

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 21ST DAY OF APRIL 2021

On the 21ST day of April 2021 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 Vice Chair Gilbert.

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

Absent: None

Conflict of Interest Declaration – Commissioner Rolzinski declared a conflict of interest on Item 1, Tentative Parcel Map (Applicant: John West).

PUBLIC COMMENTS – None

Discussion/Possible Action – Consideration of proposed categorical exemption and Tentative Parcel Map to divide an existing 7.19-acre parcel into a total of three parcels with a remainder. Property location is 1913, 2005 & 2009 Fort Jones Road, Yreka, California, R-A (Residential Agriculture) Zone, R-A (Residential Agriculture) General Plan Designation & CH (Commercial Highway) GC (General Commercial) General Plan Designation. Project applicant is John West. Project number: Tentative Parcel Map Permit # 2021-15.

Planning Commissioner Rolzinski announced his recusal. Commissioner Rolzinski stating that he has a conflict of interest by reason of property ownership within 500 feet of the proposed project, and therefore recused himself and left the dais.

The Planning Commission reviewed Resolution No. 2021-2, Consideration of proposed categorical exemption and Tentative Parcel Map to divide an existing 7.19-acre parcel into a total of three parcels with a remainder. Property location is 1913, 2005 & 2009 Fort Jones Road, Yreka, California, R-A (Residential Agriculture) Zone, R-A (Residential Agriculture) General Plan Designation & CH (Commercial Highway) GC (General Commercial) General Plan Designation.

Deputy Planning Director Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Tentative Parcel Map from John West. The project site is known as 1913, 2005 and 2009 Fort Jones Road. The project is currently one (1) legal parcel that was split by Fort Jones Road (St. Rt. 3), so it has two (2) Assessor's Parcel Numbers. Parcels 1, 2 & the remainder are zoned R-A Residential Agriculture, and Parcel 3 is zoned CH Commercial Highway. On February 22, 2021, project surveyor Dan Wallace submitted a Tentative Parcel Map (TPM) application to the City on behalf of the property owner (Jon West) to divide an existing 7.19 acre parcel into 3 parcels, with a remainder. Parcel 1 is proposed to be 1.7 acres in size and is currently developed with 2 existing residential structures with separate garages. Parcel 2 is proposed to be 2.5 acres and is currently developed with 1 existing residential structure, with a separate garage, and other accessory structures. Parcel 3 is proposed to be 0.95

acres, and is undeveloped vacant land zoned CH Commercial Highway. The Remainder Parcel is proposed to be 2.0 acres, and is undeveloped vacant land zoned RA Residential Agriculture, 1 acre minimum. No further development or use of the property is proposed at this time. All future uses would require compliance with the zoning district, including improvements which would be required to comply with City standards at the time of development.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on March 24, 2021 and a Notice of Public Hearing was published in the Siskiyou Daily News on March 31, 2021.

City staff recommends that the Planning Commission determine that the project is categorically exempt and move to adopt Resolution PC 2021-2 approving Tentative Parcel Map # 2021-15 subject to the Findings and Conditions.

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

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

Commissioner Osborn moved to adopt Resolution #PC 2021-2 determining that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15315 of the CEQA Guidelines, making the findings and subject to the Conditions of Approval and approve Tentative Parcel Map, as submitted.

1. The proposed map complies with the requirements of Title 15, Subdivisions, of the Yreka Municipal Code, the Subdivisions Map Act, and zoning laws of the City, and all applicable state laws.
2. The tentative parcel map is consistent with the applicable general and specific plans of the City of Yreka.
3. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
4. The site is physically suitable for the proposed density of development;
5. The site is physically suitable for the type of development;
6. The design of the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
7. The design of the subdivision or the type of improvements would not cause public health problems;
8. The design of the subdivision or type of improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The following conditions shall be met prior to the recordation of the final subdivision map except as otherwise specified in the conditions:

1. Parcels to conform to the minimum lot sizes and improvements required in an RA & CH zones as set forth in Section Chapter 16.24 Residential Agriculture RA & Section Chapter 16.36 Commercial Highway of the Yreka Municipal Code.
2. Upon Development, Installation of, and or connection to City Water, Sewer and Storm Drains, as determined by the Director of Public Works, is required.
3. An encroachment permit from the California Department of Transportation shall be obtained prior to any work in the State Route 3 right-of-way, including landscaping, curb, gutter, storm drain, sidewalk, and driveway approach. The encroachment permit will need to address that the sidewalk facilities and driveway aprons meet current Americans with Disabilities Act requirements. Final driveway widths on State Route 3 are subject to Caltrans approval.
4. The following statements shall be placed on the Parcel Map.
 - "At such time as a permit or other grant of approval for the development of the parcels is issued, public improvements shall be installed as determined by the Director of Public Works."
 - The designated remainder parcel is a way to divide the land without the necessity for costly road improvements on Taylor Avenue. The expectation is that the remainder cannot be developed without a conditional certificate of compliance.
5. Division of the property shall not make any off-site drainage issues worse.
6. Full compliance with the Subdivision Map Act and Title 15, Subdivisions, of the Yreka Municipal Code, and all other applicable city, state, and federal codes.
7. Filing of final subdivision map within twenty-four months from date of Planning Commission approval, with a copy to the Planning Department.

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

Vice Chair Gilbert thereupon declared the motion carried.

Commissioner Rolzinski returned to his seat at the table.

Commissioner Ohlund joined the meeting and assumed the position of Chair.

Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Pawn Shop – Secondhand Store. Property location 304 N. Main Street, Yreka, California. CH (Commercial Highway) Zone and GC

(General Commercial) General Plan designation. Assessor's Parcel No. 053-261-010. Project Applicant – Jerry Stacher. Project Number: Conditional Use Permit # 2021-21.

The Planning Commission reviewed Resolution No. 2021-3, Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Pawn Shop – Secondhand Store. Property location 304 N. Main Street, Yreka, California. CH (Commercial Highway) Zone and GC (General Commercial) General Plan designation.

Deputy Planning Director Liz Casson presented commissioners with staff report and the following background. The City has received an application for a Conditional Use Permit for the establishment and operation of a Pawn Shop – Second Hand Store to be located in an existing facility located at 304 N. Main Street, Yreka.

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, the proposed use meets with the intent and requirements of the C-H zoning district, and staff is recommending approval.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on March 24, 2021 and a Notice of Public Hearing was published in the Siskiyou Daily News on March 31, 2021.

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

Jerry Stacher, applicant 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 Osborn moved to adopt Resolution #PC 2021-3 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2021-21, to allow the establishment and operation of Secondhand Store/Pawn Shop at 304 N. Main Street and finding the project to be exempt from CEQA.

Findings of Approval:

1. The proposal will not be materially detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use.

The proposal to establish and operate a Secondhand Store/Pawn Shop 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 Secondhand Store/Pawn Shop upon approval and validation of a conditional use permit as set forth in Sections 16.36.070 (A) & 16.34.070 (M) of the Yreka Municipal Code. This commercial business keeps with the character of the surrounding area and is found to be consistent with the General Plan. The proposal will not generate significant noise or lighting. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which is sufficient to accommodate commercial uses.

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

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

1. Permittee granted a permit to establish and operate a Secondhand Store/Pawn Shop 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. The business will be located in an existing facility in the CH (Commercial Highway) zone and can be served by existing parking facilities.
3. Use shall be conducted in accordance with the application as submitted for the property located at 304 N. Main Street, as approved by the Planning Commission on April 21, 2021.
4. 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. General Commercial (GC) General Plan designation.
5. There shall be no storage or display of merchandise outside the building.
6. This permit shall not be effective unless and until applicant has obtained the necessary permits through the State Department of Justice and Yreka Police Department pursuant to the California Business and Professions Code Section 21640 if required.

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.
8. No signs shall be placed on the premises without first obtaining a sign permit. Signs shall be installed in accordance with Title 13, Signs of Yreka Municipal Code.
9. Permittee shall maintain an annual City business license to carry on the business of a Secondhand Store/ Pawn Shop.
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 Gilbert seconded the motion, and upon roll call, the following voted YEA: Gilbert, O'Brien, Ohlund, Osborn and Rolzinski.

Chair Ohlund thereupon declared the motion carried.

Discussion/Possible Action – Recommend amendment to Resolution No. 2715 entitled “Resolution of the City Council of the City of Yreka adding Section 13.68.010 to Chapter 13.68 R-Freeway Interchange properties wherein the Planning Commission has authority to Grant Exceptions to the Requirements on Title 13”.

Deputy Planning Director Liz Casson presented commissioners with staff report and the following background. While reviewing a proposed development project, it was brought to our attention that Resolution No. 2175, may have inadvertently excluded properties located on the corner of N. Main Street and Montague Road, known as 100 & 103 N. Montague Road. The proposed project involves a fueling station, and the brand associated with the project requires an exception to our sign height regulation for the Commercial Tourist Zone, which is currently 35’.

Current signs in the area that have been approved for additional height utilizing the North Freeway Interchange exemption include: Super 8 Motel - 53’ at 136 Montague Road, Casa Ramos - 76’ at 145 Montague Road, and the Holiday Inn Express/Yreka RV multi-tenant pole sign 85’ at 707 Montague Road.

There are numerous pole signs in the Central and South Interchange areas that have been granted additional height using the exemption provided by Resolution No. 2175, with the average pole sign height being approved at 65’.

Resolution No. 2175 authorizes the Planning Commission to grant exceptions to Title 13 pursuant to Yreka Municipal Code Section 13.68.030 within the depicted freeway interchange properties.

The change we are requesting is to include Parcels 053-473-150 and 053-473-210, commonly known as 100 & 103 Montague Road, bringing the exception area to the end of the block.

Commissioner Osborn moved that the Planning Commission request that the City Council amend Resolution No. 2175, to include properties known as 100 and 103 Montague Road.

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

Chair Ohlund thereupon declared the motion carried.

Discussion/Possible Action - Approval of Minutes of the regular meeting held April 21, 2021.


Commissioner Rolzinski moved to approve the Minutes of the regular meeting held April 21, 2021.

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

Chair Ohlund thereupon declared the motion carried.

Discussion - Acknowledge Receipt of Draft Initial Study and Mitigated Negative Declaration – Refresh Travel Center project – Planned Unit Development (PUD) amendment and Conditional Use Permit (CUP) amendment.

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



Barry Ohlund, Chair
Approved by motion of the Planning
Commission on May 19, 2021