

**RESOLUTION NO. 1-2017**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING A SITE PLAN APPROVAL APPLICATION FOR DIANA HUDSON FOR CONSTRUCTION OF A TWO-STORY DUPLEX**

**WHEREAS**, Diana Hudson filed a Site Plan Approval application dated May 24, 2017 for construction of a two-story duplex in the Mixed-Use (MU) Zone off of Railroad Avenue on parcel 025-071-012 (221 Railroad Avenue). Application materials include a Project Description (received 05/24/17), Plot Plan (dated 06/16/17), Floor Plans (dated 06/16/17), Architectural Elevations (dated 06/16/17), and a Landscaping Plan (received 05/26/17);

**WHEREAS**, after posting of the meeting agenda, the matter came on regularly for consideration before the Blue Lake Planning Commission on June 19, 2017;

**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 Section 15303 (Class 3) of the City's duly adopted CEQA guidelines exempting the construction and location of limited numbers of new, small facilities or structures including a duplex or similar multi-family residential structure, totaling no more than four dwelling units. This finding is based on the Project Description (received 05/24/17), Plot Plan (dated 06/16/17), Floor Plans (dated 06/16/17), Architectural Elevations (dated 06/16/17), Landscaping Plan (received 05/26/17), and referral comments received from City and County Departments.

2. The waiver of two (2) off-street parking spaces by the City Planner for the proposed duplex, pursuant to Section 610(B)(4) of the Blue Lake Zoning Ordinance, is based on the following:

(a) The provision of the two additional off-street parking spaces would displace landscaping and open space amenities proposed for the front portion of the property.

(b) The project site is less than 500 feet from the nearest bust stop which is located at City Hall.

(c) There are three on-street parking spaces that exist along the Railroad Avenue frontage of the project site.

3. The Planning Commission further finds as follows:

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

4. The Planning Commission of the City of Blue Lake hereby grants and approves the Site Plan Approval application for Diana Hudson for construction of a duplex, subject to the terms and conditions contained in Exhibit "A", attached hereto and made a part hereof.

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**INTRODUCED, PASSED, AND ADOPTED** this 19<sup>th</sup> day of June 2017, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairman, Planning Commission,  
City of Blue Lake

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

**EXHIBIT "A"**  
**To Resolution 1-2017**

**Conditions of Site Plan Approval**

1. Applicant shall reimburse the City for all fees involved in processing this application, prior to issuance of the building permit. Applicant shall reimburse the City for all fees involved in ensuring compliance with the project's conditions of approval, prior to issuance of the certificate of occupancy.
2. Approval is for the project as defined in the Project Description (received 05/24/17) and illustrated on the Plot Plan (dated 06/16/17), and Architectural Elevations (dated 06/16/17) that are attached to this staff report. Any substantial changes or modifications may require an amendment to this Site Plan Approval application.
3. The applicant shall remove the existing trailer on the property prior to the issuance of the certificate of occupancy by the Building Department.
4. The applicant must meet all requirements of the various City Departments and other agencies including, but not limited to, the City Manager, Public Works Department, City Engineer, and Blue Lake Volunteer Fire Department.
5. The applicant must meet all requirements of and obtain all required permits from the Building Department for the proposed improvements.
6. The applicant and their contractor must comply with the following requirement as described in the 06/01/17 e-mail from Mark Verhey of the Humboldt County Division of Environmental Health (DEH) which states, "*If water is encountered and removed (for example pumped from a trench), it should be contained, sampled, and properly disposed of. In no case should groundwater be allowed to concentrate on the ground surface or discharge directly to a storm drain.*"
7. The applicant shall comply with all requirements of applicable utility providers (e.g., Pacific Gas & Electric) concerning the relocation of the utility pole in the central portion of the project site. This may require the development of additional utility easements on the property.