

City Council Meeting

COUNCIL CHAMBERS, 33 SOUTH MAIN STREET, COLFAX, CA

Mayor Kim Douglass · Mayor Pro Tem Sean Lomen
Councilmembers Caroline McCully · Larry Hillberg · Trinity Burruss

REGULAR MEETING AGENDA

July 24, 2024

Regular Session 6:00 PM

You may access the meeting and address the Council by the following means:

ZOOM at

<https://us02web.zoom.us/j/84968570574>

Dial in by calling one of the numbers listed below and enter the Webinar ID:

849 6857 0574

1 669 900 6833 / 1 669 444 9171 / 1 719 359 4580 / 1 253 205 0468

View Only on Facebook Live on our City of Colfax page: City of Colfax, California.

You may also submit written comments to the City Clerk via email at city.clerk@colfax-ca.gov, via regular mail to P.O. Box 702, Colfax CA 95713, or by dropping them off at City Hall, 33 S. Main Street, Colfax CA 95713. Comments received will be submitted to Council and made a part of the record.

1 **CLOSED SESSION (None)**

2 **OPEN SESSION**

2A. Call Open Session to Order

2B. Pledge of Allegiance

2C. Roll Call

2D. Approval of Agenda Order

This is the time for changes to the agenda to be considered including removal, postponement, or change to the agenda sequence.

Recommended Action: By motion, accept the agenda as presented or amended.

2E. Statement of Conflict of Interest

3 **CONSENT CALENDAR**

Matters on the Consent Calendar are routine in nature and will be approved by one blanket motion with a Council vote. No discussion of these items ensues unless specific items are pulled for discussion and separate action. If you wish to have an item pulled from the Consent Agenda for discussion, please notify the Mayor.

Recommended Action: Approve Consent Calendar

3A. Minutes

Pages 4-7

Recommended Action: By Motion, approve the Colfax City Council minutes of 7/10/2024.

3B. Cash Summary – June 2024

Pages 8-14

Recommended Action: Accept and File.



Colfax City Council Meetings are ADA compliant. If you need disability-related modification or accommodation including auxiliary aids or services to participate in this meeting, please contact the City Clerk at (530) 346-2313 at least 72 hours prior to make arrangements for ensuring your accessibility.

July 24, 2024

3C. Change of Council Committee Assignments

Pages 15-18

Recommended Action: Review and approve any changes in City Council Committee Assignments for 2024.

*** End of Consent Calendar ***

4 AGENCY REPORTS

- 4A. Placer County Sheriff’s Office
- 4B. California Highway Patrol
- 4C. Placer County Fire Department/CALFIRE
- 4D. Non-Profits

5 PRESENTATION (None)

6 PUBLIC HEARING

Notice to the Public: City Council, when considering a matter scheduled for hearing, will take the following actions:

1. Presentation by Staff
2. Open the Public Hearing
3. Presentation, when applicable, by Applicant
4. Accept Public Testimony
5. When applicable, Applicant rebuttal period
6. Close Public Hearing (No public comment is taken, hearing is closed)
7. Council comments and questions
8. City Council Action

Public Hearings that are continued will be so noted. The continued Public Hearing will be listed on a subsequent council agenda and posting of that agenda will serve as notice.

6A. O’Reilly Auto Parts Store Design Review Permit

Pages 19-30

Recommended Action: Conduct a public hearing, discuss and adopt Resolution __-2024 for application DP-24-01 Design Review Permit to allow construction of an O’Reilly Auto Parts Store located at 781 S Auburn St.

6B. Torok Design Review Permit

Pages 31-42

Recommended Action: Conduct a public hearing, discuss and adopt Resolution __-2024 for Application DP-24-02 Design Review Permit to allow development of an industrial Pre-fabricated building located at 1225 Highway 174.

6C. Short-Term Rental Ordinance

Pages 43-56

Recommended Action: Reopen the public hearing and schedule the proposed ordinance for second reading and adoption at the next regular City Council meeting currently scheduled for August 14, 2024, to be effective 30 days after adoption.

6D. MU-1 Zoning Code Amendment, Ground Floor Retail Ordinance

Pages 56-64

Recommended Action: Reopen the public hearing and schedule the proposed ordinance for a second reading and adoption at the next regular City Council meeting currently scheduled for August 14, 2024, to be effective 30 days after adoption.



7 **PUBLIC COMMENT**

Members of the public are permitted to address the Council orally or in writing on matters of concern to the public within the subject matter jurisdiction of the City that are not listed on this agenda. Please make your comments as succinct as possible. Oral comments made at the meeting may not exceed five (5) minutes per speaker. Written comments should not exceed 800 words. Written comments received before the close of an agenda item may be read into the record, with a maximum allowance of five (5) minutes in length. Council cannot act on items not listed on this agenda but may briefly respond to statements made or questions posed, request clarification, refer the matter to staff, or place the matter on a future agenda.

8 **COUNCIL AND STAFF**

The purpose of these reports is to provide information to the Council and public on projects, programs, and issues discussed at committee meetings and other items of Colfax related information. No decisions will be made on these issues. If a member of the Council prefers formal action be taken on any committee reports or other information, the issue will be placed on a future Council meeting agenda.

8A. Committee Reports and Colfax Informational Items – All Councilmembers

8B. City Operations Update – City Manager

9 **COUNCIL BUSINESS (None)**

10 **GOOD OF THE ORDER**

Informal statements, observation reports and inquiries regarding the business of the City may be presented by Councilmembers under this agenda item or requests for placement of items of interest on a future agenda. No action will be taken.

10A. Public Comment on Good of the Order

Members of the public are permitted to address the Council on matters that relate to general welfare of the City that have not been previously discussed on this agenda. Oral comments may not exceed five (5) minutes. Written comments should not exceed 800 words.

11 **ADJOURNMENT**

I, Amanda Ahre, City Clerk for the City of Colfax, declare that this agenda was posted in accordance with the Brown Act at Colfax City Hall and Colfax Post Office. The agenda is also available on the City website at <http://colfax-ca.gov/>



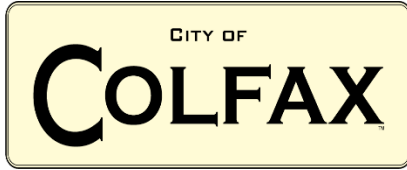
Amanda Ahre, City Clerk

Administrative Remedies must be exhausted prior to action being initiated in a court of law. If you challenge City Council action in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice/agenda, or in written correspondence delivered to the City Clerk of the City of Colfax at, or prior to, said public hearing.

LEVINE ACT WARNING: In certain instances, parties, participants, and their agents before the City Council are subject to the campaign disclosure provisions detailed in Government Code Section 84308, California Code of Regulations Sections 18438.1 through 18438.8, and Fair Political Practices Commission Opinion 0-22-002. All parties, participants, and their agents are hereby directed to review these sections for compliance. If you believe that these provisions apply to you or a Council Member, please inform the City Clerk at the earliest possible opportunity.



City Council Minutes



Regular Meeting of Colfax City Council

Wednesday, July 10, 2024

City Hall Council Chambers, 33 S Main Street,

Colfax CA and attended via Teleconference through ZOOM

2 OPEN SESSION

2A. **Call Open Session to Order** – Mayor Douglass called the Open Session to order at 6:04 p.m.

2B. **Pledge of Allegiance** – Harry Anderson lead the Pledge of Allegiance.

2C. **Roll Call**

Present: Councilmember Burruss, Councilmember Hillberg, Mayor Pro Tem Lomen, Councilmember McCully, Mayor Douglass

Absent:

2D. **Approval of Agenda Order**

MOTION Councilmember McCully, seconded by Mayor Pro Tem Lomen, and approved by the following vote:

AYES: Burruss, Hillberg, Lomen, McCully, Douglass

NOES:

ABSTAIN:

ABSENT:

2E. **Statement of Conflict of Interest** – No conflicts were identified by the Council or the public.

3 CONSENT CALENDAR

3A. **Minutes**

Recommended Action: By Motion, approve the Colfax City Council minutes of 6/26/2024

MOTION made by Mayor Pro Tem Lomen, Seconded by Councilmember Burruss, and approved by the following vote:

AYES: Burruss, Hillberg, Lomen, McCully, Douglass

NOES:

ABSTAIN:

ABSENT:

4 Agency Reports

4A. **Placer County Sheriff’s** – Sergeant Griffiths reported on the success of the 3rd of July event, and the Rollins lake incident that is being investigated by the Nevada County Sherrif’s office.

4B. **CHP** – Absent

4C. **Placer County Fire/CALFIRE** – Clint Siebert reported on the Royal Fire, success of 3rd of July, and the small fire that was quickly extinguished at the Hanson Bros lot on 3rd of July, rescue on Stevens Trail, and break fires along Highway 80.

- 4D. **Non-Profits** – Amanda Palmquist, Colfax Area Chamber of Commerce President, reminded everyone of the “Big Boy” event this coming Sunday 7/14.

5 **PRESENTATION**

5A. **Recognition of Local Heroes
Presented by Colfax City Council**

City Manager Walker introduced this Item.

Mayor Pro Tem Lomen read the proclamation for Samantha Waer.

Councilmember Hillberg read the proclamation for Lisa Whelihan.

Councilmember McCully read the proclamation for Lia Kolleye.

Councilmember Burruss read the proclamation for Jason Douglas.

Samantha Waer and Lisa Whelihan were in attendance to receive their proclamations, Lia Kolleye and Jason Douglass were absent this evening.

6 **PUBLIC HEARING (NONE)**

7 **PUBLIC COMMENT**

Harry Anderson thanked everyone for their help with the success of the 3rd of July.

Caroline Presson, owner of The Wrecking Crew Bakery, commented on the success of the 3rd of July.

Jacoby Woods thanked everyone for the work that went into making the 3rd of July a success. He also talked about his passion for America and presented Council with information on document numbers for military veterans.

8 **COUNCIL AND STAFF**

8A. **Committee Reports and Colfax Informational Items – All Councilmembers.**

Mayor Pro Tem Lomen attended the Placer Sierra Fire Safe Council received a grant to install fifteen prototype fire sensors in the Colfax, Weimar, Alta area.

Councilmember Hillberg had nothing to report this week.

Councilmember McCully attended a tour of Beal Air Force Base with SACOG.

Councilmember Burruss would like to bring up board assignments at the next Council meeting.

Mayor Douglass Volunteered at the Caboose and Train Depot.

8B. City Operations Update – City Manager

City Manager Walker asked City Engineer Carl Moore to present the report.

City Engineer Carl Moore reported CDBG project paving should be completed this week, sidewalks to be completed over the next two weeks. Colfax no longer qualifies for CDBG grants for roadwork improvements due to changes in low to moderate-income families. For future CDBG grant possibilities, he is suggesting an income survey. Algae project is 15% complete, solar connect at WWTP is scheduled for Fall of 2024, still waiting on PG&E. I&I project is about 90% complete. Metal buildings at WWTP and Corp Yard are complete.

Mayor Pro Tem Lomen thanked City Engineer Moore for his extra work in taking care of the City.

9 COUNCIL BUSINESS

9A. Safe Streets for All (SS4A) Grant

Recommended Action: Adopt Resolution 39-2024 authorizing the City Manager to execute an agreement with Placer County Transportation Planning Agency (PCTPA) for grant application and management.

City Manager Walker Introduced Cory Peterson, PTP Senior Transportation Planner. Cory gave a brief presentation on the grant process.

Harry Anderson asked for clarification on what the \$100,000 would be for.

MOTION made by Councilmember Burruss, Seconded by Councilmember McCully, and approved by the following vote:

AYES: Burruss, Hillberg, Lomen, McCully, Douglass

NOES:

ABSTAIN:

ABSENT:

9B. Request to Increase Contract Payment Amount

Recommended Action: Adopt Resolution 40-2024 authorizing the City Manager to pay over the agreed upon contract amount to Simpson & Simpson Inc. for the Metal Building Project.

City Manager Walker introduced this item and asked City Engineer Carl Moore to present this item.

City Engineer gave a brief explanation of this item.

Councilmember Burruss questioned how the planning breakdown in planning happened.

Councilmember Hillberg also asked for further clarification on the planning breakdown.

Jacoby Woods asked for clarification on the cost overrun.

MOTION made by Councilmember Hillberg, Seconded by Councilmember Burruss, and approved by the following vote:

AYES: Burruss, Hillberg, Lomen, McCully, Douglass

NOES:

ABSTAIN:

ABSENT:

10 **GOOD OF THE ORDER**

Mayor Pro Tem Lomen thanked everyone who made the 3rd of July a success, and reported that Ed Marson has passed away, and that loss to the community.

Councilmember Hillberg thanked all of the new volunteers that helped make the 3rd of July a success and commented on the loss of Ed Marson.

Councilmember McCully thanked the SVCC and the Baptist Church for their openness of being cooling centers, the success of the 3rd of July, the upcoming “Big Boy” event, and she is requesting to reevaluate the Colfax Emergency Response Plan.

Councilmember Burruss – nothing to report.

Mayor Douglass would like to see the City hosting more events.

10A. Public Comment on Good of the Order

No public comment on Good of the Order.

11 **ADJOURNMENT**

As there was no further business on the agenda, Mayor Douglass adjourned the meeting in memory of Ed Marson, by motion and without objection at 7:10 p.m. Respectfully submitted to City Council this 24th day of July 2024.



Amanda Ahre, City Clerk



Staff Report to City Council

FOR THE JULY 24, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Shanna Stahl – Administrative Services Officer
Subject: Cash Summary – June 2024

Budget Impact Overview:

N/A: ✓	Funded:	Un-funded:	Amount:	Fund(s):
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RECOMMENDED ACTION: Accept and File.

Summary/Background

The monthly financial report includes General Fund Reserved Cash Analysis Graphs and the City of Colfax Cash Summary Report (with supporting documentation). The purpose of these reports is to provide the status of funds and transparency for Council and the public regarding the financial transactions of the City. The reports are prepared monthly on a cash basis and are reconciled to the General Ledger accounting system, previous reports, and bank statements. Detailed budget comparisons are provided as a mid-year report and as part of the proposed budget process each year.

The attached reports reflect an overview of the financial transactions of the City of Colfax in June 2024. Some monthly highlights are listed below:

- June revenues included:
 - Allocation for Sales Tax revenues reported/paid to the State for the month of April 2024 (two-month lag).
- June expenditures included:
 - Approved capital project expenditures – expenditures on WWTP Construction Grant and other grant funded projects.
 - Placer County Sheriff payment for 4th quarter fiscal year 2023/2024.
- Negative cash fund balances at the end of June are primarily due to the timing of funding allocations and reimbursements:
 - Fund 250 – Streets – Roads/Transportation. These expenses are funded by annual Transportation funding through Placer County Transportation Agency (PCTPA), transfer of City Gas Tax revenues, and a General Fund allocation. Allocations and transfers will be recorded with the final fiscal year accounting processes.
 - Fund 300 – Corporation Yard – This is the project for installation of a metal storage building at the Corporation Yard. Funded by General Fund 100. The installation of the building is complete. Final billing is pending.
 - Fund 358 – CDBG Road Rehabilitation. This is a reimbursable grant – the final funding of the grant was awarded in November. CDBG has approved the start date of expenditures. The City has begun the reimbursement process. City restricted Streets funds will also be used on this project as the City match.

- Fund 575 – WWTP Construction Grant. This is a reimbursable grant. Reimbursement requests are scheduled to be submitted at least quarterly.
- Fund 577 – Capital Projects. This is the project for the installation of a metal storage building at the Wastewater Treatment Plant. The project is slated to be funded by Fund 564 – Sewer Connection Fees. Installation of the building has been completed. Final billing is pending.
- Fund 590 – Sewer Consolidation Planning Grant. This is a reimbursable grant – reimbursement requests are scheduled to be submitted quarterly upon final award of application grant.
- Anticipated revenues/expenditures for July include:
 - Revenues
 - Allocation for Sales Tax revenues reported/paid to the State for the month of May 2024 (two-month lag).
 - Capital project reimbursements.
 - Expenditures
 - Approved capital project expenditures. We anticipate continued large expenditures for the Wastewater Treatment Plant Construction project as the I/I Mitigation and Algae Reduction phases continue construction. The CDBG project will also accumulate large expenditures.
 - Ongoing monthly operating expenses.

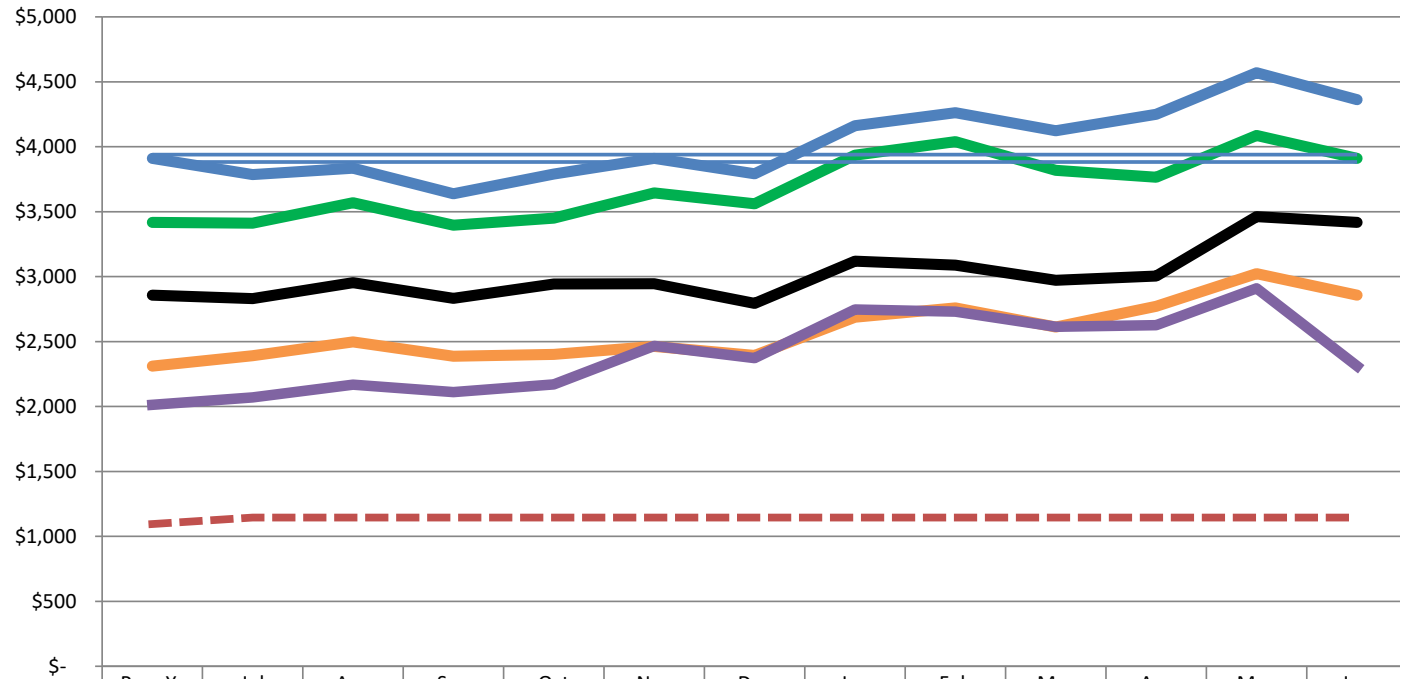
Attachments:

1. General Fund Reserved Cash Analysis Graph
2. Cash Activity Reports
 - a. Cash Summary
 - b. Cash Transactions Report – by individual fund
 - c. Check Register Report - Accounts Payable

City of Colfax - June 2024 General Fund Reserved Cash Analysis

(Dollars in Thousands)

Fiscal Year 2023-24 >>



	Prev Yr	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Cash Balance FY2023-24	\$3,911	\$3,785	\$3,834	\$3,638	\$3,789	\$3,911	\$3,791	\$4,162	\$4,263	\$4,124	\$4,251	\$4,570	\$4,363
Cash Balance FY2022-23	\$3,418	\$3,412	\$3,568	\$3,396	\$3,451	\$3,644	\$3,560	\$3,935	\$4,039	\$3,819	\$3,765	\$4,087	\$3,911
Cash Balance FY2021-22	\$2,857	\$2,831	\$2,953	\$2,833	\$2,943	\$2,946	\$2,794	\$3,120	\$3,088	\$2,971	\$3,004	\$3,462	\$3,418
Cash Balance FY2020-21	\$2,311	\$2,392	\$2,497	\$2,386	\$2,402	\$2,463	\$2,393	\$2,688	\$2,760	\$2,612	\$2,771	\$3,023	\$2,857
Cash Balance FY2019-20	\$2,013	\$2,069	\$2,169	\$2,110	\$2,170	\$2,467	\$2,373	\$2,747	\$2,730	\$2,615	\$2,627	\$2,910	\$2,311
*Reserves (Ops, Cap, Pen)	\$1,095	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145
Budget FY2023-24	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911

City of Colfax Cash Transactions Report - June 2024

	Beginning Balance	Debit Revenues	Credit (Expenditures)	Ending Balance
Fund Type: 1.11 - General Fund - Unassigned				
Fund: 100 - General Fund	\$ 4,354,990.03	\$ 162,359.57	\$ (370,850.67)	\$ 4,146,498.93
Fund: 120 - Land Development Fees	\$ 202,337.91	\$ 4,500.00	\$ (3,266.45)	\$ 203,571.46
Fund: 200 - Cannabis Application	\$ 13,455.55	\$ -	\$ -	\$ 13,455.55
Fund Type: 1.11 - General Fund - Unassigned	\$ 4,570,783.49	\$ 166,859.57	\$ (374,117.12)	\$ 4,363,525.94
Fund Type: 1.14 - General Fund - Restricted				
Fund: 205 - Escrow Funds	\$ -	\$ -	\$ -	\$ -
Fund: 571 - AB939 Landfill Diversion	\$ 23,317.26	\$ -	\$ -	\$ 23,317.26
Fund: 572 - Landfill Post Closure Maintenance	\$ 887,758.33	\$ -	\$ (4,107.06)	\$ 883,651.27
Fund Type: 1.14 - General Fund - Restricted	\$ 911,075.59	\$ -	\$ (4,107.06)	\$ 906,968.53
Fund Type: 1.24 - Special Rev Funds - Restricted				
Fund: 210 - Mitigation Fees - Roads	\$ 149,051.68	\$ -	\$ -	\$ 149,051.68
Fund: 211 - Mitigation Fees - Drainage	\$ 5,696.90	\$ -	\$ -	\$ 5,696.90
Fund: 212 - Mitigation Fees - Trails	\$ 79,141.12	\$ -	\$ -	\$ 79,141.12
Fund: 213 - Mitigation Fees - Parks/Rec	\$ 196,670.17	\$ -	\$ -	\$ 196,670.17
Fund: 214 - Mitigation Fees - City Bldgs	\$ 106,912.36	\$ -	\$ -	\$ 106,912.36
Fund: 215 - Mitigation Fees - Vehicles	\$ 23,349.49	\$ -	\$ -	\$ 23,349.49
Fund: 217 - Mitigation Fees - DT Parking	\$ 36,024.03	\$ -	\$ -	\$ 36,024.03
Fund: 218 - Support Law Enforcement	\$ 5,837.59	\$ 19,162.41	\$ (25,000.00)	\$ -
Fund: 244 - CDBG Program Inc - ME Lending	\$ 513.44	\$ -	\$ -	\$ 513.44
Fund: 250 - Streets - Roads/Transportation	\$ (45,507.59)	\$ 90.00	\$ (15,610.83)	\$ (61,028.42)
Fund: 253 - Gas Taxes	\$ 39,130.15	\$ 5,438.45	\$ (1,589.92)	\$ 42,978.68
Fund: 257 - Street/Road - Transit Capital	\$ 48,346.04	\$ -	\$ -	\$ 48,346.04
Fund: 258 - Road Maintenance - SB1/RSTBG	\$ 265,603.50	\$ 4,710.11	\$ -	\$ 270,313.61
Fund: 270 - Beverage Container Recycling	\$ 20,173.20	\$ -	\$ -	\$ 20,173.20
Fund: 280 - Oil Recycling	\$ 3,977.72	\$ -	\$ -	\$ 3,977.72
Fund: 290 - SB1383 Implementation Grant	\$ 89,761.15	\$ -	\$ -	\$ 89,761.15
Fund: 292 - Fire Department Capital Funds	\$ 98,502.56	\$ -	\$ -	\$ 98,502.56
Fund: 342 - Fire Construction - Mitigation	\$ 83,618.50	\$ -	\$ -	\$ 83,618.50
Fund: 343 - Recreation Construction	\$ 83,618.98	\$ -	\$ -	\$ 83,618.98
Fund: 367 - SB2 - Planning Grant	\$ -	\$ -	\$ -	\$ -
Fund: 376 - Downtown Streetscape	\$ (111,862.90)	\$ 115,015.13	\$ (3,152.23)	\$ 0.00
Fund: 378 - Zoning Code Update	\$ 57,829.22	\$ -	\$ (57,829.22)	\$ -
Fund Type: 1.24 - Special Rev Funds - Restricted	\$ 1,236,387.31	\$ 144,416.10	\$ (103,182.20)	\$ 1,277,621.21
Fund Type: 1.34 - Capital Projects - Restricted				
Fund: 300 - GF Capital Projects	\$ (12,899.52)	\$ -	\$ -	\$ (12,899.52)
Fund: 358 - CDBG Pavement	\$ (479,401.38)	\$ 21,333.68	\$ (165,813.56)	\$ (623,881.26)
Fund Type: 1.34 - Capital Projects - Restricted	\$ (492,300.90)	\$ 21,333.68	\$ (165,813.56)	\$ (636,780.78)
Fund Type: 2.11 - Enterprise Funds				
Fund: 560 - Sewer	\$ 1,973,484.34	\$ 120,681.39	\$ (77,956.05)	\$ 2,016,209.68
Fund: 561 - Sewer Liftstations	\$ 582,141.90	\$ 17,943.35	\$ (20,124.48)	\$ 579,960.77
Fund: 563 - Wastewater Treatment Plant	\$ 1,209,338.10	\$ 51,094.04	\$ (256.76)	\$ 1,260,175.38
Fund: 564 - Sewer Connections	\$ 321,774.88	\$ -	\$ -	\$ 321,774.88
Fund: 575 - WWTP Construction Grant	\$ (1,108,431.92)	\$ -	\$ (639,547.15)	\$ (1,747,979.07)
Fund: 577 - Capital Projects	\$ (7,229.51)	\$ -	\$ -	\$ (7,229.51)
Fund: 590 - Sewer Consolidation Planning	\$ (58,641.86)	\$ 6,026.40	\$ (1,920.00)	\$ (54,535.46)
Fund Type: 2.11 - Enterprise Funds - Unassign	\$ 2,912,435.93	\$ 195,745.18	\$ (739,804.44)	\$ 2,368,376.67
Fund Type: 9.0 - CLEARING ACCOUNT				
Fund: 998 - PAYROLL CLEARING FUND	\$ 2,245.17	\$ -	\$ (1,140.73)	\$ 1,104.44
Fund Type: 9.0 - CLEARING ACCOUNT	\$ 2,245.17	\$ -	\$ (1,140.73)	\$ 1,104.44
Grand Totals:	\$ 9,140,626.59	\$ 528,354.53	\$ (1,388,165.11)	\$ 8,280,816.01

Check Register Report

Item 3B

Date: 07/01/2024

Time: 5:02 pm

Page: 1

CITY OF COLFAX

BANK: US BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
US BANK Checks								
60747	06/03/24	Reconciled		06/30/24	03141	CALPERS	HEALTH INS PREMIUMS JUN 24	17,705.89
60748	06/10/24	Reconciled		06/30/24	1340	AHRE, AMANDA	NOTARY TRAINING/CNTY PLACER	82.41
60749	06/10/24	Reconciled		06/30/24	02901	BUREAU VERITAS NORTH AMERICA	JEHOVAH WITNESS PLAN REVIEW	125.00
60750	06/10/24	Reconciled		06/30/24	02901	BUREAU VERITAS NORTH AMERICA	BLDGE OFFICIAL SVCS MAY 2024	5,670.00
60751	06/10/24	Reconciled		06/30/24	8062	CATHERINE HANSFORD	SEWER RATE STUDY MAY 2024	2,267.15
60752	06/10/24	Reconciled		06/30/24	03435	CITY OF AUBURN	PCCOA DINNER	245.00
60753	06/10/24	Reconciled		06/30/24	14859	GHD INC.	ENG SVCS APRIL 2024	16,767.50
60754	06/10/24	Reconciled		06/30/24	08170	HILLS FLAT LUMBER CO	SUPPLIES MAY 2024	1,541.48
60755	06/10/24	Reconciled		06/30/24	08660	HUNT AND SONS, LLC	FUEL	1,127.16
60756	06/10/24	Reconciled		06/30/24	13191	MANAGEMENT ADVISORY SERVICES	PLANNING SVC MAY 2024	7,532.82
60757	06/10/24	Reconciled		06/30/24	18400	NAPAAUTO PARTS	SUPPLIES	40.07
60758	06/10/24	Reconciled		06/30/24	16011(2)	PELLETREAU, ALDERSON & CABRAL	LEGAL SVCS MAY 2024	11,213.08
60759	06/10/24	Reconciled		06/30/24	16751	PFADT, INC.	SPLASHPAD REPAIR	312.50
60760	06/10/24	Reconciled		06/30/24	16192	PLACER COUNTY DOCUMENT	BUSINESS LIC. WINDOW ENVELOPES	271.34
60761	06/10/24	Reconciled		06/30/24	16821	PSOMAS	I&I MITIGATION/WWTP ALGAE	39,142.00
60762	06/10/24	Printed			18496	RIVER CITY RENTALS	FLAG POLE AT SHERIFF BLDG	325.00
60763	06/10/24	Reconciled		06/30/24	19037	SAFE SIDE SECURITY	CORP YARD SECURITY JUNE 24	155.00
60764	06/10/24	Reconciled		06/30/24	19037	SAFE SIDE SECURITY	WWTP SECURITY JUNE 2024	95.00
60765	06/10/24	Reconciled		06/30/24	19743	WILLIAM STOCKWIN	COLFAX CONNECTION JUNE 24	300.00
60766	06/10/24	Reconciled		06/30/24	21560	US BANK CORPORATE PMT SYSTEM	SUPPLIES	1,892.35
60767	06/10/24	Reconciled		06/30/24	22106	VAN GRONINGEN & ASSOCIATES	FINANCIAL SVCS MAY 24	2,966.25
60768	06/10/24	Reconciled		06/30/24	22134	VISION QUEST	TECH SUPPORT JULY 2024	3,800.00
60769	06/10/24	Reconciled		06/30/24	23169	WAVE BUSINESS SOLUTIONS	DEPOT PHONE	18.77
60770	06/10/24	Reconciled		06/30/24	23451	WOOD RODGERS	SEWER CONSOLIDATION APR 24	1,920.00
60771	06/17/24	Reconciled		06/30/24	01270	ADAMS ASHBY GROUP, INC.	CDBG LABOR COMPLIANCE MAY 24	5,500.00
60772	06/17/24	Reconciled		06/30/24	01270	ADAMS ASHBY GROUP, INC.	CDBG GENERAL ADMIN JUN 24	5,000.00
60773	06/17/24	Reconciled		06/30/24	01414	ALHAMBRA & SIERRA SPRINGS	WATER	38.97
60774	06/17/24	Reconciled		06/30/24	01448	AMERIGAS - COLFAX	LEAK REPAIR	392.24
60775	06/17/24	Reconciled		06/30/24	01448	AMERIGAS - COLFAX	SHERIFF OFFICE PROPANE	348.54
60776	06/17/24	Reconciled		06/30/24	01766	AT&T MOBILITY	CITY CELL PHONES	787.95
60777	06/17/24	Reconciled		06/30/24	2819	BIG BRAND TIRE & SERVICE	OIL CHANGE	53.38
60778	06/17/24	Reconciled		06/30/24	03160	CARTWRIGHT NOR CAL, INC.	ENG SVCS MAY 24	7,315.00
60779	06/17/24	Reconciled		06/30/24	3425	CINTAS	UNIFORMS MAY 2024	571.28
60780	06/17/24	Reconciled		06/30/24	05221	EOSI - ENVIRONMENT OPERATING	WWTP CHEMICALS	9,248.44
60781	06/17/24	Reconciled		06/30/24	14859	GHD INC.	CDBG ROAD REHAB MAY 24	13,254.23
60782	06/17/24	Reconciled		06/30/24	07460	GOLD MOUNTAIN CALIFORNIA	ZONING PUBLIC NOTICE	400.00
60783	06/17/24	Reconciled		06/30/24	07460	GOLD MOUNTAIN CALIFORNIA	SHORT TERM RENTAL NOTICE	200.00
60784	06/17/24	Reconciled		06/30/24	08070	HANSEN BROS. ENTERPRISES	CDBG ROAD REHAB	142,059.33
60785	06/17/24	Reconciled		06/30/24	09455	INLAND BUSINESS SYSTEMS	COPY MACH LEASE Q3 23/24	5.63
60786	06/17/24	Reconciled		06/30/24	14356	NORTHERN CALIFORNIA GLOVE	WWTP SUPPLIES	70.69
60787	06/17/24	Reconciled		06/30/24	16751	PFADT, INC.	SPLASHPAD REPAIR	319.97
60788	06/17/24	Reconciled		06/30/24	16035	PG&E	ELECTRICITY MAY 24	22,805.76
60789	06/17/24	Reconciled		06/30/24	16190	PLACER COUNTY DEPARTMENT OF	FY 23/24 TRANSIT SVCS	4,037.08
60790	06/17/24	Reconciled		06/30/24	16200	PLACER COUNTY SHERIFF DEPT.	Q4 FY 23/24 SHERIFF SVCS	230,372.00
60791	06/17/24	Reconciled		06/30/24	16040	PURCHASE POWER	POSTAGE REFILL	1,017.00
60792	06/17/24	Printed			18111	RARE EARTH LANDSCAPE MATERIALS	GRASS SEED	365.44

Check Register Report

Item 3B

Date: 07/01/2024

Time: 5:02 pm

Page: 2

CITY OF COLFAX

BANK: US BANK

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
US BANK Checks								
60793	06/17/24	Reconciled		06/30/24	01790	SIERRA OFFICE PRODUCTS	OFFICE SUPPLIES	218.99
60794	06/17/24	Reconciled		06/30/24	23169	WAVE BUSINESS SOLUTIONS	CITY HALL PHONES	215.63
60795	06/17/24	Reconciled		06/30/24	18883	WAXIE SANITARY SUPPLY	SUPPLIES	81.48
60796	06/17/24	Reconciled		06/30/24	23301	WESTERN PLACER WASTE	SLUDGE REMOVAL MAY 2024	795.91
60797	06/17/24	Reconciled		06/30/24	23450	WINNER CHEVROLET, INC.	WWTP TRUCK MAINT	86.59
60798	06/17/24	Reconciled		06/30/24	23453	WM LYLES	ALGAE REDUCTION MAY 24	439,367.65
60799	06/26/24	Printed			01142	4LEAF, INC.	PW SUPERVISOR TRAINING	1,480.00
60800	06/26/24	Reconciled		06/30/24	1340	AHRE, AMANDA	CNTY FILING/ELECTION TRAINING	129.98
60801	06/26/24	Printed			01424	ALL PRO BACKFLOW	ANNUAL BACKFLOW TESTING	1,105.00
60802	06/26/24	Printed			01448	AMERIGAS - COLFAX	CITY HALL PROPANE	124.81
60803	06/26/24	Printed			01448	AMERIGAS - COLFAX	CITY HALL PROPANE	17.34
60804	06/26/24	Printed			01448	AMERIGAS - COLFAX	SHERIFF DEPT PROPANE	12.86
60805	06/26/24	Printed			02054	BANNER BANK	I&I CONSTRUCTION MAY 2024	15,557.50
60806	06/26/24	Printed			3158	CARROT-TOP INDUSTRIES, INC.	FLAGS	253.76
60807	06/26/24	Printed			03401	CHOICE BUILDER	PREMIUMS JULY 2024	920.37
60808	06/26/24	Printed			3475	CLARK PEST CONTROL	PEST CONTROL	537.00
60809	06/26/24	Printed			04592	DACOMM	WWTP INTERNET JULY 2024	103.45
60810	06/26/24	Printed			06278	FRONTIER COMMUNICATIONS	WWTP PHONE	273.90
60811	06/26/24	Printed			07570	GRAINGER	WWTP SUPPLIES	24.57
60812	06/26/24	Printed			07570	GRAINGER	WWTP SUPPLIES	744.22
60813	06/26/24	Printed			08159	HILL BROTHERS CHEMICAL CO.	WWTP CHEMICALS	5,188.76
60814	06/26/24	Printed			08660	HUNT AND SONS, LLC	FUEL	624.98
60815	06/26/24	Printed			13184	MAINSTREAM UNLIMITED LLC	WORKPLACE VIOLENCE TRAINING	850.00
60816	06/26/24	Printed			13239	MCGUIRE & HESTER	I&I CONSTRUCTION MAY 2024	140,017.50
60817	06/26/24	Printed			16300	PCWA -PLACER COUNTY	WATER	1,837.07
60818	06/26/24	Printed			16200	PLACER COUNTY SHERIFF DEPT.	BOOKING FEES MAY 2024	928.00
60819	06/26/24	Printed			16840	PYROGUYS INC	3rd of July Fireworks 2024	10,000.00
60820	06/26/24	Printed			19591	SECURITAS TECHNOLOGY	DEPOT SECURITY Q1 FY 24/25	167.34
60821	06/26/24	Printed			23169	WAVE BUSINESS SOLUTIONS	CORP YARD INTERNET	67.87
60822	06/26/24	Printed			23169	WAVE BUSINESS SOLUTIONS	CITY HALL INTERNET	159.90
60823	06/26/24	Printed			18883	WAXIE SANITARY SUPPLY	SUPPLIES	98.20
60824	06/26/24	Printed			18883	WAXIE SANITARY SUPPLY	SUPPLIES	474.81

Total Checks: 78 **Checks Total (excluding void checks): 1,182,144.14**

Total Payments: 78 **Bank Total (excluding void checks): 1,182,144.14**

Total Payments: 78 **Grand Total (excluding void checks): 1,182,144.14**



Staff Report to City Council

FOR THE JULY 24, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Ron Walker, City Manager
Subject: Change of Council Committee Assignments

Budget Impact Overview:

N/A:	Funded:	Un-funded:	Amount: \$0	Fund(s):
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RECOMMENDED ACTION: Review and approve any changes in City Council Committee Assignments for 2024.

Summary/Background

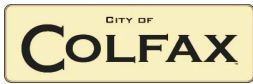
At the January 24, 2024 City Council Meeting, assignments for Council Members, staff, and the public to serve on the boards of local agencies, advisory boards, and committees within the surrounding areas were made.

At the July 10, 2024 Council meeting, Councilmember Burruss asked that Councilmember McCully be reassigned from the alternate position to the primary representative committee member, serving on the Sacramento Area Council of Governments (SACOG) board, and Councilmember Burruss is reassigned from the primary representative to the alternate.

The form 806 will be updated after any change in assignments.

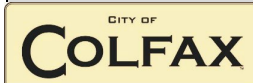
Attachments:

1. Mayor’s 2024 Council Committee Assignments as Approved 1/24/2024



2024 Committee Assignment List – AS APPROVED 1/24/2024

External Board/Committee	Colfax Representative	Meeting Information	Meeting Location	Reimbursement/ Stipend
Placer County Economic Development Board (PCEDB)	Larry Hillberg Alt: Kim Douglass	11:30AM 3rd Thursday 4x/yr Jan/Apr/July/Sept	Auburn City Hall, 1225 Lincoln Way Room 10 and via ZOOM	No Stipend
Weimar, Applegate, Colfax/Municipal Advisory Council (WAC/MAC)	Larry Hillberg Alt: Kim Douglass	6:00PM 3rd Wednesday every other month - Jan/Mar/ay/July/Sept/Nov	Colfax City Hall	No Stipend
Sacramento Area Council of Governments (SACOG) Board of Directors	Trinity Burruss Alt: Caroline McCully	9:30AM 3rd Thursday	Currently Zoom / then 1415 L. Street, Suite 300 Sacramento	\$100 Stipend
Placer County Air Pollution Control District (PCAPCD)	Caroline McCully Alt: Kim Douglass	2:30PM 2nd Thursday 6x/yr	BOS Chambers 175 Fulweiler Ave Auburn	\$100 Stipend
Placer Mosquito & Vector Control District (PMVCD)	Will Stockwin Alt. Larry Hillberg	4:30PM 3rd Monday / Every Month	2021 Opportunity Dr Roseville	\$100 Stipend
Project Go	Kim Douglass Alt. Sean Lomen	5:30PM 3rd Thursday	801 Vernon St Roseville	No Stipend
Placer County Transportation Planning Agency (PCTPA)	Trinity Burruss Alt: Sean Lomen	9:00AM 4th Wednesday / Every Month	BOS Chambers 175 Fulweiler Ave Auburn	\$100 Stipend
Local Agency Formation Commission	Trinity Burruss	4:00PM 2nd Wednesday / Every Month	BOS Chambers 175 Fulweiler Ave Auburn	\$100 Stipend
Solid Waste Task Force	Ron Walker Alt: Sean Lomen	9:00AM 1st Thursday 4x/yr Feb/May/Aug/Nov	CRDC Cypress Room, 2091 County Center Dr, Suite 170, Auburn	No Stipend
Placer Sierra Fire Safe Council	Sean Lomen Alt: Kim Douglass	6:00PM 4th Thursday / Every Month	City of Colfax Council Chambers Location TBD	No Stipend



2024 Committee Assignment List

External Board/Committee (Continued)	Colfax Representative	Meeting Information	Meeting Location	Reimbursement/ Stipend
Placer County Selection Committee	Mayor	Yearly		No Stipend
League of California Cities Sacramento Valley Division Liaison	Kim Douglass Alt: Sean Lomen	1st Meeting March 31, 2023 in person in Colusa 4x/yr Additional Meetings TBD		No Stipend

Bianchini Advisory Board	Kim Douglass Alt: Caroline McCully			No Stipend
Sierra Vista Community Center Liaison	Larry Hillberg Alt: Sean Lomen	6:00pm 3rd Wednesday	Community Center	No Stipend
Colfax Schools Liaison	Trinity Burruss Alt: Sean Lomen			No Stipend
Pioneer Community Energy	Sean Lomen Alt: Kim Douglass	3:00PM 3rd Thursday	2510 Warren Drive, Suite B Rocklin, CA 95677	No Stipend
Placer County Flood Control and Water Conservation District (Board of Directors)	Sean Lomen Alt: Caroline McCully	2nd Monday Monthly 4:00pm	Rocklin City Council Chambers 390 Rocklin Rd.	\$100 Stipend
Placer Regional Homelessness Action Plan Ad hoc	Sean Lomen Kim Douglass	As Needed		
Internal Board/Committee	Colfax Representative	Meeting Information	Meeting Location	Reimbursement/ Stipend
Colfax Bike Park	Kim Douglass Open	As Needed	To Be Determined	No Stipend
Colfax Skate Park	Sean Lomen Caroline McCully	As Needed	To Be Determined	No Stipend
Emergency Services	Trinity Burruss Sean Lomen	As Needed	To Be Determined	No Stipend
Council Policy Ad hoc	Caroline McCully Trinity Burruss	As Needed	To Be Determined	No Stipend
Youth Commission Selection Committee	Larry Hillberg Kim Douglass 2-Elementary Teachers 2-High School Teachers	TBD	City Hall, Colfax Elementary, Colfax High School	No Stipend
Colfax Youth Commission	5 Students (3-High Schoolers, 2 Sixth-Eighth Graders)	Once per month	Colfax Elementary School	TBD
Private Development Service Fees Ad Hoc Committee	Trinity Burruss Kim Douglass	Once per month	To Be Determined	TBD
Revitalization of Historic Downtown Colfax Ad Hoc Committee	Sean Lomen Larry Hillberg	As Needed	To Be Determined	TBD

Shady Glen Sewer Integration Project	Trinity Burruss Caroline McCully	As Needed	To Be Determined	TBD
Caboose Relocation Ad Hoc	Caroline McCully Larry Hillberg	As Needed	To Be Determined	TBD
City Attorney Ad Hoc	Trinity Burruss Sean Lomen	As Needed	To Be Determined	TBD



Staff Report to City Council

FOR THE JULY 24, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Kathy Pease, AICP, Planning Consultant
Subject: O'Reilly Auto Parts Store Design Review Permit

N/A:	Funded: ✓	Un-funded:	Amount:	Fund(s): Planning Fees
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RECOMMENDED ACTION: Conduct a public hearing, discuss, and adopt resolution __-2024 for Application DP 24-01 Design Review Permit to allow construction of an O'Reilly Auto Parts Store located at 781 S Auburn Street.

PROJECT NOTICE This hearing has been noticed in accordance with the requirements of California Planning and Zoning Law, Title 17, Chapter 65000, Government Code, as amended.

PROJECT SUMMARY:

Project Title: O'Reilly Auto Parts Project
 Applicant/Owner: Rajinder Singh/Colfax Hospitality Partners, LLC
 Location: 781 S Auburn Street
 Land Use (existing): Vacant
 Surrounding Uses:
 North: Commercial and Whitcomb Avenue
 South: Best Western
 East: S Auburn Street, I-80
 West: Dental Office
 Assessor Parcel No: 100-230-062-000
 Zoning District: CR – Retail Commercial
 General Plan: Commercial

SURROUNDING LAND USES AND SETTING:

The project site is located on the west side of South Auburn Street, west of Interstate 80, south of Whitcomb Avenue. The Best Western hotel is immediately south of the project, commercial is located to the north, and a dental office is located to the west Residential is located west of the dental office. The site is vacant and slopes to the east and south.

PROJECT DESCRIPTION:

The applicant is proposing to construct a 6,890 square foot O'Reilly Auto Parts store, on a 0.768-acre site. The use would be retail which is an allowed use in the C-R commercial zoning district.

Materials

The building exhibits the O'Reilly corporate building type: building materials include a clay masonry exterior with precast stone Eldorado stone accents and brick. Brick would be on the upper two-thirds of the building façade and stone veneer is at the bottom for accent. The roof is flat with metal roofing materials. Column

parapets provide some interest along the wall plane (see Attachment 2, Project Exhibits). The project will face Interstate 80 and will be visible.

Paints

The building includes Sherwin Williams colors, specifically Sandblast and is accented with Positive Red. The brick would be painted Dove Gray Velour.

Grading

The site slopes at an approximately 6% grade from north to south. The site will be graded to provide a more even building area and will be designed to balance the earthwork on the site. Retaining walls would be provided at the corner of Whitcomb and Auburn.

Access

The main access to the site will be from a new driveway on S Auburn Street on the southern end of the property. Access will also be provided to the rear of the project site from Whitcomb. There is a 25-foot access easement that will be maintained through the rear of the property that connects with the adjacent Best Western Hotel.

The project plan also includes new curbs, gutters, and sidewalks along the property frontage of South Auburn Street. The existing sidewalk on Whitcomb will be maintained.

Parking

Per the City's municipal code, one parking space is required per 500 square feet of retail space, therefore, the project requires 14 spaces, and 25 spaces are proposed including one ADA accessible which exceeds the City's standards.

Landscaping

The project includes a landscaping plan with planted islands and perimeter trees, shrubs, and ground cover, as well as planting along South Auburn Street. Ornamental trees include Hawthorne and Ash, and shrubs include mountain mahogany shrubs, deer grass, and ornamental flowers such as Mexican Evening Primrose, among others. Area lighting and fire hydrants are placed as required.

Utilities

A drainage plan calls for collection stormwater runoff on-site and through the storm interceptor to the existing storm drain for the project area.

New water and sewer connections would be required.

PROJECT ANALYSIS:

General Plan/Zoning Consistency:

The General Plan designation for the subject property is Commercial.

The project is zoned Commercial Retail (C-R).

The proposed project is in compliance with the City of Colfax General Plan and Zoning Code for setbacks, height, and design.

In the C-R Zoning District there are no required setbacks for the front or sides, and a ten-foot setback is required for the rear. The proposed building is setback 50-feet from S Auburn Street and 14-feet from Whitcomb Avenue, and 30-feet from the rear.

The maximum height allowed is 30 feet and the proposed building is one-story with a height of 22 feet.

Architecture – As illustrated in the project plans the project is generally compatible with the development in the vicinity.

Site Design:

- Neighborhood Compatibility – With the site located on South Auburn Street the project will be directly visible from Interstate 80 to the east. While it will be visible it is consistent with other developments in the vicinity and would not be detrimental to the aesthetics of the area. The project site is adjacent to the Dollar Store to the north, the Best Western Hotel to the south, and professional offices and multi-family residences to the northwest. No residential uses of the site. Overall, the project is compatible with the surrounding land uses.
- Parking – The parking plan for the project, as described herein, is in conformance with the parking requirements of City Municipal Code.
- Signage – The project proposes a wall sign and a monument site. A Sign Permit Application will be submitted to the City for approval prior to installation.
- Landscaping – the site plan submitted with the application is compatible with the retail use and surrounding neighborhood. The proposed trees and shrubs will provide color, shade, and accents to the site.

Project Review by Outside Agencies:

The proposed map, site plan, and project description were submitted to interested/affected outside agencies for informal consultation. Comments received include the following:

- Placer County Water Agency sent a letter confirming that water service would need to be extended to the site from nearby existing infrastructure.

ENVIRONMENTAL ANALYSIS:

CEQA Guideline Section 15332 identifies the Class 32 categorical exemption for projects characterized as in-fill development. This exemption is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. There is no reasonable possibility that the project would have a significant effect on the environment.

FISCAL

The Project was funded by the Applicant with Planning Fees through the Design Review Permit Application process.

STAFF RECOMMENDATION:

Staff recommends the City Council adopt the attached Resolution ___-2024 to Approve the Design Review Permit to allow construction of a one story 6,800 retail building.

Attachments

1. Resolution No ___-2024
2. Project Exhibits
 - a. Site Plan
 - b. Elevations
 - c. Landscaping Plan
 - d. Grading Plan
 - e. Colors and Materials

City of Colfax

City Council

Resolution No. __-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLFAX APPROVING DESIGN REVIEW PERMIT DP 24-01 TO ALLOW FOR THE CONSTRUCTION OF AN O'REILLY AUTO PARTS STORE LOCATED AT 781 S AUBURN STREET

WHEREAS, an application has been filed by the O'Reilly Auto Parts Corporation for a Design Review Permit to construct a 6,890 square-foot retail commercial building on a vacant 0.768-acre site in the C-R (Retail Commercial) zone at the northeast corner of S Auburn Street and Whitcomb Avenue.

WHEREAS, on July 24, 2024, the City Council held a duly noticed public hearing and at the time considered all testimony, written and oral; and

WHEREAS, the City Council of the City of Colfax does hereby resolve, find and determine and order as follows:

SECTION 1: the above recitations are true and correct and are incorporated herein by this reference.

SECTION 2: The Colfax Municipal Code authorizes the City Council to grant a Design Review Permit (DP 24-01) upon making certain findings. The City Council made the following findings for the project:

Findings:

- 1. The project as approved allows beneficial use to be made of the site for development, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands, and water courses, and provides adequate drainage for the project.*

The proposed project will allow for retail uses that support local residents and businesses and is designed to meet the natural features of the property.

- 2. The project site design as approved provides access, vehicle parking, vehicle, pedestrian and bicycle circulation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the general plan and the design guidelines established for that zone district.*

Site distance on S Auburn Street from the proposed entrance to the site is adequate, as analyzed in the Traffic Study dated May 17, 2024, prepared by TJKM, traffic consultants. Adequate parking, and pedestrian and bicycle access is sufficient. The proposed landscaping, lighting, sidewalks, curbs and gutters and storm drain facilities are consistent with City standards.

- 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the general plan and the design guidelines established for that zone district.*

The proposed architecture, colors and materials and height and bulk of the proposed one-story building is similar to other retail uses in the vicinity, consistent with the General Plan and Zoning District.

- 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*

The proposed trash enclosure is located adjacent to the southern boundary of the site and will be screened with building materials similar to the proposed building and landscaping. The proposed landscape plan is consistent with the Design Guidelines.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Colfax approves the Design Review Permit DP 24-01.

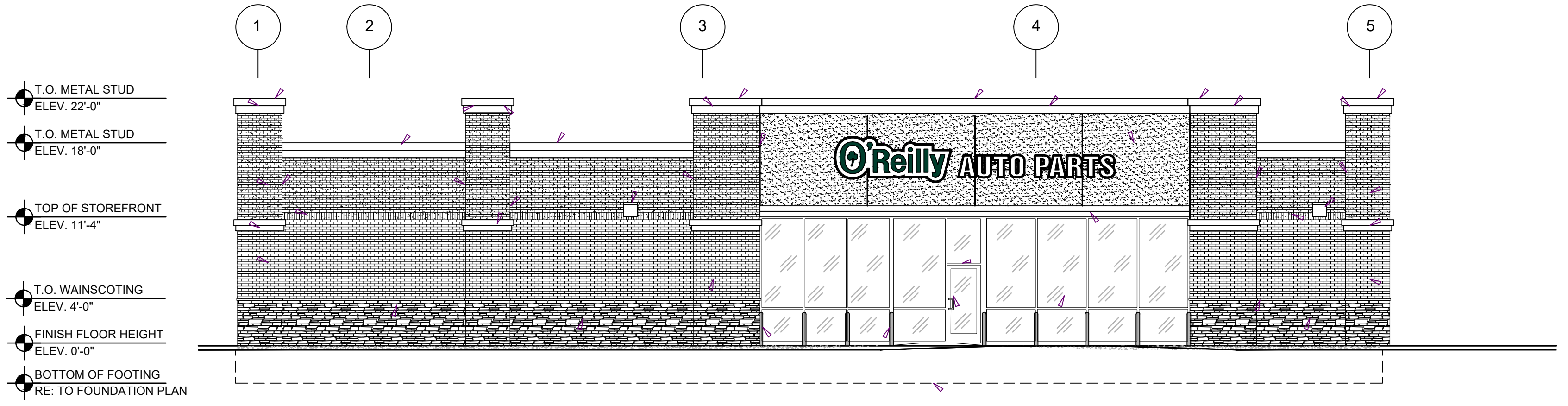
THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED at the Regular Meeting of the City Council of the City of Colfax held on the 24th day of July 2024 by the following vote of the Council:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

Kim Douglass, Mayor

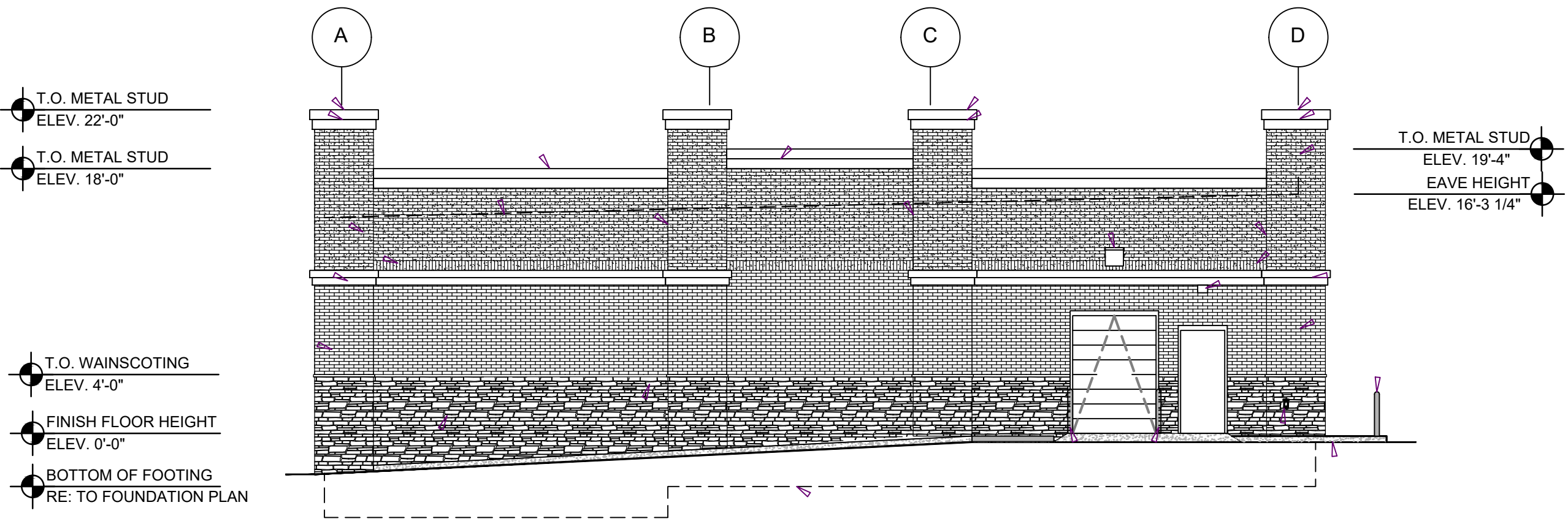
ATTEST:

Amanda Ahre, City Clerk



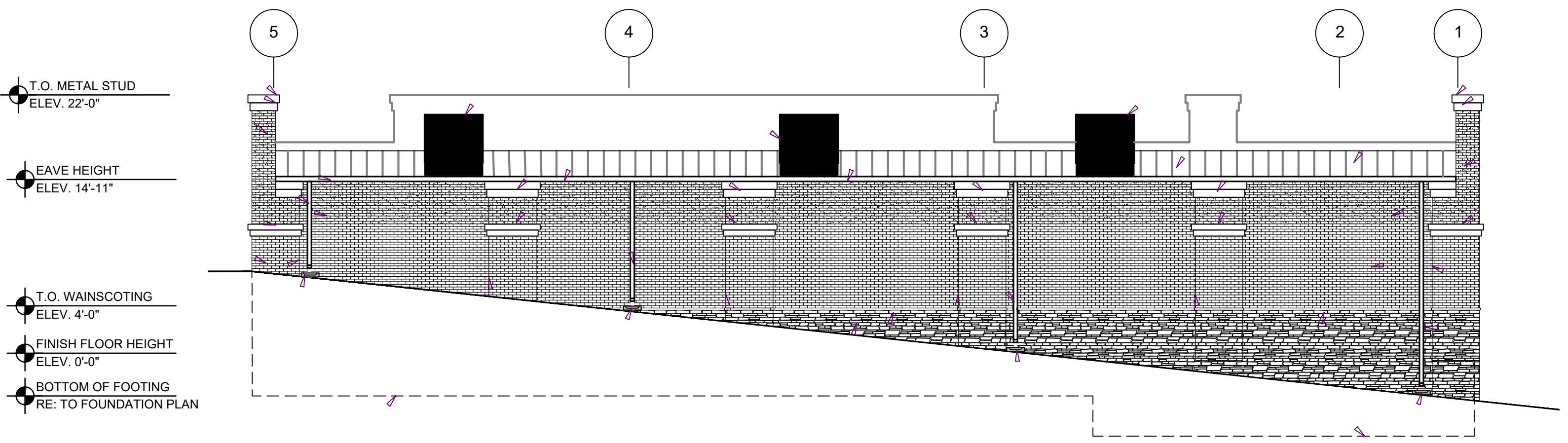
1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



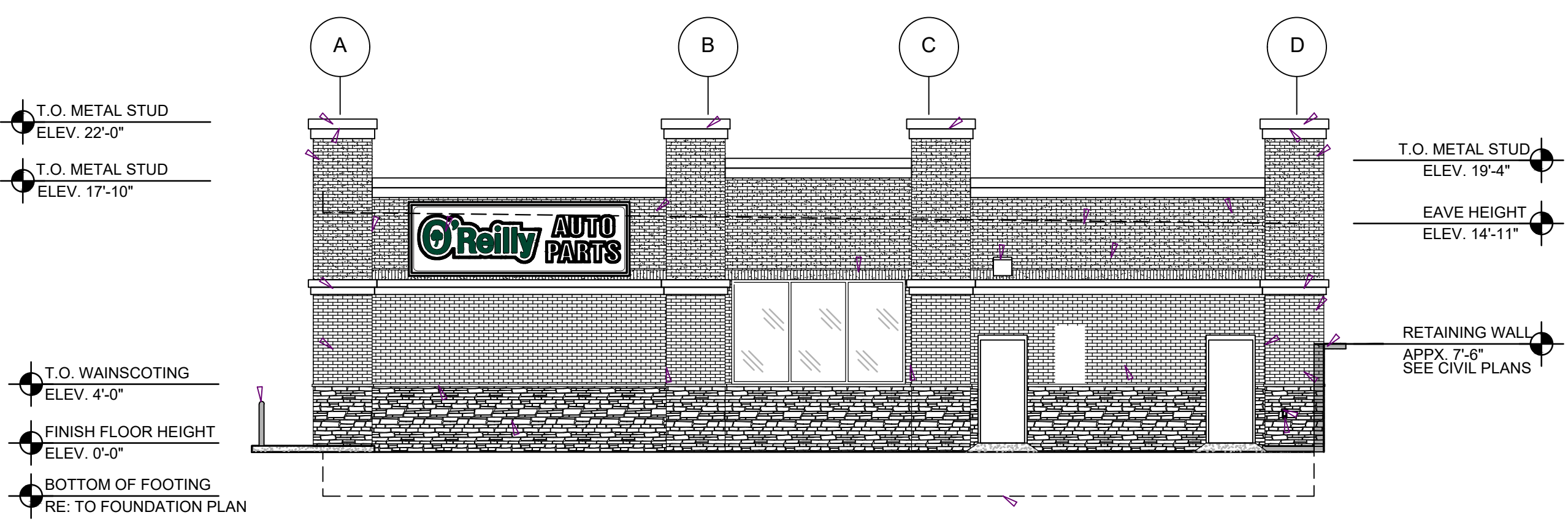
2 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION
OR PERMIT

ARCHITECT OF RECORD
ABBYE BOBBETT
ARCHITECT LICENSE NUMBER
C-39034; EXP 12/31/25
SHEETS BEARING THIS SEAL ARE
AUTHENTICATED. RESPONSIBILITY FOR
ALL OTHER PLANS, SPECIFICATIONS
OR INSTRUMENTS ARE DISCLAIMED.

ABBYE N. BOBBETT,
ARCHITECT

PROJECT:
O'REILLY AUTO PARTS STORE
781 S. AUBURN ST.
COLFAX, CA 95713

EXTERIOR ELEVATIONS

O'Reilly AUTO PARTS
CORPORATE OFFICES
293 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: **RAGV** CHECKED BY: **JC**
DATE: **01/18/24**
REVISION:
PROJECT NUMBER: **23333-CFX**

SHEET NUMBER
A2.1

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LANDSCAPE AREA

PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEARLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE NEEDED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. FILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING OBTAIN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
 - DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 85 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

TOPSOIL NOTES

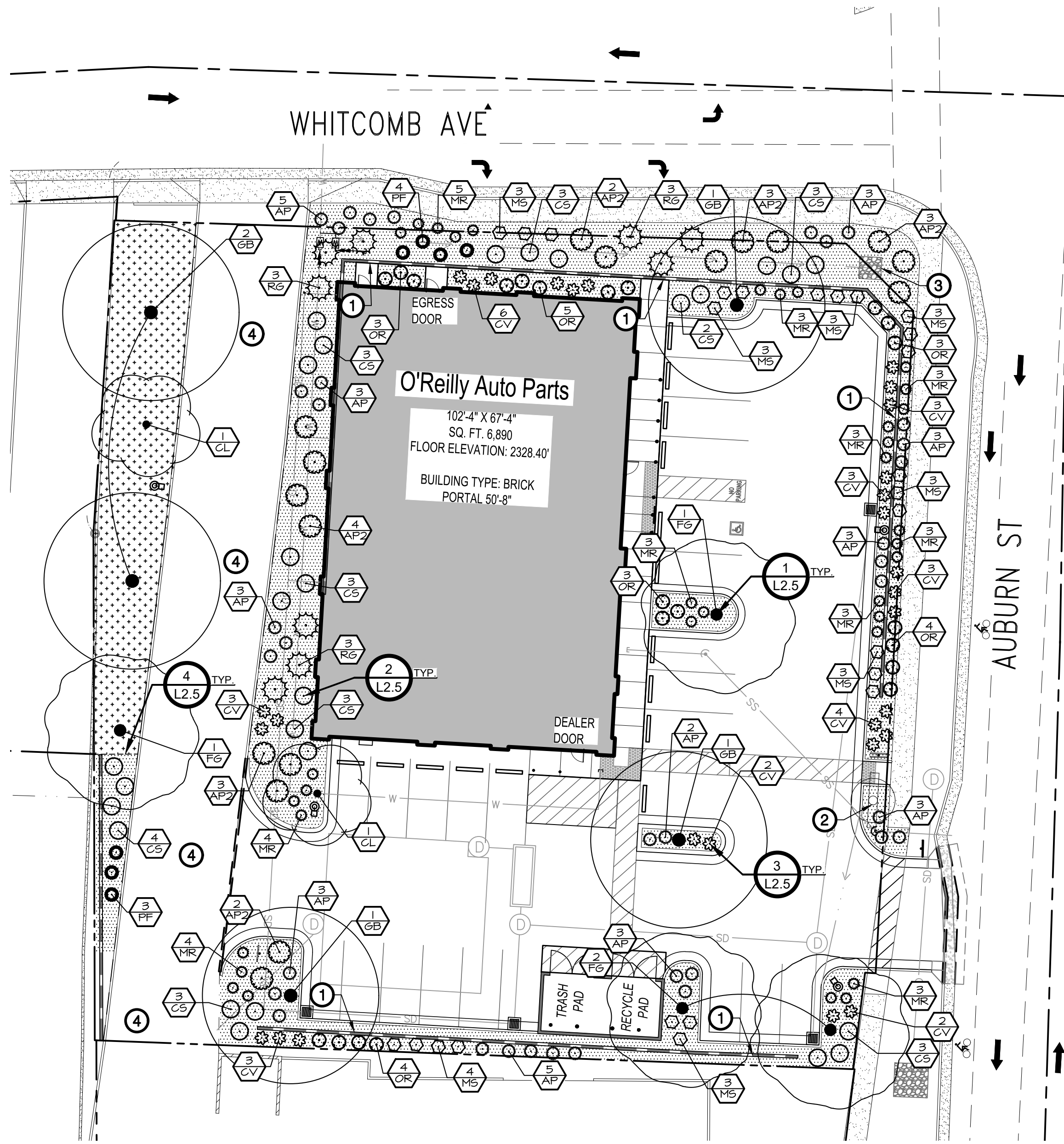
- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACT TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

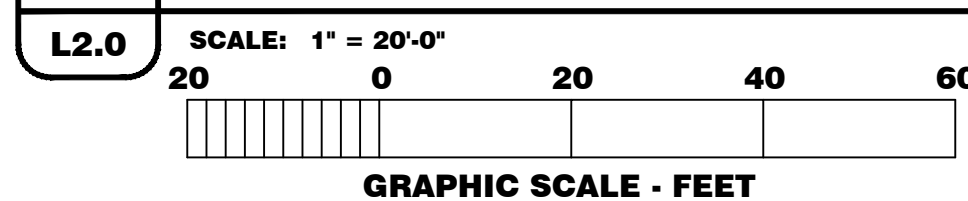
- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUNDUP (CONTACT HERBICIDE) OR APPROVED EQUAL. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF ROUNDUP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) BARK MULCH. SUBMIT SAMPLE FOR ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, NEEDED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.



1 LANDSCAPE PLAN

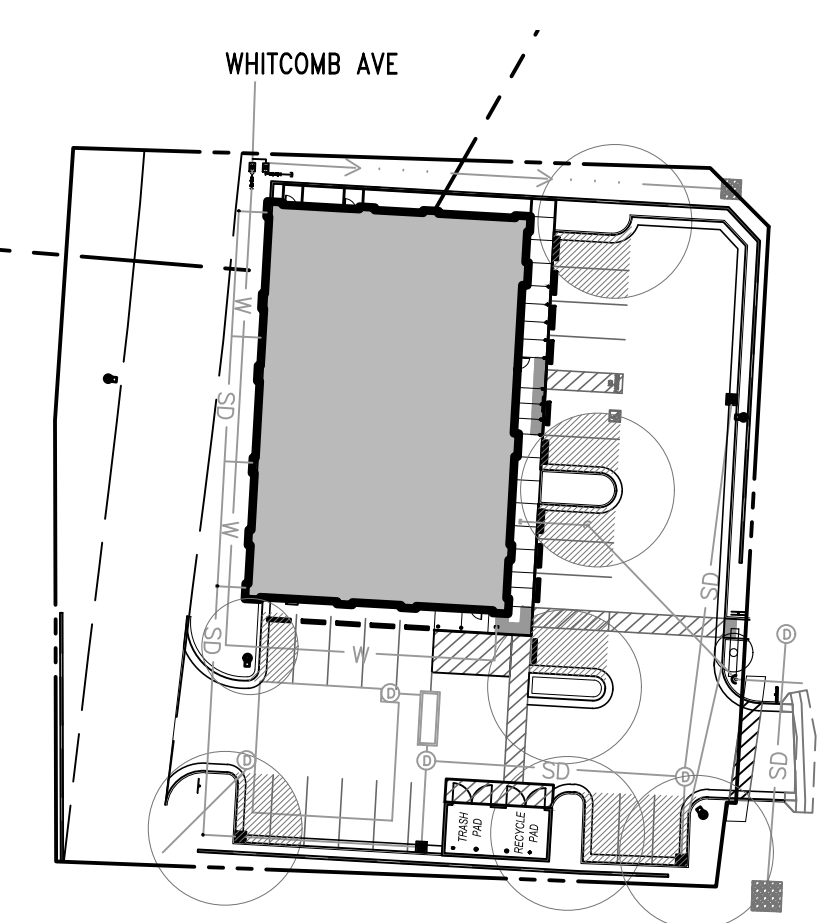


SHADING LEGEND



SHADING REQUIREMENTS

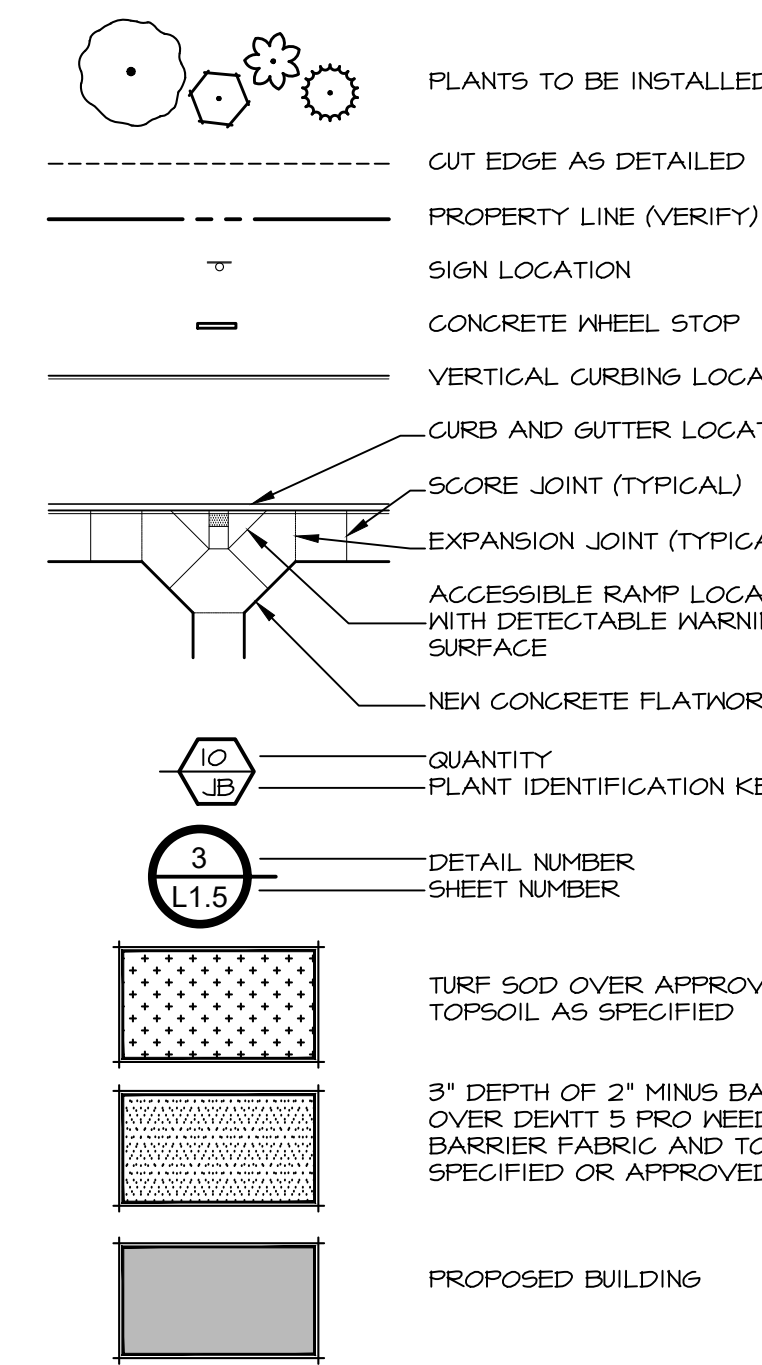
Category	REQUIRED	PROVIDED
Parking Lot Requirements:	50%	34%
50% TO BE SHADED (4543 SF TOTAL)	OR 2246 SF	OR 1556 SF
Parking Lot Requirements w/ New Parking Islands:	50%	50%
50% TO BE SHADED (4221 SF TOTAL)	OR 2110 SF	OR 2112 SF



2 PARKING LOT SHADE PLAN



LANDSCAPE LEGEND



LANDSCAPE REQUIREMENTS

Requirements:	TREES REQ'D	TREES PROVIDED
1 TREE / 10 PARKING STALLS	3	6

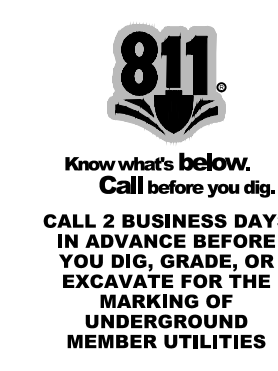
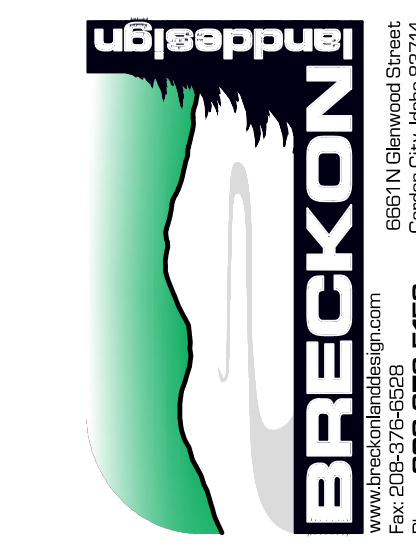
CALLOUT LEGEND

- SOLDIER PILE WALL, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- MONUMENT SIGN.
- PROPOSED COBBLE, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- 25' ANTICIPATED ACCESS EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS
TREES							
CL		2	Crataegus x lavallei	Lavalle Hawthorn	2" Cal. B4B	30' X 25' W	LOW
FG		4	Fraxinus velutina 'Sabra'	Velvet Ash	2" Cal. B4B	40' X 35' W	LOW
EB		5	Ginkgo biloba	Maidenhair Tree	2" Cal. B4B	60' X 40' W MALE ONLY	LOW
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES							
AP		36	Aristida purpurea	Purple Threeawn	1 gal.	3H X 3W	LOW
AP2		17	Artemisia x 'Pavils Castle'	Pavils Castle Artemisia	5 gal.	3H X 6W	LOW
CS		27	Cercocarpus betuloides 'blanchae'	Mountain Mahogany	5 gal.	12H X 4W	VERY LOW
CV		24	Coneopsis verticillata 'Moonbeam'	Moonbeam Tickseed	1 gal.	2H X 3W	LOW
MS		25	Monarda sheltanii	Coyote Mint	2 gal.	2' X 3' W	VERY LOW
MR		34	Muhlenbergia rigens	Deer Grass	2 gal.	3' X 3' W	LOW
OR		22	Oenothera speciosa 'Rosea'	Mexican Evening Primrose	1 gal.	2H X 3W	LOW
PF		7	Pennisetum setaceum 'Burgundy Giant'	Burgundy Giant Fountain Grass	1 gal.	6H X 3W	LOW
R6		9	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	2H X 6W	LOW

- GULFAX, CALIFORNIA IS CLASSIFIED AS USDA ZONE 9A, AND IN THE CENTRAL VALLEY WUCOLS REGION.
- VEGETATION TYPE HAS BEEN DETERMINED BY THE WUCOLS IV PLANT TYPE DATA BASE.
- ANY TREE OR SHRUB SUBSTITUTION SHALL BE FROM THE WUCOLS PLANT DATABASE FOR THE CENTRAL VALLEY REGION AND WITH A LOW WATER WUCOLS WATER DEMAND.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF MINIMUM 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE ARE SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.
- A MINIMUM 2 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTED.



ARCHITECT OF RECORD
ARCHITECT LICENSE NUMBER
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PROJECT:
O'REILLY AUTO PARTS STORE
781 S. AUBURN ST.
COLFAX, CA 95713

ARCHITECT:
ABBYE N. BOBBETT,
ARCHITECT

LANDSCAPE PLAN



DRAWN BY: **CI** CHECKED BY: **JB**

DATE: **02/16/2024**

REVISION:

PROJECT NUMBER:
23333-CFX

SHEET NUMBER
L2.0



Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



ARCHITECT OF RECORD ARCHITECT LICENSE NUMBER SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

ABBYE N. BOBBETT, ARCHITECT

PROJECT: O'REILLY AUTO PARTS STORE 781 S. AUBURN ST. COLFAX, CA 95713

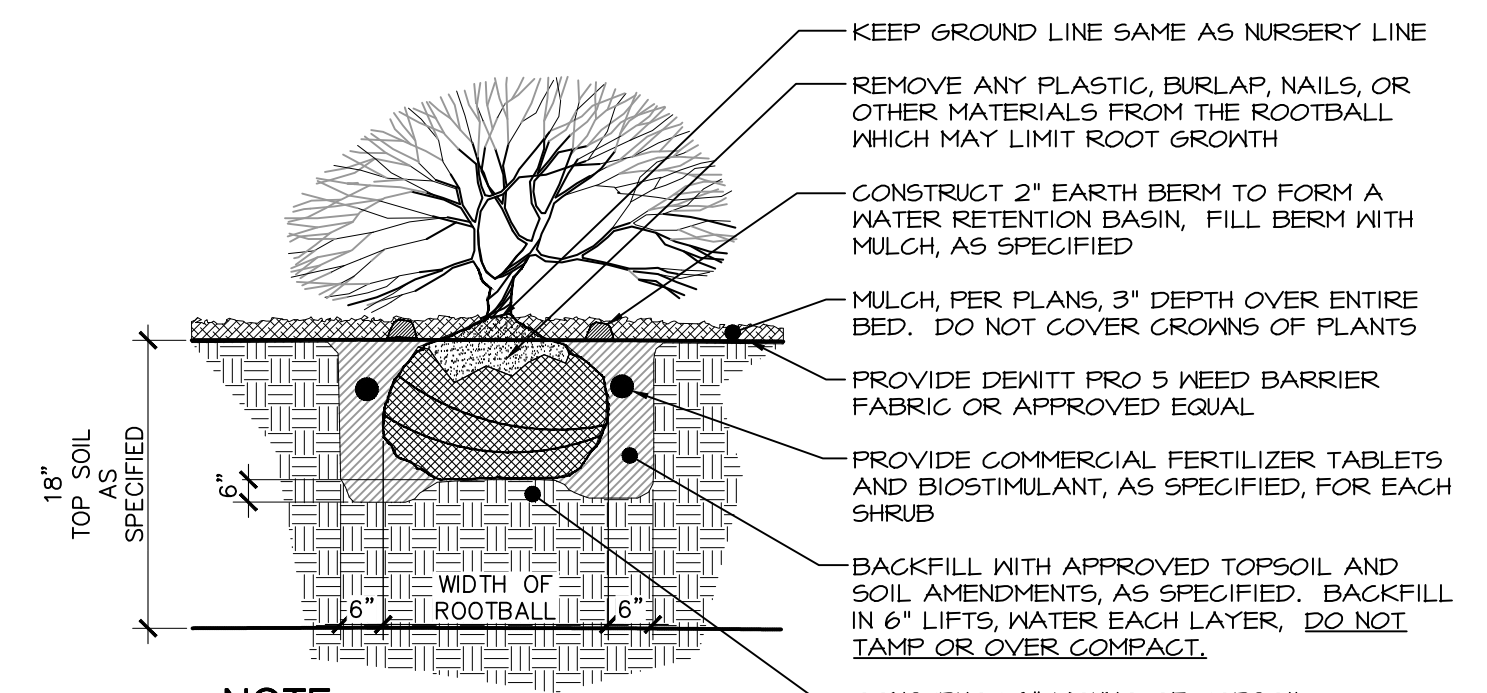
LANDSCAPE DETAILS

O'Reilly AUTO PARTS CORPORATE OFFICES 233 SOUTH PATTERSON SPRINGFIELD, MISSOURI 65802 (417) 862-2674 TELEPHONE

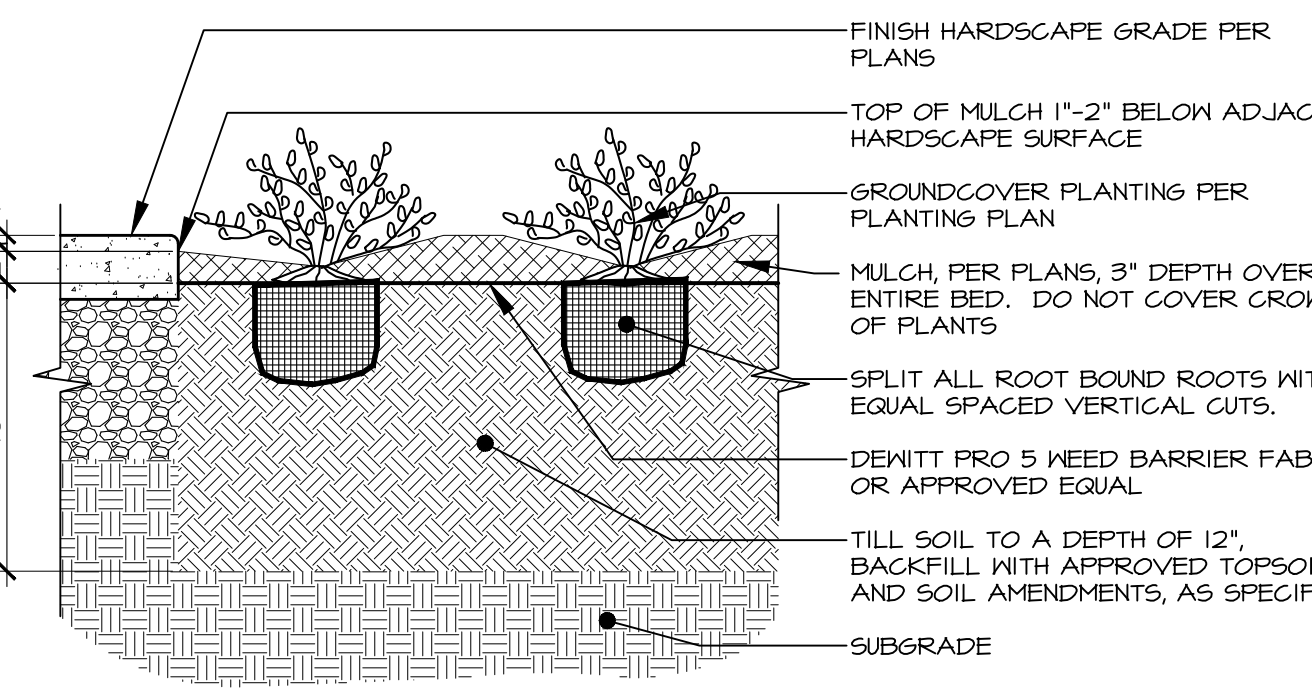
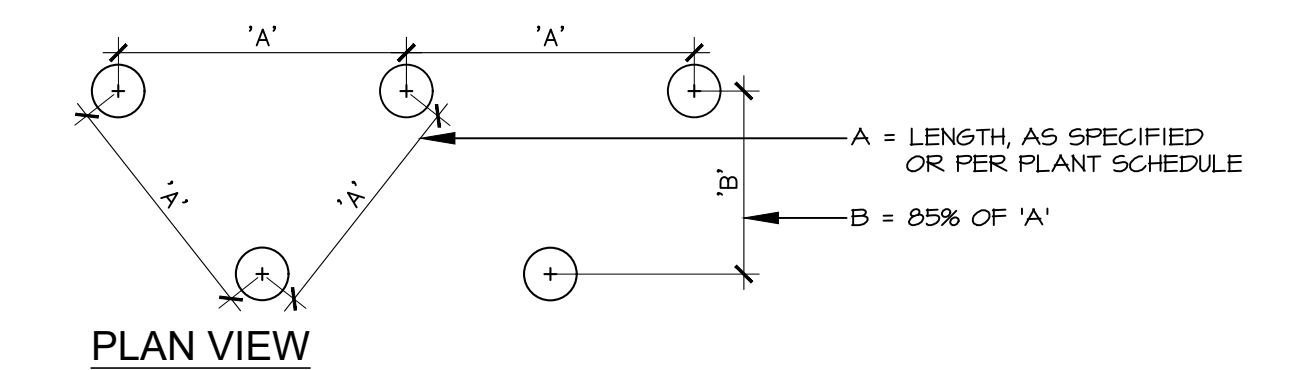
DRAWN BY: CI CHECKED BY: JB DATE: 02/16/2024 REVISION: PROJECT NUMBER: 23333-CFX SHEET NUMBER

L2.5

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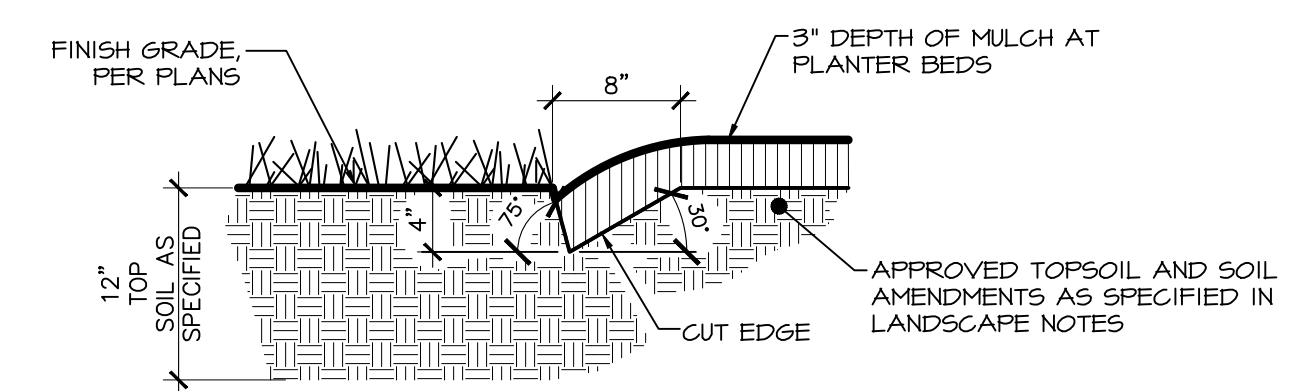


NOTE: 1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS. 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS. 2 SHRUB PLANTING NOT TO SCALE

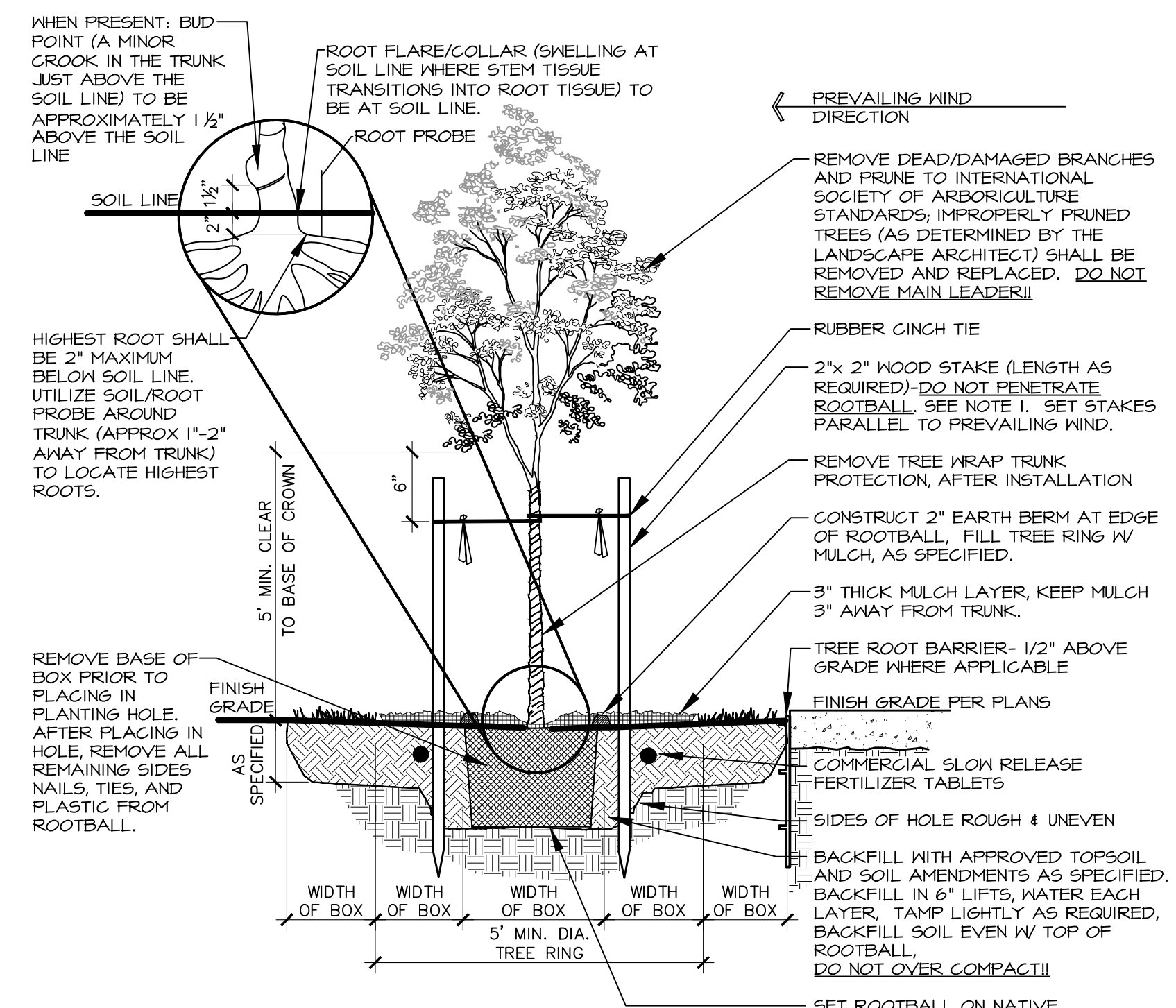


SECTION NOTES: 1. ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN. 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

3 PERENNIAL & GROUND COVER PLANTING Scale: 1/2" = 1'-0"

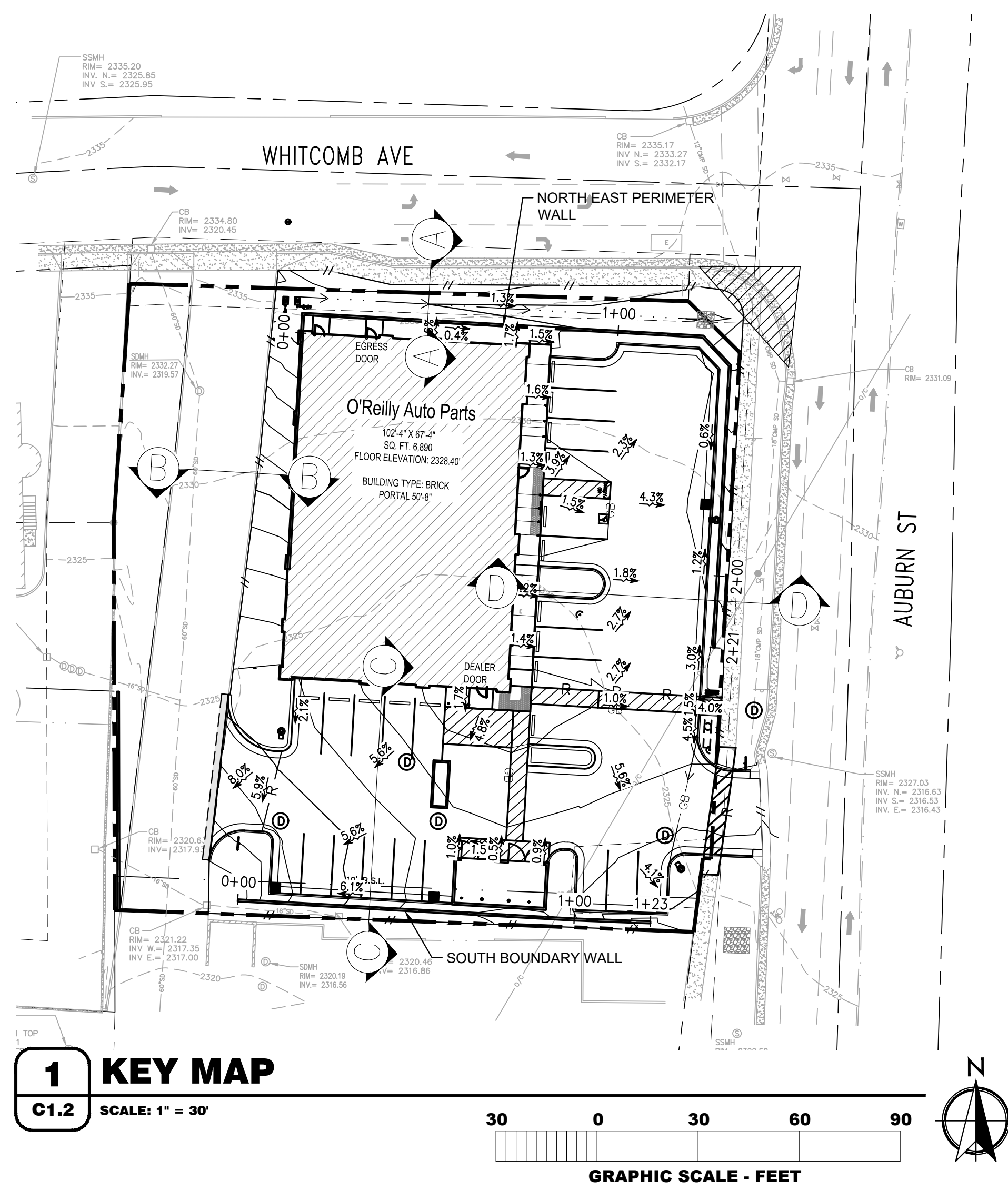


4 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) SCALE: 1/2" = 1'



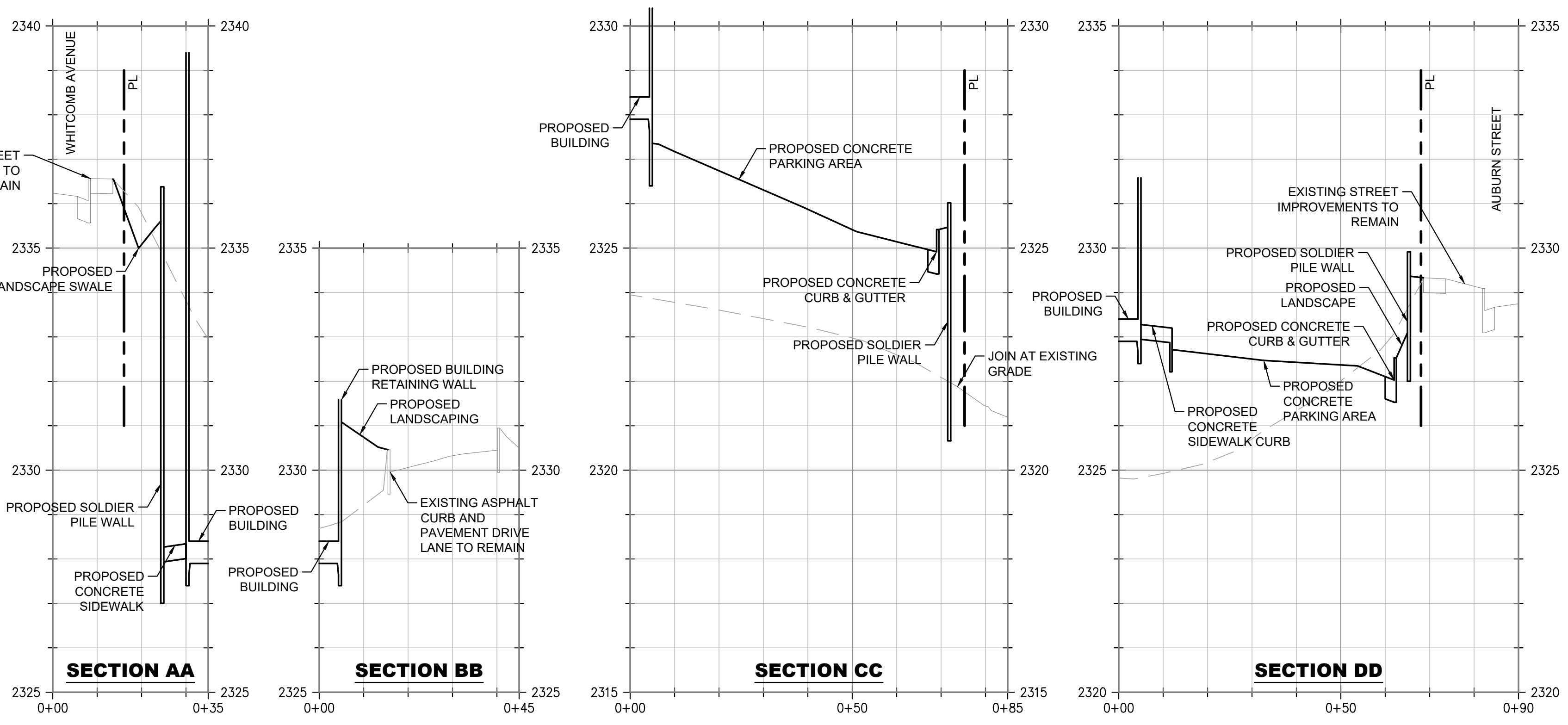
NOTES: 1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION... 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL. 4. WRAP RUBBER GINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS. 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. 7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL).

1 DECIDUOUS TREE BOX PLANTING NOT TO SCALE



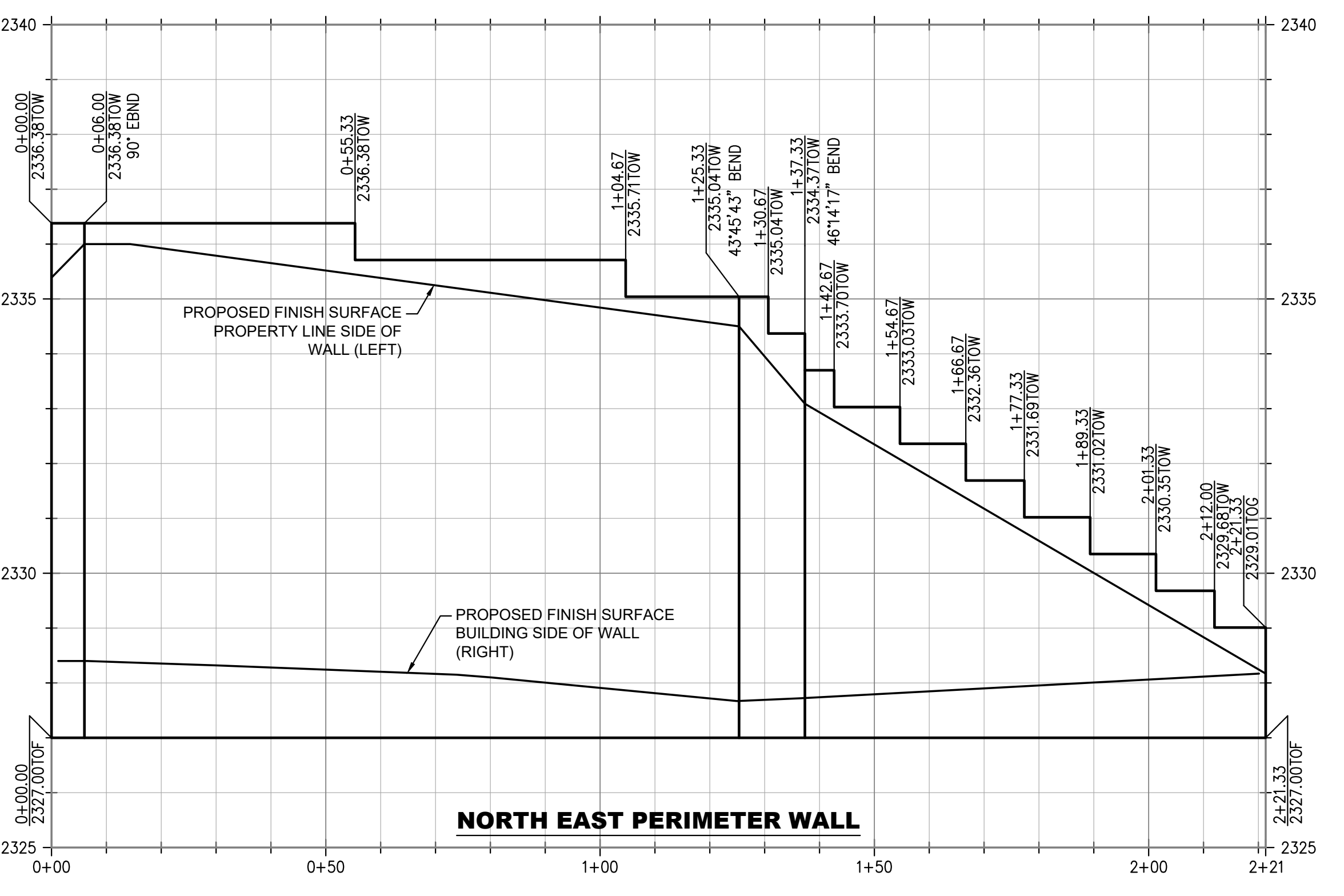
1 KEY MAP

C1.2 SCALE: 1" = 30'



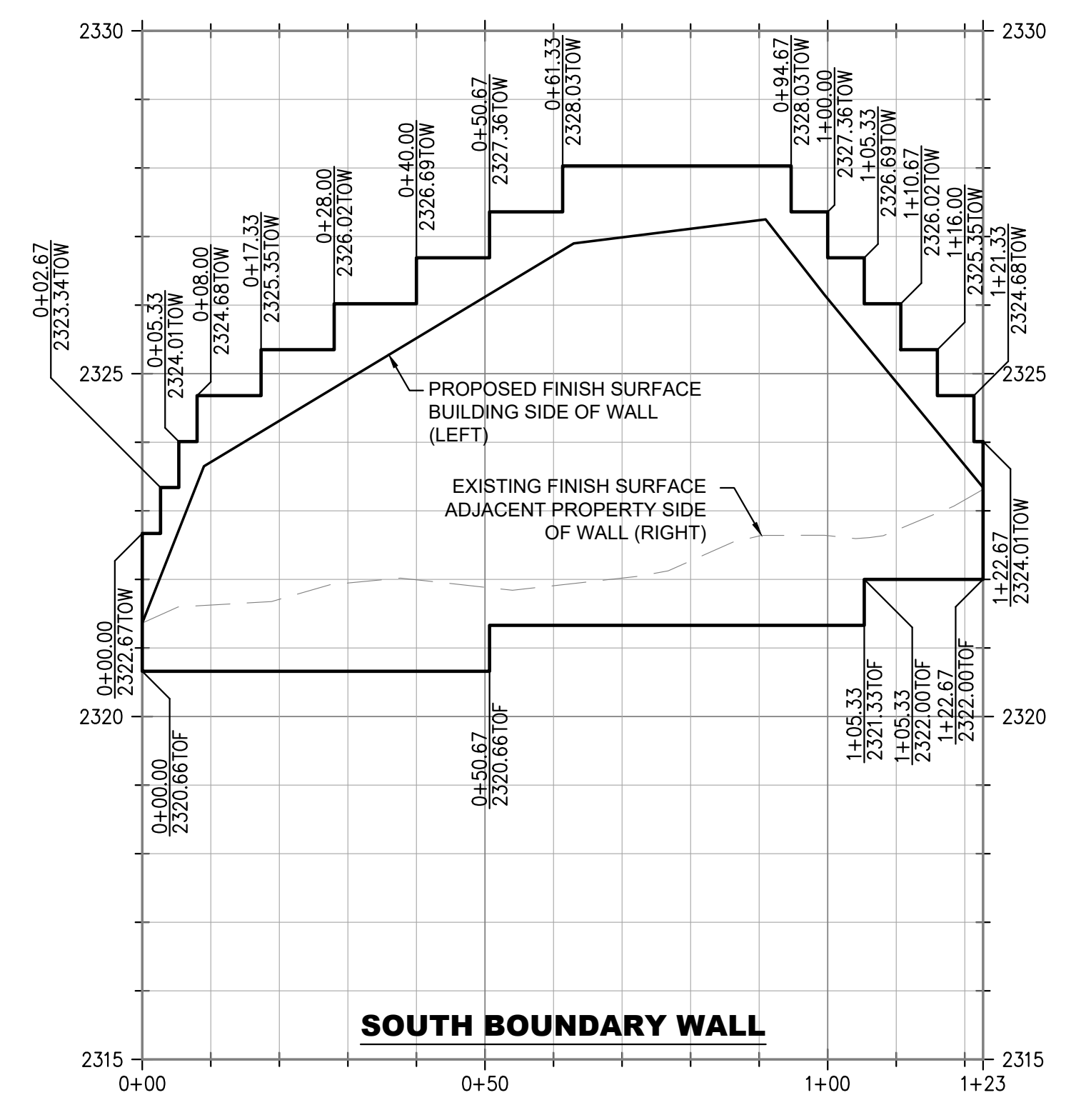
3 CROSS SECTIONS

C1.2 HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



2 RETAINING WALL PROFILE

C1.2 HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

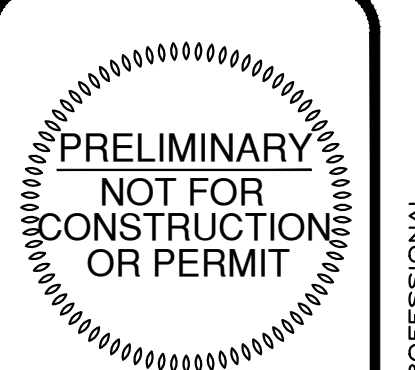


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JONATHAN ROMAGUERA, PE 7/31/15
DATE: 01/18/24
Dulles: Atlanta
Denver: Boise



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ABBYE N. BOBBETT,
ARCHITECT

PROJECT:
O'REILLY AUTO PARTS STORE
781 S. AUBURN ST.
COLFAX, CA 95713

SITE GRADING DETAILS



DRAWN BY:	CHECKED BY:
AC	JR
DATE:	1/18/24
REVISION:	
PROJECT NUMBER:	23333-CFX
SHEET NUMBER:	

C1.2

CFX- Color Elevations- UPDATED PDF



File Edit View Help



1 of 1 | [Pencil] [Eraser] [Lasso] [Text]



34%



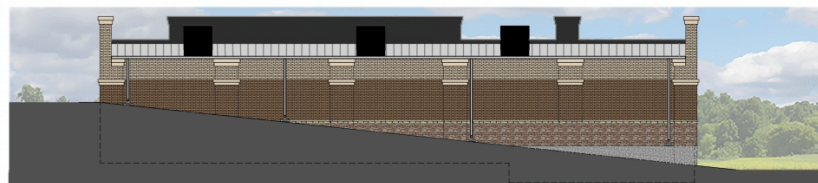
1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



2 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

Exterior Finish Legend



Store Front
Pre-Finished Aluminum
"Ivy" Efco
"Dark Ivy" Kawneer
"Interstate Green" Vista Wall



EIFS
Sherwin Williams "Positive Red" SW 6871
Texture: Sandblast



EIFS
Sherwin Williams "Softer Tan" SW6141
Texture: Sandblast



Brick
30 Dove Gray Velour
Running Bond



Brick
600 Oxford Brown Velour
Running Bond



Brick
30 Dove Gray Velour
Soldier



Standing Seam Roofing System
Galvalume



Gutter and Downspouts
Cool Birch White



Steel Doors and Frames
Factory Prime and Field Paint
Match Adjacent Masonry Color



Overhead Door
Factory Prime and Field Paint
Match Adjacent Masonry Color



Bollards
Field Prime and Paint



Eldorado Stone
Rustic Ledge Sawtooth



Staff Report to City Council

FOR THE JULY 24, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Kathy Pease, AICP, Planning Consultant
Subject: Torok Design Review Permit

Budget Impact Overview:

N/A:	Funded: ✓	Un-funded:	Amount:	Fund(s):	Planning Fees
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RECOMMENDED ACTION: Conduct a public hearing, discuss and adopt resolution No. __ 2024 for Application DP-2024-02 Design Review Permit to allow development of an industrial pre-fabricated building located at 1225 Highway 174.

PROJECT NOTICE This hearing has been noticed in accordance with the requirements of California Planning and Zoning Law, Title 17, Chapter 65000, Government Code, as amended.

PROJECT SUMMARY:

Project Title: Torok Design Review Permit
 Applicant/Owner: Timea Torok
 Location: 1225 Highway 174
 Land Use (existing): Vacant
 Surrounding Uses:
 North: JS West Propane Tank Business
 South: Existing residential
 East: Vacant- Railroad Tracks
 West: Vacant- Highway 174

Assessor Parcel No: 101-010-046
 Zoning District: Industrial
 General Plan: Industrial

SURROUNDING LAND USES AND SETTING:

The project site is located east of State Highway 174, and west of the Southern Pacific Railroad line. The site is 1.7-acres and is vacant with existing vegetation and pine trees. No trees would be removed as part of the project.

PROJECT DESCRIPTION

The applicant is proposing to construct a small 640 square foot prefabricated industrial building, procured from Pioneer Steel Manufacturers Limited. The building would be 25-feet wide and 25-foot long, with a height of 16-feet. The style is commonly referred to as a Quonset Hut design. Normally, the City’s Design Guidelines would require the building to include colors and

materials compatible with the Downtown historic nature of the town. However, in this instance, the site is not visible from surrounding areas, and other similar Quonset style industrial buildings exist in the area. This building would support an online wholesale car sales business. No members of the public would be onsite and no vehicles would be stored on site.

Materials

The proposed building be entirely of grey rust proof galvanized aluminum steel with an entry door on one end with a roll up door. The structure would be xx feet in height.

Grading

Minimal pad grading would be required to accommodate the building.

Access

The main access to the site is off of Highway 174, and through an easement with an adjacent property owner. The driveway would be extended to the site. The site is located below the grade of Highway 174 and is not visible from the street. Pine trees and vegetation screen the use from view.

Parking

Per the City's municipal code, one parking space is required per 500 square feet of retail space, therefore, the project requires 2 parking spaces which are proposed including one ADA accessible which meets the City's standards.

Landscaping.

The project includes a landscaping plan with planted areas around the building including shrubs and ground cover, as well as tree planting at the entrance to the site.

Utilities

No public water or sewer service is available on the site. A water well was constructed through Placer County previously.

The site is located more than 300 feet from the City of Colfax sewer services; therefore, the project would not be required to connect to the City's system. An onsite septic system is proposed, which would require permits through Placer County. Prior to occupancy the applicant will be required to verify water well and septic system have been properly permitted through Placer County.

General Plan and Zoning Consistency

The General Plan designation for the subject property is Industrial.

The project is zoned Industrial.

The proposed project is in compliance with the City of Colfax General Plan and Zoning Code for setbacks, height and design.

In the I Zoning District there are no required setbacks for the front or sides, and a ten-foot setback is required for the rear. The proposed building is setback 50-feet from Auburn Street and 14-feet from Whitcomb Avenue, and 30-feet from the rear.

Maximum Height. There shall be no height requirements in the industrial districts, except that within one hundred (100) feet of the boundary of any adjoining district, no building shall exceed the height limit established for a main building in such adjoining district. In this instance the proposed building is one story in height and consistent with other buildings in the area.

Area, Lot Coverage and Yards. There shall be no area, lot coverage and yard requirements in the industrial districts, except that for any parcel in an industrial district having a lot line in common with a lot in an adjoining district from such adjoining district, the front, side and rear yards as prescribed for such adjoining district shall be maintained. The proposed building is adjacent to existing residential uses to the south, although those uses are not visible from the property; and those residential uses are zoned Industrial. The proposed building would be setback over 100-feet from any property line on the parcel and screened by existing vegetation.

Architecture – As illustrated in the project plans the project is generally compatible with the development in the vicinity.

Site Design:

- **Neighborhood Compatibility –**The project will not be directly visible from Highway 174 to the west and is generally consistent with other industrial developments in the vicinity and would not be detrimental to the aesthetics of the area. Overall, the project is compatible with the surrounding land uses.
- **Parking –** The parking plan for the project, as described herein, is in conformance with the parking requirements of City Municipal Code.
- **Landscaping –** the site plan submitted with the application is compatible with the retail use and surrounding neighborhood. The proposed trees and shrubs will provide color, shade and accents to the site.

Project Review by Outside Agencies:

The proposed map, site plan, and project description were submitted to interested/affected outside agencies for informal consultation. Comments received include the following:

- **Placer County Water Agency (PCWA)** sent a letter indicating that water service is available in the area. The letter was provided to the applicant and staff recommended that the applicant coordinate with PCWA regarding requirements for service.

Fiscal

There is no impact on the City's General Fund as a result of this amendment. The applicant is required to pay Design Review Permit application fees

Environmental Review

CEQA exemption 15303 is a Class 3 categorical exemption that allows construction and location of limited numbers of new, small facilities or structures and installation of small new equipment and facilities in small structures, not exceeding 2,500 square feet in floor area. The project includes the construction of a metal prefabricated building, with a total construction floor area of 640 square feet. No exception listed under Section 15300.2 applies. There is no reasonable possibility that the project would have a significant effect on the environment.

Attachments

1. Resolution __-2024
2. Site Plan
3. Example Elevation
4. Project overview and photos of surrounding area.

City of Colfax

City Council

Resolution No. __-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLFAX APPROVING DESIGN REVIEW PERMIT DP 24-02 TO ALLOW FOR THE CONSTRUCTION OF A PRE-FABRICATED INDUSTRIAL BUILDING LOCATED AT 1225 HIGHWAY 174

WHEREAS, an application has been filed by Timea Torok for a Design Review Permit to construct a 640 square-foot retail building on a vacant 1.7-acre site in the I (Industrial) zone at 1225 Highway 174.

WHEREAS, on July 24, 2024, the City Council held a duly noticed public hearing and at the time considered all testimony, written and oral; and

WHEREAS, the City Council of the City of Colfax does hereby resolve, find and determine and order as follows:

SECTION 1: the above recitations are true and correct and are incorporated herein by this reference.

SECTION 2: The Colfax Municipal Code authorizes the City Council to grant a Design Review Permit (DP 24-02) upon making certain findings. The City Council made the following findings for the project:

Findings:

- 1. The project as approved allows beneficial use to be made of the site for development, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands, and water courses, and provides adequate drainage for the project.*

Due to topography (below the grade of Highway 174) and substantial vegetation exists that will screen the use; the proposed building will not be visible from the adjacent roadway. The proposed project will allow online wholesale auto sales, without public access to the site. The proposed structure is small in size and is designed to meet the natural features of the property.

- 2. The project site design as approved provides access, vehicle parking, vehicle, pedestrian and bicycle circulation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the general plan and the design guidelines established for that zone district.*

The proposed building is small in scale, and the site design provides adequate parking, and access. The project is consistent with the General Plan and Zoning Code.

- 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the general plan and the design guidelines established for that zone district.*

The proposed architecture, colors and materials and height and bulk of the proposed one-story building is similar to other uses in the vicinity, which include similar pre-fabricated structures. The use is consistent with the General Plan and Zoning District.

- 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*

The proposed project including landscaping, placement of the building, and access is harmonious with the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Colfax approves the Design Review Permit DP 24-02.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED at the Regular Meeting of the City Council of the City of Colfax held on the 24th day of July 2024 by the following vote of the Council:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

Kim Douglass, Mayor

ATTEST:

Amanda Ahre, City Clerk

TIMEA TOROK
5824 MANZANITA AVENUE
CARMICHAEL, CA 95608

(916) 903-6421

SITE SPECIFICS

TOTAL AREA = 75489 (1.73 ACRES)
DISTURBED AREA = 9641 (0.22 ACRES)
IMPERVIOUS AREA = 4919 (0.11 ACRES)
BUILDING AREA = 625
SITE COVERED BY BUILDINGS = 0.78%
SITE COVERED BY PAVING = 6%
PARKING SPACES REQUIRED 2
PARKING SPACES = 2 (1 HANDICAP)

SITE ADDRESS:
1225 STATE HIGHWAY 174
COLFAX, CA 95713

APN: 101-010-046

ZONING:

LIGHT INDUSTRIAL

MAY, 15 2024

REVISIONS	DATE	DESCRIPTION

SITE PLAN FOR TIMEA TOROK

BEING
PARCEL 1, BOOK 35 PARCEL MAP
PAGE 23
SEC. 34, T.15N., R.E., M.D.M.
WITHIN THE INCORPORATED TERRITORY OF
CITY OF COLFAX, CALIFORNIA

SITE PLAN

SP

DETAILS SPECIFIC TO SITE PLAN

DISTANCE AND BEARINGS OF PROPERTY LINES
(REFER TO OVERVIEW MAP)

FOR EXISTING TOPOGRAPHY AND NATURAL FEATURES BEING PRESERVED (REFER TO C2.1)

THERE ARE NO EXISTING OR PROPOSED RETAINING WALLS OR FENCES

PAVED AREAS, PARKING AREAS, DRIVEWAYS MALLS, PLAZAS, CURBS (LOCATION AND HEIGHT) GUTTERS, SIDEWALKS, PAVEMENT MARKINGS AND STRIPPING DETAILS
(REFER TO SITE PLAN, C2.1 AND C4.1)

DIMENSIONS OF PARKING SPACES 10'X18'
(REFER TO C4.1)
LOCATION OF PARKING SPACES
(REFER TO SITE PLAN)
TYPES OF PARKING SPACES
-1 STANDARD
-1 HANDICAP
(REFER TO SITE SPECIFICS ON SITE PLAN) PARKING AISLES, DRIVEWAY AND STRIPING (REFER TO SITE PLAN)

THERE ARE NO STRUCTURES WITHIN 200'
OF PROPOSED BUILDING LOCATION

THE PROPOSED SITE IS BARE LAND

BUILDING SETBACKS
(REFER TO OVERVIEW MAP)

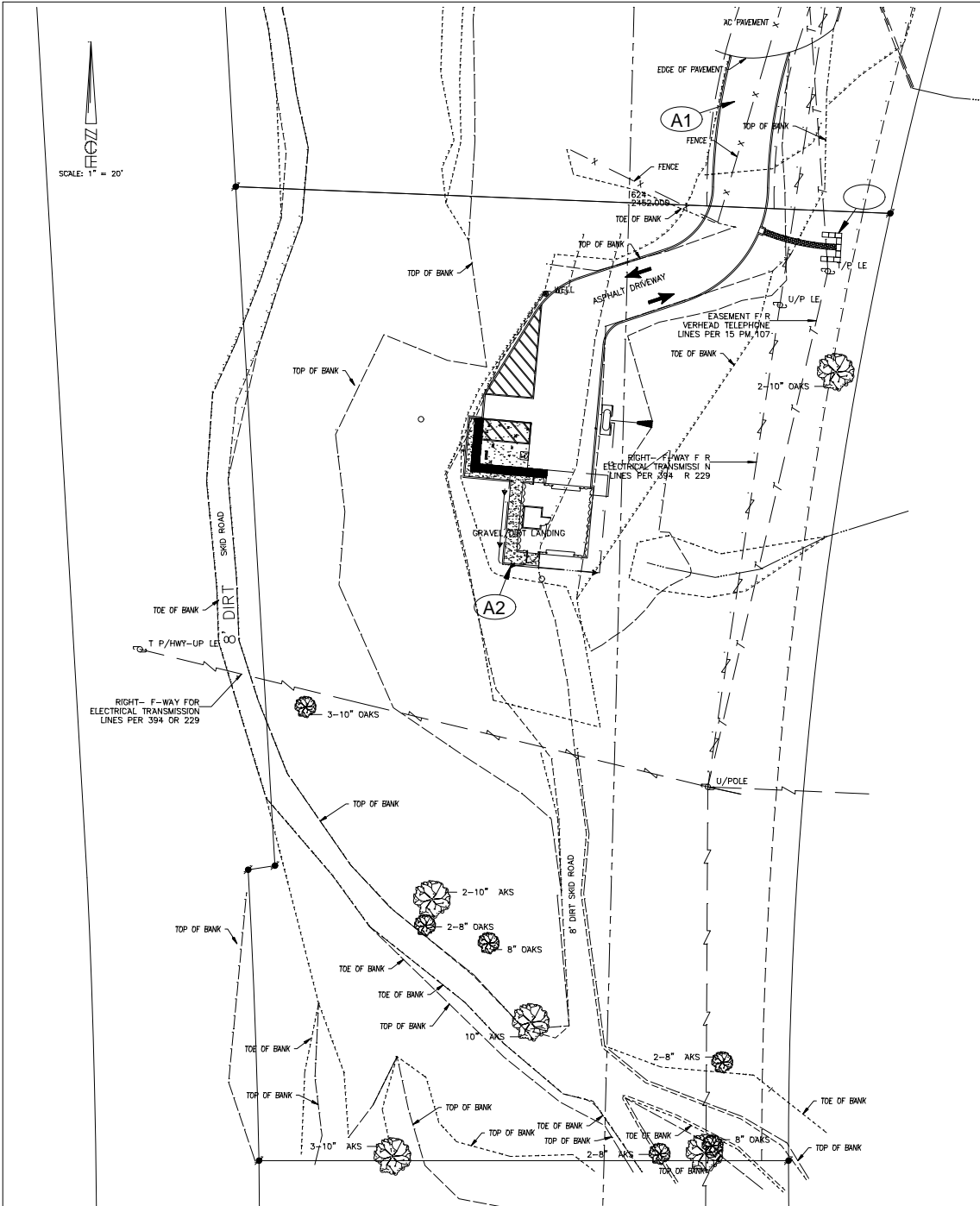
TRASH RECEPTACLES WILL BE KEPT IN BUILDING NO SEPARATE ENCLOSURE BEING PROPOSED TRASH WILL BE DISPOSED OF BY OCCUPANTS

PROPANE TANK WILL BE UNDERGROUND
(REFER TO UTILITY NOTES C2.1)

NO SIGNAGE OR SCREENING BEING PROPOSED

(A1) ACCESS TO SITE VIA EASEMENT (REFER TO OVERVIEW MAP)

LIGHTING WILL BE PROVIDED BY DOWNCAST LIGHTS OVER THE NORTH AND SOUTH MAN ACCESS DOORS ATTACHED TO BUILDING





WALL ROOF & MAN DOORS ARE GALVALUME
(GRAY)
ROLLUP DOOR IS FIBERGLASS (WHITE)

SAMPLE OF MATERIAL & COLOR

Timea Torok
1225 State Highway 174
Colfax, CA 95713
APN: 101-010-046

Mailing address:
5824 Manzanita Avenue
Carmichael, CA 95608

Phone:
(916) 903-6421

This application is for the building of a 25' wide x 25' long 16' tall steel building with a 7' x 8' ADA compliant restroom inside. The building will have a 10' x 10' opening with rollup door on the north and south ends, as well as a 4' x 7' man door also on the north and south ends.

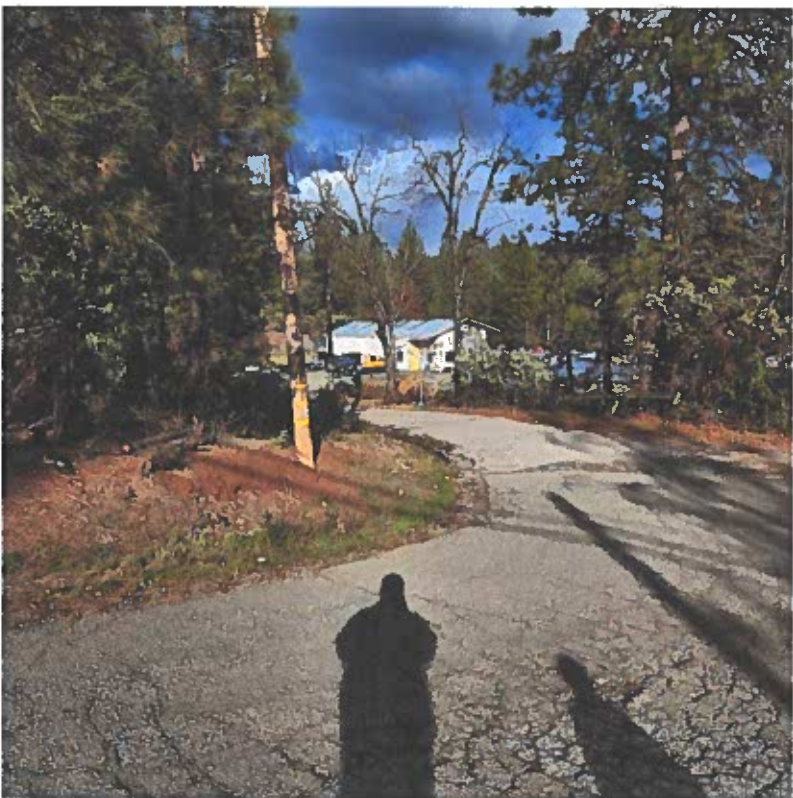
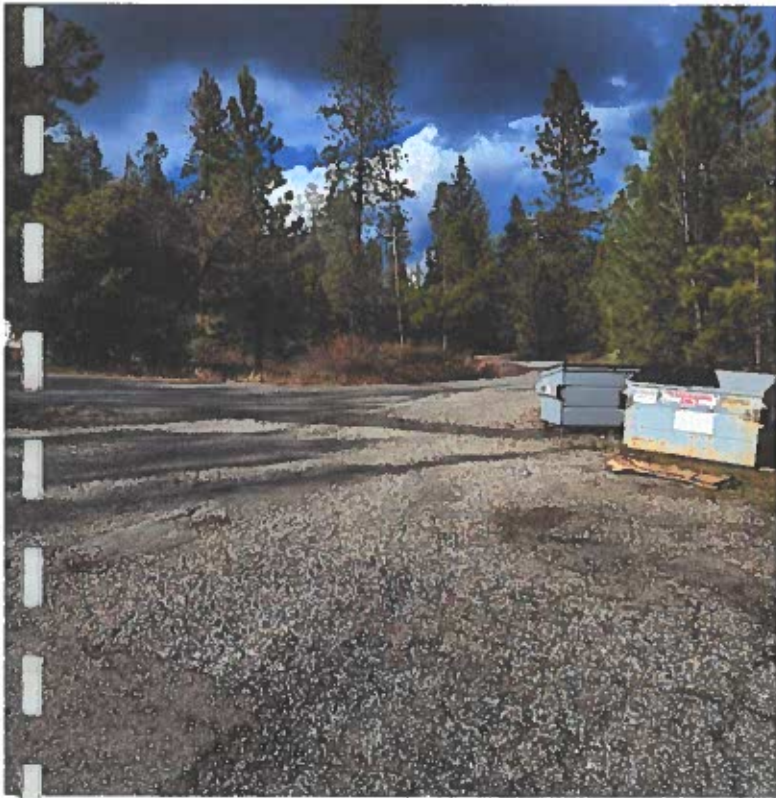
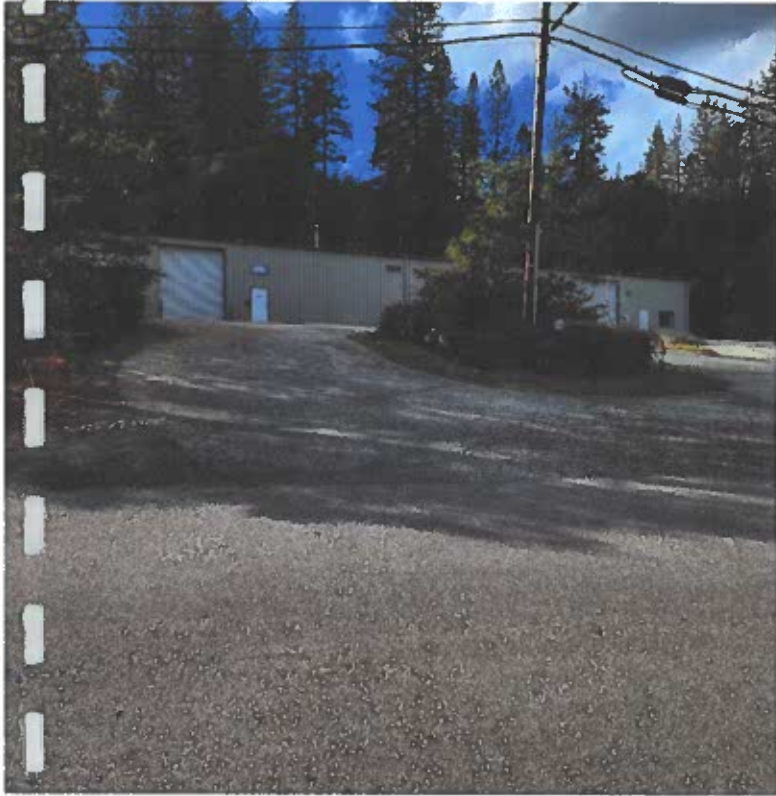
This application also includes all the necessary systems and accesses needed to support the building. Including electrical, septic, water and other utilities, necessary paving and parking space requirements that are ADA compliant, etc.

Timea Torok

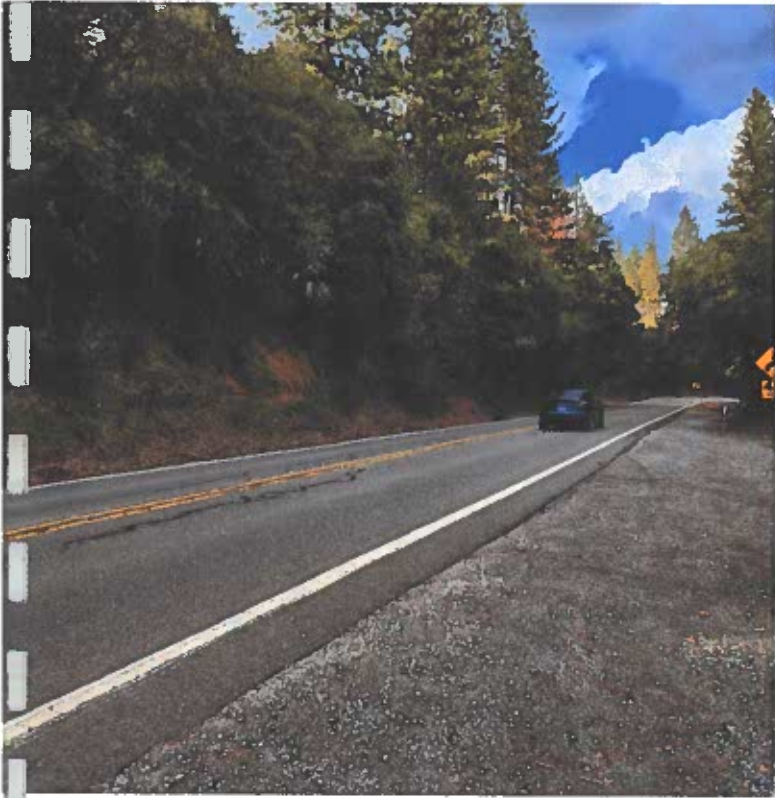
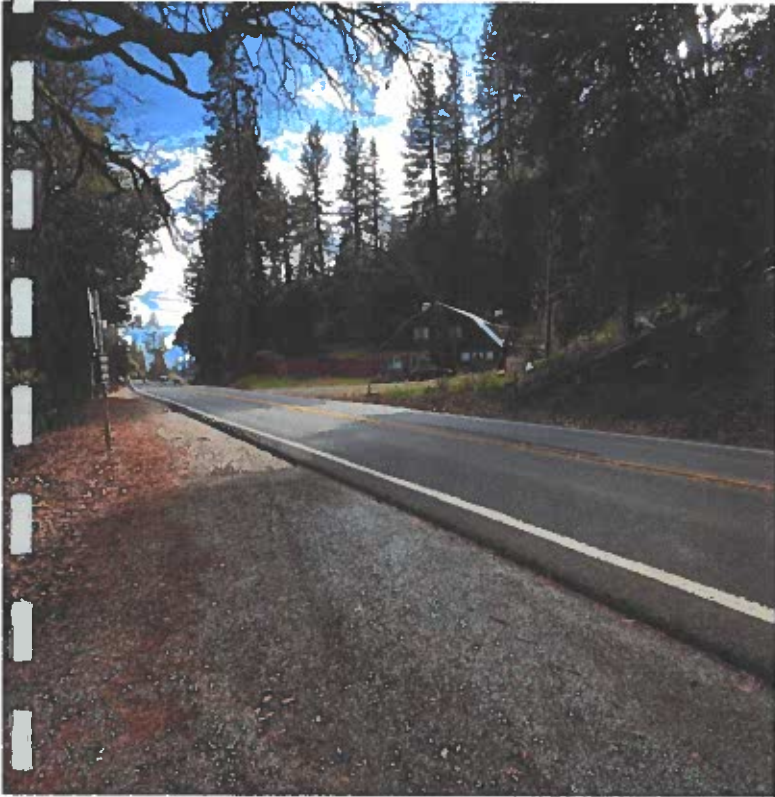
SIGNATURE OF OWNER/APPLICANT

3/13/2024

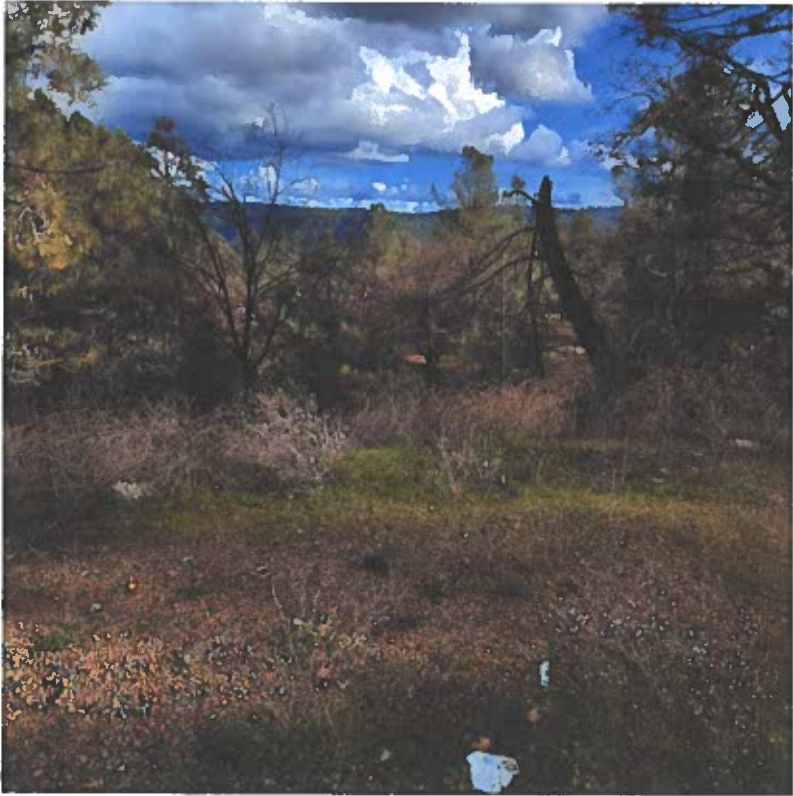
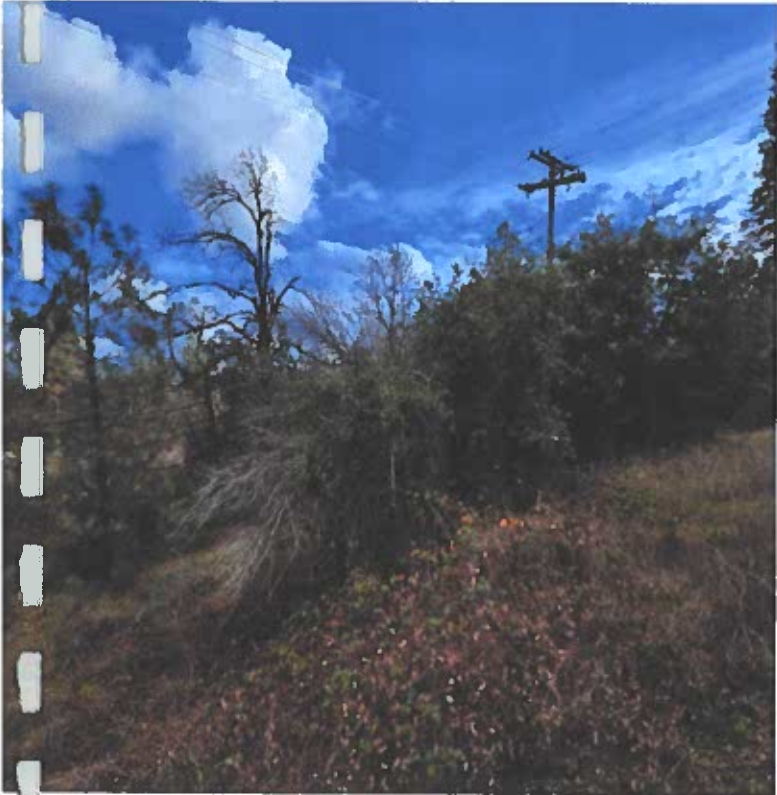
DATE



NORTH



WEST



EAST & SOUTH



Staff Report to City Council

FOR THE JULY 24, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Kathy Pease, AICP, Planning Consultant
Subject: Short-Term Rental Ordinance.

Budget Impact Overview:

N/A:	Funded:	Un-funded: ✓	Amount:	Fund(s):
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RECOMMENDED ACTION: Reopen the public hearing and schedule the proposed ordinance for second reading and adoption at the next regular City Council meeting currently scheduled for August 14, 2024, to be effective 30 days after adoption.

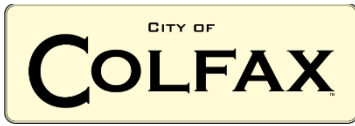
Summary/Background

This is a proposal to consider adoption of a Short-Term Rental Ordinance, which would allow any single-family dwelling or accessory dwelling unit located in a residential or commercial zone to be rented in whole or in part on a short-term basis. A short-term basis is defined as thirty (30) calendar days or less to the same person or the same group of persons.

The City Council introduced this proposed ordinance at the May 22, 2024, City Council meeting. A public hearing was conducted, and the first reading was waived, and the ordinance was slated for second reading at the July 26, 2024 City Council meeting. However, due to concerns regarding fees, the item has been deferred for additional discussion.

Attachments

1. May 22, 2024 Staff Report
2. Short Term Rental Ordinance Cover
3. Short Term Rental Ordinance
4. Short Term Rental Regulations



Staff Report to City Council

FOR THE MAY 22, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Kathy Pease, AICP, Planning Consultant
Subject: Short-Term Rental Ordinance.

Budget Impact Overview:

N/A:	Funded: √	Un-funded:	Amount:	Fund(s): LEAP
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RECOMMENDED ACTION: Introduce the proposed ordinance by title only, conduct a public hearing, waive the first reading and schedule the proposed ordinance for second reading and adoption at the next regular City Council meeting currently scheduled for June 12, 2024, to be effective 30 days after adoption.

Summary/Background

This is a proposal to consider adoption of a Short-Term Rental Ordinance, which would allow any single-family dwelling or accessory dwelling unit located in a residential or commercial zone to be rented in whole or in part on a short-term basis. A short-term basis is defined as thirty (30) calendar days or less to the same person or the same group of persons.

At the January 25, 2023, meeting, the City Council directed staff to draft regulations to allow Short-term Rentals.

At the June 14, 2023, City Council meeting staff brought forward an outline of proposed regulations for the City Council’s consideration and shared the results of an online survey. Discussion by the City Council at that time included concern with being overly restrictive.

Since that time, staff continued to receive calls from potential applicants, interested in establishing short-term rentals.

The proposed Short Term Rental ordinance strives to balance business-friendly economic development goals while maintaining residential neighborhoods and ensuring that existing near-by residents are not impacted by the use.

Discussion

The proposed Ordinance would amend Chapter 17 of the Colfax Municipal Code, by adding Chapter 17.123, to authorize and regulate Short-Term Rentals within the City. The ordinance would add new definitions, provide clarification on expectations and address permit requirements and conditions of operation.

A Short-Term Rental Permit would be required and would expire twelve (12) months from the date of issuance, unless revoked, suspended or surrendered earlier. The approval of the Short-Term Rental Permit would be administrative. The Permit will authorize the permittee to conduct only such activities and services as described in the Permit and in accordance with the terms and conditions of the permit. Yearly renewal would be required 30 days prior to the expiration of the permit.

Provisions are included in the Ordinance that would allow the city to deny a permit or revoke it if

there are issues. The applicant would have the ability to appeal such an action to the City Council.

Short Term Rental Regulations

Proposed Short Term Rental Regulations are provided as Attachment 3. The regulations are intended to limit the number of guests, establish quiet hours, and provide notification to surrounding property owners. It is intended to allow only one short term rental on a property at a time. For instance, if there is an accessory dwelling unit (ADU) on the property, both the primary dwelling and secondary ADU shall not be rented at the same time, but either may be allowed as a short-term rental.

Proposed limits on the number of Short-Term Rentals is not proposed at this time because while the city has received interest from potential permittees, it is not expected that there will be a large number proposed such as in tourist locations like Lake Tahoe. If in the future, the interest in Colfax is larger than anticipated, staff can always bring the Ordinance back to the City Council to consider limits.

The following are several of the performance standards outlined in the proposed Short-Term Rental Regulations:

Complaints: A responsible contact must be designated for each rental that would be responsible for responding to any complaints within 30 minutes, regardless of time of day.

Noise: No outdoor amplified music would be allowed, and quiet hours between 10:00 p.m. and 7:00 a.m. would be established.

No special events (weddings, or other commercial activities) would be permitted.

General Plan Consistency Findings:

The proposed Ordinance amending the Municipal Code is consistent with the General Plan because the proposed Ordinance will enhance existing permit procedures and operational standards for the use of residential structures as transient occupancies, thereby ensuring the health and safety of occupants, guests and surrounding residential neighborhoods and minimizing negative effects associated with such uses.

The proposed Ordinance amending the Municipal Code would not be detrimental to the public interest, health, safety, convenience or welfare of the County because the proposed regulations enhance existing permit procedures and operational standards for the use of residential as transient occupancies, thereby ensuring the health and safety of occupants, guests and surrounding residential neighborhoods and minimizing negative effects associated with such uses;

The proposed Ordinance amending the Municipal Code is internally consistent with other applicable provisions of the Municipal Code. The proposed Ordinance adds new definitions, regulations, establishes permit requirements and expands tourist opportunities within the city.

Fiscal

Short-Term Rental applicants would pay a permit fee to cover staff costs associated with processing the permits. In addition, Short-Term Rentals would be subject to the City's Transient Occupancy Tax. The revenue generated by this tax is dedicated to funding general city services.

Environmental Review

The proposed Ordinance qualifies under the “common sense” CEQA exemption pursuant to CEQA Guidelines Section 15060(c)(2) and 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential for causing a significant effect on the environment – either through direct impact or reasonably foreseeable indirect impact. The proposed Ordinance does not have that possibility. Direct impact of the proposed Ordinance on the environment will be minor. It is not expected to prompt any new development or direct physical effects. Instead, the expected result of the proposed Ordinance is to establish regulations governing the use of Short-Term Rentals within the City to reduce the potential for impacts. Accordingly, the City believes the “common sense” exemption is most appropriate for this project.

Attachments

1. Short Term Rental Ordinance Cover
2. Short Term Rental Ordinance
3. Short Term Rental Regulations.

CITY OF COLFAX

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLFAX AMENDING COLFAX MUNICIPAL CODE TITLE 17 BY ADDING CHAPTER 17.123 AUTHORIZING AND REGULATING SHORT TERM RENTALS.

The City Council of the City of Colfax does ordain as follows:

Section 1:

Title 17 of the Colfax Municipal Code is hereby amended by adding Chapter 17.123 as set forth in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. Superceding Provisions

The provisions of this ordinance and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

Section 3. Severability

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the invalid or unconstitutional portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4. California Environmental Quality Act Findings

The City of Colfax finds that, if the provisions of the California Environmental Quality Act, Public Resources Code §21000 et seq (hereinafter "CEQA") apply, the title of this ordinance would constitute a brief description of the "Project" as required by Section 15062(a)(1) of the Guidelines for Implementation of the California Environmental Quality Act published by the State of California Office of Planning and Research (hereinafter the "CEQA Guidelines").

FINDING OF NO PROJECT

The City of Colfax finds that adoption of this ordinance does not constitute a "Project" as that term is defined by or used in CEQA, the CEQA Guidelines or any court of attorney general opinion construing the same. Accordingly, the City of Colfax finds that the provisions of CEQA and the CEQA Guidelines are not applicable to said action.

FINDING OF EXEMPTION

In the event that it is found that the said action constitutes a "Project" as defined by or used in CEQA or the CEQA Guidelines, which finding would be contrary to the City’s opinion of its action, the City of Colfax hereby finds that said action is exempt from compliance with CEQA and the CEQA Guidelines, for the following reasons: The action falls within the “common sense” CEQA exemption provided in 14 CCR 15061(b)(3) in that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the action is not subject to CEQA. CEQA Guidelines, Section 15061(b)(3). It can be seen with certainty that adoption of this ordinance and its provisions cannot possibly have a significant effect on the environment.

This ordinance shall, within 15 days after its adoption, be published or posted in accordance with Section 36933 of the Government Code of the State of California with the names of those City Council members voting for and against it.

The foregoing ordinance was introduced at a duly held regular meeting of the City Council of the City of Colfax on the ___ day of _____ 2024 and passed and adopted at a duly held regular meeting of the City Council on the ___ day of _____ 2024, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

 Kim Douglass
 Mayor

APPROVED AS TO FORM:

ATTEST:

 Alfred Cabral
 City Attorney

 Amanda Ahre
 City Clerk

EXHIBIT A
CITY OF COLFAX
ORDINANCE NO. XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLFAX AMENDING
COLFAX MUNICIPAL CODE TITLE 17 BY ADDING CHAPTER 17.123
AUTHORIZING AND REGULATING SHORT TERM RENTALS.**

THE CITY COUNCIL OF THE CITY OF COLFAX DOES ORDAIN AS FOLLOWS:

Title 17 of the Colfax Municipal Code is hereby amended by adding Chapter 17.123, "Short Term Rentals" to read as follows:

17.123.010 Purpose and Intent

It is the purpose of this chapter to provide rules governing the issuance of permits and establishment of operational requirements and restrictions for short-term rentals of dwellings within the City of Colfax. The intent of this chapter is to ensure that the operation of these short-term rentals is consistent with applicable local, State and Federal laws, statutes, rules, and regulations.

17.123.020 Permit Required

It is unlawful for any person to advertise, maintain, authorize the use or occupancy of, or operate a short-term rental of a dwelling in the City of Colfax without first obtaining a valid permit as required by this chapter. A short-term rental permit may not be issued for both a single-family dwelling and an accessory dwelling unit on the same parcel.

17.123.030 Term and Scope of Permit

A short-term rental permit issued under this chapter shall expire twelve (12) months from the date of issuance, unless revoked, suspended or surrendered earlier. The permit authorizes the permittee to conduct only such activities and services as described in the permit and in accordance with the terms and conditions of the permit and the requirements and limitations in this Chapter. It is unlawful for a permittee or other responsible person to violate the terms and conditions of the short-term rental permit.

17.123.040 Definitions Used In this Chapter

For purposes of this chapter, the following definitions apply:

- A. "Accessory Dwelling" unit has the same meaning as defined in California Government Code Section 65852.2.

- B. "Advertise" or "Advertisement" means any method used to solicit interest in a short-term rental including but not limited to, internet-based listing or hosting services.
- C. "Lodger" means a person to whom a person is providing lodging for compensation.
- D. "Owner-occupied Short-Term Rental" is where the owner or tenant is permanently residing within the Short-term rental.
- E. "Parcel" means property assigned a separate parcel number by the Placer County Assessor.
- F. "Permittee" means the property owner to whom a short-term rental permit is issued.
- G. "Person" means any individual, partnership, co-partnership, firm association, joint stock company, corporation, limited liability company or combination of the above in whatever form or character.
- H. "Property Owner" means the owner of fee title to the property on which the short-term rental exists, or their agent authorized to rent the short-term rental.
- I. "Single Family Dwelling" means a building or portion thereof, except a tent or trailer, designed or intended to be used for residence purposes by one family. Mobilehomes which are not placed on a permanent foundation will be treated as a trailer for the purposes of this definition.
- J. "Short-term Rental" means any single-family dwelling or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis. A short-term basis is thirty (30) calendar days or less to the same person or the same group of persons.

17.123.050 Application and Renewal of Short-term Rental Permits

- A. A property owner may apply for a short-term rental permit by filing an application with the Planning Director and/or designee. The application must be on a form approved by the Planning Director and/or designee and may require any information or documentation consistent with the provisions of this chapter. The permit application shall be on a form furnished by the city and signed by the applicant. Such application shall include, but not be limited to, the following information:
 - 1. Name, address, and telephone number of the applicant;
 - 2. Name, address, and 24-hour telephone numbers(s) of applicant and secondary point of contact, if the applicant is not located onsite;
 - 3. Floor plan, parking location(s), a copy of the business license, and proof of insurance;
 - 4. Any supplemental information which the Planning Director or designee finds reasonably necessary to determine whether to approve a short-term rental permit.
- B. To renew a short-term rental permit, the permittee shall file an application with the Planning Director or designee that complies with Section A above. The

application must be submitted no later than thirty (30) calendar days prior to the short-term rental permit expiration date.

- C. Knowingly making a false statement of fact or knowingly omitting any information that is required in an application for a short-term rental permit shall be grounds for denial of a permit.

17.123.060. Permit Fee

Every permit application shall be accompanied by a nonrefundable short-term rental permit application fee as established by resolution of the City council, as may be amended from time to time. This application fee shall be in addition to the City's business license tax, transient occupancy tax, and any other license, permit fee, or penalty fee imposed by local, State or Federal laws, statutes, rules, or regulations.

17.123.070 Registry Required.

- A. Every permittee within the City of Colfax shall keep a register containing the following information or each person who stays at the short-term rental and shall maintain such register for a period of eighteen (18) months;
 1. Name
 2. Address;
 3. Vehicle year, make, model, color;
 4. License plate number;
 5. State in which the vehicle is registered;
 6. Date of arrival;
 7. Date of departure;
 8. Number of guests;
 9. The amount of rent paid by lodgers for each night of lodging.

17.123.080 Suspending, revoking, or conditioning a short-term rental permit.

- A. The Planning Director or designee may suspend, revoke, or condition any short-term rental permit if the permittee has violated any provision of this chapter or if it is determined that it is necessary to preserve the health, safety and welfare of lodgers and citizens of Colfax.
- B. Additionally, upon issuance of any permit, the Planning Director or designee may limit the permit by any condition reasonably necessary to preserve the health, safety and welfare of lodgers and the citizens of Colfax and fulfill the purpose of this chapter.
- C. The conditions that the city may impose on the short-term rental permit include, but are not limited to:
 1. Requiring the permittee to remain at the short-term rental during certain hours while guests are present;
 2. Reducing the number of guests that are allowed to lodge at the short-term rental;

3. Reducing the number of days in a year that the permittee is allowed to provide short-term lodging;
4. Reducing the number of vehicles that may park on the property.

17.123.100 Grounds for Denying a Short-term Rental Permit

The Planning Director may deny an application for a short-term rental permit for any of the following reasons;

- A. The application is incomplete;
- B. The application contains a false or misleading statement or omission of a material fact;
- C. The Short-term rental or permittee is currently in violation of, or under investigation for violation of any local, State or Federal laws, statutes, rules or regulations;
- D. The property owner or occupants of the short-term rental is delinquent on any payment to the city of any fees, penalties, taxes, or any other monies related to the short-term rental property including, but not limited to, transient occupancy taxes;
- E. If a short-term rental permit for the dwelling was ever revoked or suspended;
- F. The operation of a short-term rental is a threat to the public health, safety, or welfare; or
- G. Any required application fee or renewal fee has not been paid.

17.123.110 Appeal of Action on Permit

- A. Any permittee may appeal the Planning Director's decision to deny, suspend, revoke, or condition a short-term rental permit by submitting a written notice of appeal to the Planning Director within fourteen (14) calendar days from the date of service of the notice of decision.
- D. The appeal hearing shall be conducted by the City Council or the City Council's designee pursuant to Colfax Municipal Code Chapter 17.56 "Revocation Procedure.
- B. Upon receipt of any appeal filed pursuant to this section, the Planning Director or designee shall schedule the appeal hearing within forty-five (45) calendar days, or as soon thereafter as is practicable.
- C. The City shall provide a notice of the appeal hearing to the appellant. The notice shall be in writing and contain the date, time and location of the appeal hearing. The notice shall be provided to the appellant at the address shown on the appeal at least fifteen (15) calendar days prior to the date of the hearing.
- D. Only those matters or issues specifically raised by the appellant in the written notice of appeal shall be considered in the appeal hearing.
- E. If such an appeal is not received within fourteen (14) calendar days, the decision of the Planning Director shall be final.

17.123.130 Violations

- A. It is unlawful for any person to operate a short-term rental without complying with the provisions of this chapter. Violation of any provision of this chapter may, at the discretion of the Planning Director, be charged as an administrative citation under Chapter 1.25 of this Code, or as a misdemeanor or infraction under Chapter 1.24 of this Code. Each day a violation is committed or permitted to continue shall constitute a separate offense. In the case of administrative citations, administrative fines shall be assessed in the amounts provided under Section 1.25.030 B 2 of this Code for commercial, industrial and other properties.
- B. Violations of this chapter are hereby declared to be a public nuisance. Additionally, a public nuisance may be deemed to exist if operation of the short-term rental results in:
1. More than one response to the parcel, property and/or short-term rental, from law enforcement officers during the term of the permit;
 2. Disruption to the free passage of persons or vehicles in the immediate neighborhood;
 3. All short-term rental guests are required to comply with the noise standards of the City of Colfax General Plan and the community noise equivalent levels (CNEL) standards (Table 4-3 Noise Compatibility Standards of the General Plan).
 4. Any other impacts on the neighborhood or public generally which are disruptive of normal activity in the area.
- C. The remedies and penalties provided herein are cumulative and nonexclusive. The use of one does not prevent the use of other criminal, civil, or administrative remedy or penalty authorized by, or set forth in, the Colfax Municipal Code. None of the penalties or remedies authorized by, or set forth in, the Colfax Municipal Code shall prevent the city from using any other penalty or remedy under State statute which may be available to enforce this chapter or to abate a public nuisance.

17.123.140. Adoption of Rules and Regulations.

The City Manager or designee may develop operational rules, regulations requirements, or performance standards to implement the provisions and intent of this Chapter. All such operational rules, regulations, requirements, or performance standards shall be placed on a public meeting agenda for review and approval by resolution of the city council prior to being implemented.

Short-term Rental Performance Standards

A short-term rental shall be subject to the following conditions and criteria:

- A. **Maximum number of occupants.** The maximum number of overnight guests for a short-term rental shall not exceed two (2) persons per bedroom, excluding children under the age of 12. Additional daytime guests are allowed between the hours of 7:00 a.m. and 10:00 p.m.
- B. No permittee may rent both a single-family dwelling unit and an accessory dwelling unit on the same parcels. It is the intent of this section that only one dwelling be rented on a short-term basis per parcel at the same time.
- C. All eligible short-term rentals shall be located on a parcel developed with a single-family dwelling.
- D. The short-term rental must be in a legally constructed single-family dwelling on a permanent foundation. Permanent foundations must be constructed of durable materials; i.e. concrete, mortared masonry, or treated wood - and be site-built. It shall have attachment points to anchor and stabilize the manufactured home to transfer all loads, herein defined, to the underlying soil or rock. The permanent foundations shall be structurally designed by a licensed professional engineer.
- E. **Notice:** Prior to issuance of a short-term rental permit, the permittee shall notify all owners of property, as shown on the most recent secured Placer County Assessor's roll, within three hundred (300) feet of the permitted short-term rental involved in the application. The notice shall be in writing and contain the location of the short-term rental and the contact information for the permittee and the permittee's designated secondary contact.
- F. **Responsible Contact:** The permittee or designated secondary contact must be able to be onsite and respond to any complaints within thirty (30) minutes of notification, regardless of time of day.
- G. **Complaints:** The owner shall upon notification that any occupant or guest of the short term rental has created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of any applicable law, rule or regulation pertaining to the use and occupancy of the subject short term rental, promptly respond in a timely manner to immediately halt or prevent a recurrence of such conduct by the responsible person, occupants, or guests. Failure of the owner to respond to calls or complaints regarding the condition, operation, or conduct of occupants or guests of the short-term rental within a timely manner shall be subject to all administrative, legal and equitable remedies available to the city.
- H. A permittee shall post a copy of the short-term rental permit in a conspicuous place in each room in which a lodger is expected to sleep.
- I. All persons operating a short-term rental shall identify the City short-term rental permit number in any advertisement for that rental.
- J. **Commercial Events Prohibited:** Auctions, commercial functions, or similar events are prohibited in any short-term rental.

- K. No permittee shall allow any conferences, weddings, fundraisers, or similar gatherings at the short-term rental. Additionally, no permittee shall allow any special event that would otherwise require a city permit.
- L. The Applicant shall maintain a valid city of Colfax Business license.
- M. All short-term rentals shall comply with any and all applicable Federal, State, and/or local laws, including without limitation all zoning requirements and the California building Standards Code and Fire Code, as adopted by the City of Colfax and as amended or replaced from time to time.
- N. **Noise:** No outdoor amplified music is allowed.
- O. Quiet hours of 10:00 p.m. to 7:00 a.m. must be maintained.
- P. Each short-term rental shall be used and maintained in a manner that is consistent with the character of the neighborhood in which it is located.
- Q. **Inspections.** The City of Colfax reserves the right to inspect the short-term rental to ensure compliance with the Short-Term Rental Ordinance.
- R. **Active Building Permits** Short-term rentals shall not be rented during construction, remodeling, additions, or an active building permit, unless the building permit for the same has been approved by final inspection or city issued occupancy certificate, or approval by the Building Inspector, and upon an affirmative showing by the agent that the safety and welfare of occupants can be maintained. If the work creates an uninhabitable area by lack of sanitation, cooking, sleeping, or heating, the chief building official shall deem the structure uninhabitable, and the structure shall not be rented as a short-term rental until authorized by the county's building division for such use or occupancy.
- S. **Legal Responsibility:** The permittee and lodger shall be required to execute a formal acknowledgment that he or she is legally responsible for compliance with all applicable laws, rules and regulations pertaining to the use and occupancy of the short-term rental unit by all occupants of the short-term rental and their guests. This information shall be maintained by the permittee/owner for a period of three (3) years and be made readily available upon request of any officer of the city responsible for the enforcement of any provision of the Municipal Code or any other applicable law, rule or regulation pertaining to the use and occupancy of the short-term rental.



Staff Report to City Council

FOR THE JULY 24, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Kathy Pease, AICP, Planning Consultant
Subject: MU-1 Zoning Code Amendment, Ground Floor Retail Ordinance.

Budget Impact Overview:

N/A:	Funded:	Un-funded: ✓	Amount:	Fund(s):
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RECOMMENDED ACTION: Reopen the public hearing and schedule the proposed ordinance for a second reading and adoption at the next regular City Council meeting currently scheduled for August 14, 2024, to be effective 30 days after adoption.

Summary/Background

This is a proposal to consider adoption of a zoning code amendment to the Mixed Use-1 (MU-1) Zoning District to allow additional uses within ground floor retail spaces in the Downtown District.

It was introduced by the City Council at the meeting of May 22, 2024. A public hearing was conducted, the first reading was waived, and the ordinance was slated for a second reading and adoption at the June 26, 2024 City Council meeting. At the request of the City Council, the ordinance was deferred to the July 24, 2024 meeting for additional discussion.

Attachments

1. May 22, 2024 Staff Report
2. MU-1 Ground Floor Retail Ordinance Cover
3. MU-1 Ground Floor Retail Ordinance



Staff Report to City Council

FOR THE MAY 22, 2024 REGULAR CITY COUNCIL MEETING

From: Ron Walker, City Manager
Prepared by: Kathy Pease, AICP, Planning Consultant
Subject: MU-1 Zoning Code Amendment, Ground Floor Retail Ordinance.

Budget Impact Overview:

N/A:	Funded: √	Un-funded:	Amount:	Fund(s): LEAP
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RECOMMENDED ACTION: Introduce the proposed ordinance by title only, conduct a public hearing, waive the first reading and schedule the proposed ordinance for a second reading and adoption at the next regular City Council meeting currently scheduled for June 12, 2024, to be effective 30 days after adoption.

Summary/Background

This is a proposal to consider adoption of a zoning code amendment to the Mixed Use-1 (MU-1) Zoning District to allow additional uses within ground floor retail spaces in the Downtown District.

According to the Zoning Code: Mixed Use – 1 is applied to Main Street in the Historic Downtown (MU-1) and is intended to retain the historic character of the downtown while providing a vibrant mix of uses in an attractive area where the community and visitors gather to shop, socialize, and recreate, and where residents can live. This district requires that the ground-floor spaces with street frontage be accessible to the public and that uses generate walk-in clientele to contribute to and activate the pedestrian experience along Main Street. Appropriate ground-floor uses with street frontage include retail shops, cafes, restaurants, and other similar uses that generate pedestrian traffic. Currently, spaces without ground-floor street frontage are intended for uses such as offices, residential, and lodging.

Discussion

The proposed Ordinance amendment would amend Chapter 17 of the Colfax Municipal Code, Section 17.74.020, to eliminate some commercial restrictions for ground floor retail space. Currently the Zoning Code allows many uses by right in the MU-1 District but states that only retail uses can be on the ground floor, other uses are restricted if they have a footnote reference:

- (1) Only allowed on the second story or on ground floor portions of buildings that are no less than 30 feet from the front property line.

This means that the following uses would not be allowed to occupy vacant ground floor retail spaces:

- Community services
- Essential services
- Libraries and museums
- Veterinary Clinic

- Broadcasting and Recording Studios
- Business Support Services
- Offices, Professional
- Personal Services

Staff has recently been contacted by businesses interested in buying and/or occupying spaces that are vacant in the Downtown area, and the way the code reads, none of the proposed uses would be allowed.

According to an article in ModernRetail, the recent retail collapse stems from retailers' decisions going back more than two decades. Before the internet, stores' main competition was other stores down the street. As e-commerce arose, more and more retailers entered the market, and consumers had the power of choice, and so brick and mortar retail has been struggling in recent years.

In addition, there are three particular economic trends for American retail recently that may mean it is harder to attract strict retail uses:

1. Retail sales will be kept in check by a general slowing in the economy.
2. Inflation has reduced purchasing power.
3. Consumer spending is increasing in very specific areas, such as bars, restaurants, vacations, and experiences like live sports events.

While the Zoning Code is attempting to protect retail space, it is unclear whether turning away prospective businesses is a wise choice. It may lead to vacant retail spaces that will sit vacant for an extended period of time, waiting for retail uses to come forward.

For example, a busy use like a veterinary clinic on a ground floor would activate the space and bring a steady stream of clients into the Downtown, who may end up staying to eat, or shop while they are running errands, and the business itself would eliminate a vacant space and potential blight in the near term. Therefore, this amendment is intended to allow more flexibility for commercial uses in the Downtown area.

Ground floor space restrictions would remain for residential uses.

General Plan Consistency Findings:

The proposed Ordinance amending the Municipal Code is consistent with the General Plan Mixed use designation which allows for a combination of commercial and residential uses in the downtown area. This designation allows for shops, restaurants, services, offices, hospitality and other compatible uses.

The proposed Ordinance amending the Municipal Code would not be detrimental to the public interest, health, safety, convenience or welfare of the County because it will support commercial uses already allowed by right in the MU-1 District and support economic development.

The proposed Ordinance amending the Municipal Code is internally consistent with other applicable provisions of the Municipal Code. The proposed Ordinance adds flexibility to allow commercial opportunities within the city.

Fiscal

There is no impact on the City's General Fund as a result of this amendment.

Environmental Review

The proposed Ordinance qualifies under the "common sense" CEQA exemption pursuant to CEQA Guidelines Section 15060(c)(2) and 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential for causing a significant effect on the environment – either through direct impact or reasonably foreseeable indirect impact. The proposed Ordinance does not have that possibility. Direct impact of the proposed Ordinance on the environment will be minor. It is not expected to prompt any new development or direct physical effects. Instead, the expected result of the proposed Ordinance is to allow flexibility in uses already allowed by right. Accordingly, the City believes the "common sense" exemption is most appropriate for this project.

Attachments

1. MU-1 Ground Floor Retail Ordinance Cover
2. MU-1 Ground Floor Retail Ordinance

CITY OF COLFAX

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF COLFAX AMENDING COLFAX MUNICIPAL
CHAPTER 17.74.020 TO ALLOW ADDITIONAL COMMERCIAL USES
IN GROUND FLOOR RETAIL SPACES IN THE MU-1 ZONING DISTRICT.

The City Council of the City of Colfax does ordain as follows:

Section 1:

Title 17, Chapter 17.74.020 of the Colfax Municipal Code is hereby amended as set forth in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. Superceding Provisions

The provisions of this ordinance and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

Section 3. Severability

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the invalid or unconstitutional portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4. California Environmental Quality Act Findings

The City of Colfax finds that, if the provisions of the California Environmental Quality Act, Public Resources Code §21000 et seq (hereinafter "CEQA") apply, the title of this ordinance would constitute a brief description of the "Project" as required by Section 15062(a)(1) of the Guidelines for Implementation of the California Environmental Quality Act published by the State of California Office of Planning and Research (hereinafter the "CEQA Guidelines").

FINDING OF NO PROJECT

The City of Colfax finds that adoption of this ordinance does not constitute a "Project" as that term is defined by or used in CEQA, the CEQA Guidelines or any court of attorney general opinion construing the same. Accordingly, the City of Colfax finds that the provisions of CEQA and the CEQA Guidelines are not applicable to said action.

FINDING OF EXEMPTION

In the event that it is found that the said action constitutes a "Project" as defined by or used in CEQA or the CEQA Guidelines, which finding would be contrary to the City’s opinion of its action, the City of Colfax hereby finds that said action is exempt from compliance with CEQA and the CEQA Guidelines, for the following reasons: The action falls within the “common sense” CEQA exemption provided in 14 CCR 15061(b)(3) in that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the action is not subject to CEQA. CEQA Guidelines, Section 15061(b)(3). It can be seen with certainty that adoption of this ordinance and its provisions cannot possibly have a significant effect on the environment.

This ordinance shall, within 15 days after its adoption, be published or posted in accordance with Section 36933 of the Government Code of the State of California with the names of those City Council members voting for and against it.

The foregoing ordinance was introduced at a duly held regular meeting of the City Council of the City of Colfax on the ___ day of _____ 2024 and passed and adopted at a duly held regular meeting of the City Council on the ___ day of _____ 2024, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Kim Douglass
Mayor

APPROVED AS TO FORM:

ATTEST:

Alfred Cabral
City Attorney

Amanda Ahre
City Clerk

**EXHIBIT A
CITY OF COLFAX
ORDINANCE NO. XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLFAX AMENDING
COLFAX MUNICIPAL CODE TITLE 17.74.020 PERMITTED USE TYPES.
THE CITY COUNCIL OF THE CITY OF COLFAX DOES ORDAIN AS FOLLOWS:**

Chapter 17.74 MIXED USE ZONES

17.74.020 Permitted use types.

Primary uses are permitted in mixed use zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as "P".
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "AP."

Primary use types not listed or designated by a dash (-) are not permitted in that zone district. Any single use that occupies more than 5,000 square feet in the MU-1 zone or more than 8,000 square feet in the MU-2 zone is subject to a conditional use permit.

Accessory uses and structures are permitted in mixed use zones subject to the requirements set forth in Chapter 17.96.

CIVIC USE TYPES	MU-1	MU-2
Community Assembly ⁽²⁾	P ⁽¹⁾	P
Community Services	P ⁽⁺⁾	P
Essential Services	P ⁽⁺⁾	P
Libraries and museums	P ⁽⁺⁾	P
Power Generating Facilities ⁽³⁾		
Emergency	P	P
Passive Power	P	P
Public Parking Services	-	AP
Social Services		
Food Distribution ⁽⁴⁾	CUP	CUP

Food Service ⁽⁵⁾	CUP	CUP
Emergency Shelter ⁽⁶⁾	-	CUP
RESIDENTIAL USE TYPES	MU-1	MU-2
Community Care Facilities, Small		
Dwelling		
Accessory Dwelling Unit	P ⁽¹⁾	P
Junior Accessory Dwelling Unit	P ⁽¹⁾	P
Multi-Family	P ⁽¹⁾	P
Single-Family	P ⁽¹⁾	P
Family Day Care Homes, Small	P ⁽¹⁾	P
Family Day Care Homes, Large ⁽⁷⁾	P ⁽¹⁾	P
Rooming and Boarding House	P ⁽¹⁾	P
Supportive and Transitional Housing	P ⁽¹⁾	P
COMMERCIAL USE TYPES	MU-1	MU-2
Animal Sales and Service ⁽⁸⁾		
Grooming and Pet Stores	P	P
Veterinary Clinic	P ⁽⁺⁾	P
Automotive and Equipment		
Automotive Body and Equipment Repair	-	CUP
Automotive Rentals	AP	AP
Automotive Repairs	-	CUP
Automotive Sales	-	-
Carwash and Detailing	-	CUP
Commercial Parking	-	CUP
Gasoline Sale	-	CUP
Banks and Financial Services	P	P
Bars and Drinking Places	AP	AP
Broadcasting and Recording Studios	P ⁽⁺⁾	P
Business Support Services	P ⁽⁺⁾	P

Community Care Facility	-	AP
Day Care Center	AP ⁽⁺⁾	AP
Eating and Drinking Establishments		
Fast Food with Drive-Through	-	-
Convenience	P	P
Full Services	P	P
Food and Beverage Retail Sales	P	P
Lodging	P ⁽⁺⁾	P
Long-Term Care Facility	CUP	-
Maintenance and Repair	P ⁽¹⁾	P
Medical Services, General	P ⁽⁺⁾	P
Neighborhood Commercial	P	P
Nightclubs ⁽⁹⁾	AP	-
Offices, Professional	P ⁽⁺⁾	P
Personal Services	P ⁽¹⁾	P
Retail Sales and Services	P	P
Specialized Education and Training		
Vocational Schools	P ⁽¹⁾	P
Specialty Schools	P ⁽¹⁾	P
TRANSPORTATION AND COMMUNICATION USE TYPES	MU-1	MU-2
Telecommunication Facilities ⁽¹⁰⁾	-	P/AP/CU P

(1) Only allowed on the second story or on ground floor portions of buildings that are no less than 30 feet from the front property line.