

Alturas Planning Commission
Regular Meeting
City Hall Council Chambers
August 16, 2017 5:30 p.m.

The meeting was called to order by Chairman Bill Hall at 5:30 p.m. **Commissioners present:** Tom Romero, Robert Dolan. **Commissioners absent:** Marlene Hamilton, Chris Lauppe. **Staff present:** Planning Director Joe Picotte, City Council Planning Dept. Liaison Mark Steffek, Secretary Bobbi Jean Melbourn, City Clerk Cary Baker. **Public present:** None.

No one is present under the public forum.

MOTION by Commissioner Romero, **SECONDED** by Commissioner Dolan to approve the minutes of the July 12, 2017 meeting. **ALL AYES.**

Award Presentation: Former Secretary Cary Baker was recognized and awarded for 25+ years of exemplary service as Secretary to the City of Alturas Planning Commission; her marked dedication spanned from April 20, 1992 until July 12, 2017. Commissioner Hall presented the award.

Jassi Gas & Mart, Inc/Pit Stop Grab n' Go – New Building Sign Permit Applicant John Perry, under the authority of owner Jaswinder Singh, requests approval of a sign permit for a new building sign to be installed on the exterior west wall, above the deli, located at 402 N. Main Street. The proposed sign is a hand painted design on wood; illuminated by two existing floodlights 16 ft. apart. The sign face measures 38.67 sq. ft. APN #002-154-003. Project #S/B2017-01.

Recommendation: Staff recommends the Planning Commission approve this permit. Upon approval, the sign would be permitted to remain in place as long as the business it advertises remains in place; provided the sign continues to meet all conditions stated in the permit.

Building Sign Discussion and Action: Commissioner Dolan expresses concerns that, given its construction, the sign will not last very long. Planning Director Picotte replies that the Zoning Ordinance addresses 'signs in disrepair' and he will not allow it to go unchecked.

Planning Director Picotte states he has worked with the owners of the establishment since the beginning of the remodeling process and they have proven to be very cooperative. Commissioner Hall agrees with Picotte and adds that the owners have embraced the smoking laws and fulfilled every Public Health requirement.

MOTION by Commissioner Dolan, **SECONDED** by Commissioner Romero to approve Sign Permit S/B2017-01. **ALL AYES.**

Commissioners' Reports: Commissioner Hall requests an update of the "State of Jefferson" sign located on private property near Main St., next to Rubio's Market, and the remaining question of the applicability of the First Amendment relative to a sign permit.

Planning Director Picotte responds that he has done some research and discussed the matter with the City Attorney, who recommended the City implement the Zoning Ordinance and move forward with the Sign Permit process.

City Council Planning Liaison Mark Steffek states the sign does not advertise an existing business and is more like a billboard. Commissioner Romero replies California Statutes limit the time period for such a sign. City Clerk Baker adds the California Elections Code allows advertising up to 90 days prior to an election and signs must be removed no later than ten days afterward. Planning Director Picotte responds the City Zoning Ordinance prohibits off-site advertising and the Planning Department will pursue the sign permit application based on the City Attorney's recommendation.

Planning Director's Report: Director Picotte suggests the current zoning regulations be amended to allow 'new sign' permits, that meet existing zoning regulations, to be approved administratively. Commissioners agree.

Modoc Medical Center is in the process of completing an amended application for a new freestanding sign permit for the Physical Therapy/Pharmacy branch located at 120 S. Main Street. It is anticipated the new proposal will meet City Zoning Ordinance requirements.

Director Picotte has discussed with City Council, a one-time clean-up initiative to dismantle signs in disrepair, that no longer advertise an existing business; it could take place as early as this fall.

With no further business to come before the Commission, **MOTION** by Commissioner Dolan, **SECONDED** by Commissioner Romero to adjourn the meeting at 6:46 p.m. **ALL AYES.**

Respectfully submitted,

Bobbi Jean Melbourn
Secretary