sq. ft. Property location 787 Montague Road, Yreka, California, CH (Commercial Highway) Zone and GC (General Commercial) General Plan designation. Assessor's Parcel No. 053-642-550, 560, & 660.

The Planning Commission reviewed Resolution No. 2020-02, Consideration of proposed categorical exemption and Sign Use Permit # 2020-02. Applicant AA Sign Image Inc., on behalf of Yreka Properties Inc. (aka Yreka Truck Stop). Location – 787 Montague Road, Yreka, California, CH (Commercial Highway) Zone, GC (General Commercial) General Plan Designation. Assessor's Parcel Number 053-642-550, 560 & 660.

Assistant City Manager Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Sign Use Permit from AA Sign Image Inc. on behalf of Yreka Properties Inc. The applicant is requesting that the Planning Commission approve a Sign Use Permit granting exception to the maximum square feet of advertising surface for a Pole Sign and the total maximum advertising surface for a single parcel.

In addition to the Pole Sign, the applicant is also applying for four (4) illuminated canopy signs. The combined sq. ft. for the four illuminated canopy signs totals 65.08 sq. ft. which is well within the allowed total combined wall signage advertising space of 100 sq. ft. (YMC 13.60.030). However, the combined advertising surface of the proposed canopy signs and the proposed pole sign equals 394.68 sq. ft. which exceeds the maximum combined advertising surface permitted for any one lot or parcel of 300 sq. ft. (YMC 13.10.010).

Yreka Municipal Code (YMC) Section 13.08.040 (b) states that Sign Use Permit requests are discretionary applications and shall require planning commission approval pursuant to the requirements of Chapter 16.44 of the Zoning Ordinance. YMC 13.08.050 gives the following additional criteria for sign approval applicable only to use permits.

- (a) In addition to other provisions of this title, the planning commission shall consider the following when reviewing sign use permit requests:
1. Signs shall serve to identify the business, the establishment or the type of activity conducted on the same premises, or the product, service, or interest being exhibited or offered for sale, rent, or lease thereon.
  2. Signs shall be harmonious with the materials, color, texture, size, shape, height, location and design of the building, property or neighborhood of which it is a part.
  3. Sign designs shall be consistent with general graphic standards. "Graphics" shall mean all lettering, logos, pictures, symbols, pattern and description, including color.
  4. Sign illumination, where allowed by provisions of this title shall be at the lowest level consistent with adequate identification and readability.
  5. In exercise of the use permit process regarding signs, the planning commission shall impose such conditions upon such use permits as in its judgment may be necessary to assure that the spirit and purpose of this title will be observed, public health, safety and welfare secured, and substantial justice provided.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on January 30, 2020 and a Notice of Public Hearing was published in the Siskiyou Daily News on February 5, 2020.

Public Hearing – This being the time and date set for the public hearing. Chair Ohlund opened the hearing to the audience.

Aman Dhillon representative of Yreka Properties Inc., was present to answer commissioners questions.

There being no statements or comments received, Chair Ohlund closed the public hearing and discussion was opened to the Commission.

Commissioner Mommer moved that the Planning Commission adopt Planning Commission Resolution PC 2020-2, approving Sign Use Permit #2020-02, making the findings and subject to the Conditions of Approval and finding the project to be exempt from CEQA.

1. The installation of four illuminated canopy signs; two 9.16 sq. ft.(18.32 sq. ft.) and two 23.38 sq. ft. (46.76 sq. ft.) for a total of 65.08 sq. ft. of illuminated canopy signage, copies will read “Mobil...”, one double sided LED pole sign 164.8 sq. ft. per side (329.6 sq. ft. total) 21 feet in height, copy to read “Mobil ...” located 787 Montague Road will not:

a. be contrary to the public's interest, safety, health, and welfare because the proposed sign is in compliance with the City's sign regulations.

b. be detrimental to property or improvements in the neighborhood for the reason stated in (a) above.

2. The subject property is located within the freeway interchange properties designated by resolution of the City Council and is a vehicle fueling service, meeting the criteria for a Sign Use Permit as depicted in Yreka Municipal Code Section (YMC) 13.68.030 (A) (1), granting

exceptions to the maximum overall height of any sign above natural ground level or as to the maximum square feet of advertising surface, and will therefore not be contrary to the intent of YMC Chapter 13 or the public interest, safety, health and welfare.

3. The Planning Commission made a determination that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311(a) (On-Premises Signs) of the CEQA Guidelines.

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

1. The installation of four illuminated canopy signs and one double sided LED pole sign shall comply with the specifications and plans approved by the Planning Commission on February 19, 2020 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 Yreka Properties LLC by AA Sign Image Inc. approved by the Planning Commission on February 19, 2020, 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 canopy signs & double sided LED pole sign.
5. The signs shall harmonize with the materials, colors, 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 Osborn seconded the motion, and upon roll call, the following voted YEA: Gilbert, Mommer, O'Brien, Ohlund, Osborn and Rolzinski.

Chair Ohlund thereupon declared the motion carried.

The foregoing Resolution # 2020-02 was adopted by the Planning Commission on the 19<sup>th</sup> day of February by the following vote: Ayes: 7, Nays: 0

Discussion/Possible Action - Approval of Minutes of the regular meeting held on January 15, 2020.

Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held January 15, 2020 as submitted.

Commissioner Gilbert seconded the motion, and upon roll call, the following voted.  
YEA: Gilbert, Middleton, Mommer, O'Brien, Ohlund, Osborn and Rolzinski.


Chair Ohlund thereupon declared the motion carried.

City Manager Report – Steve Baker announced the city is still waiting to hear on the Statewide Park Development and Community Revitalization Program Grant Funds for the Ringe Pool and Park Renovation Project.

Steve Baker announced Robin Richards will be giving a presentation on the status of proposed Recreation and Parks District Development Process at the City Council Meeting on Thursday, February 20, 2020 if anyone is interested in attending.

Steve Baker gave a brief update on the Yreka Rehab Project/Caltrans District 2 that is projected to start in 2022 to rehabilitate the existing pavement to current design standards, increase the service life of the roadway & other improvements. Caltrans held a public meeting for this project at the Best Western Miner's Inn from 4:00 pm to 7:00 pm on Wednesday, February 19, 2020.

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

  
\_\_\_\_\_  
Barry Ohlund, Chair  
Approved by motion of the Planning  
Commission on March 18, 2020