

## RESOLUTION NO. 1-2016

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING A SITE PLAN APPROVAL APPLICATION TO ALLOW B&B PORTABLE TOILETS TO CONSTRUCT A NEW 9,900 SQUARE FOOT BUILDING ON PROPERTY ZONED INDUSTRIAL (M) IN THE CITY'S BUSINESS PARK

**WHEREAS**, B&B Portable Toilets has filed an application dated March 17, 2016 for Site Plan Approval to allow the construction of a 7,200 s.f. building and 2,700 s.f. lean-to at 150 Taylor Way (APN 025-161-016) in the City's Business Park. The building is proposed to be used by B&B Portable Toilets to store restroom trailers, shower trailers, sink trailers, a company motor home, and any seasonal equipment that requires being covered. Application materials include a Project Description (dated 02/25/16), Site Plan (dated 12/23/15), and Elevations (dated 03/15/16);

**WHEREAS**, City Planning staff has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing City departments and agencies for comments and recommendations;

**WHEREAS**, after posting of the meeting agenda, the matter came on regularly for consideration before the Blue Lake Planning Commission on April 18, 2016;

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds that the project is categorically exempt pursuant to Section 15332 (Class 32) of the City's duly adopted CEQA Guidelines exempting projects characterized as in-fill development meeting certain conditions. This project meets those conditions including: 1) the project is consistent with the general plan and zoning ordinance; 2) the project occurs within City limits on a 4.58 acre site within the City's Business Park; 3) the project site does not contain habitat for endangered, rare, or threatened species; 4) the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required public utilities and public services. This finding is based on the Project Description (dated 02/25/16), Site Plan (12/23/15), Elevations (dated 03/15/16), and referral comments received from the City departments and agencies.

2. The Planning Commission further finds that:

A. The project is consistent with the City of Blue Lake General Plan and Zoning Ordinance.

B. The proposed building will be similar in mass, scale, materials, and colors to buildings on adjacent properties in the City's Business Park.

3. The Planning Commission of the City of Blue Lake hereby grants and approves the Site Plan Approval application to allow B&B Portable Toilets to construct a new 9,900 s.f.

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building at 150 Taylor Way (APN 025-161-016) in the City’s Business Park, subject to the terms and conditions contained in Exhibit “A”, attached hereto and made a part hereof, and as set forth in the Site Plan (dated 12/23/15) and Elevations (dated 03/15/16), which are marked Exhibit “B”, attached hereto and made a part thereof.

**INTRODUCED, PASSED, AND ADOPTED** this 18<sup>th</sup> day of April 2016, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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Chairman, Planning Commission,  
City of Blue Lake

ATTEST:

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Secretary, Planning Commission

**EXHIBIT “A”  
To Resolution 1-2016**

**Conditions of Approval**

**General**

1. Applicant shall reimburse the City for all fees involved in processing this application including any costs incurred ensuring compliance with the conditions of approval.
2. Applicant shall obtain and provide the City with copies of any required permits, approvals, filings, etc. from other agencies.

**Planning**

3. Any lighting proposed for the project site or the new building must be approved by the City Planner before installation and will need to be the minimum lumens required and kept low in height & shielded.
4. Any signage proposed for the project site or the new building must be approved by the City Planner before being posted and must be consistent with the existing sign motif established for the Business Park.
5. The applicant shall comply with the performance standards contained in Section 407(D) of the Industrial (M) Zone. If complaints are received by the City, Staff will conduct monitoring to ensure compliance with the performance standards. The compliance monitoring shall occur at the applicant’s expense. If it is determined that the uses are not in compliance with the performance standards the applicant shall be required to provide mitigation to achieve compliance.
6. Any future improvements proposed for the site, as determined by the City Planner, may require a new Site Plan Approval application or amendment to this application.

**Building Department**

7. The applicant shall comply with all requirements of the Building Department prior to issuance of the certificate of occupancy.

**City Engineer**

8. If required, the applicant shall file a Hazardous Materials Business Plan with the County Division of Environmental Health (DEH) to document what materials will be kept at the site and how they will be stored.
9. The applicant shall address stormwater runoff from the new building to the satisfaction of the City Engineer prior to issuance of the certificate of occupancy by the Building Department.

**EXHIBIT "A"**  
**To Resolution 1-2016**

Volunteer Fire Department

10. The applicant shall meet the requirements of the Fire Department prior to issuance of the certificate of occupancy by the Building Department.





