



# CITY OF BLUE LAKE

Post Office Box 458,  
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525  
Fax 707.668.5916

DATE: June 16, 2017

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Creation of an Opportunity Zone for the northern portion of the Business Park**

As has been discussed at previous Planning Commission meetings, City Staff is working on making changes to the zoning in the Business Park to encourage new development opportunities. As part of this work, Staff has developed the concept of an Opportunity Zone which builds off of the existing Light Industry (ML) Zone that is currently applied to the properties north of Taylor Way in the Park. Attached to this memo is a rough draft of the Opportunity Zone which is designed to allow a variety of commercial, manufacturing, and residential uses. Other changes include reducing development standards such as setbacks and parking to allow creativity in design. The overall intent of the zone is to allow a beneficial mixture of businesses and residential uses to provide more of a live-work type environment as an alternative to an exclusively light industrial zone.

Section 407.13. ~~LIGHT INDUSTRY OPPORTUNITY ZONE OR M L O ZONE.~~ The purpose of the Light Industry **Opportunity Zone or M L O Zone** is **intended to provide allow an environment where for the compatible and beneficial mixture of commercial, manufacturing, businesses and residential uses** of a light industrial or commercial character; which may be incompatible with other uses, can operate and cooperate with each other with minimum restrictions while having minimum adverse effects on adjacent land uses **in a single structure or on a single or multiple sites in a manner consistent with the City's General Plan Goals and Policies.** This zone encourages craft-type manufacturing businesses **with retail commercial spaces and multi-family residential development on the upper floors.** ~~to include a retail component of goods produced onsite, enhancing a community "Made in Blue Lake" sense of pride.~~ **This zone is designed to achieve a convenient business and residential environment in areas where multiple activities and an increased degree of pedestrian orientation and open space are considered to be desirable. Residences in this zone provide housing near sources of employment including commercial and manufacturing businesses -- an alternative to an exclusively light industrial zone. New structures and additions to existing structures shall be required to meet specific design standards. Residential uses in this zone are required to be designed to minimize impacts from surrounding light industrial and industrial uses.**

A. Principal Permitted Uses.

1. Light Manufacturing and Processing. This use type includes craft and art manufacturing businesses which manufacture items from wood, ceramics, fabric, metals or glass; food and beverage processing and bottling; manufacture of boats and marine equipment; and light to moderate manufacturing of products such as household goods, clothing, recreational goods, electrical products, furniture, architectural products, and automotive goods. This use also includes retail sales of food, drinks and advertising merchandise primarily of goods manufactured within the business park.
2. Distribution and Associated Warehousing. This use type includes nurseries and greenhouses, distribution warehouses for consumer products, and indoor and outdoor storage facilities.
3. Commercial Services (Limited). This use type includes equipment rental, repair of small engines or appliances, furniture repair shops, contractor shops and yards (including carpentry, electrical, plumbing, painting, small printing, publishing, lithograph shops and other artistic endeavors), and retail shops that are accessory to an industrial use and conform to the general character of the district. It does not include major repair of vehicles, industrial parts or heavy equipment.
4. Professional Offices and Services. This use type includes administrative and research activities; radio and television broadcasting stations and offices; medical, dental and related services; and professional consulting, real estate and financial services. This use type includes research and development laboratories and other professional or personal services not listed which, in the opinion of the Planning

Commission, are of the same general character and will not be obnoxious or detrimental to the district. It also includes personal service shops, such as banks, grooming services, visitor service facilities or businesses of a similar nature.

5. Recreation and Education. This use type includes trails and outdoor recreational uses, commercial recreational facilities and schools and training programs in the areas of arts, crafts and light manufacturing. It can include performance or art studios, theaters, or other ~~small~~ venues for public assembly when ~~found~~ **determined by the City Planner** to be consistent with the purpose and intent of this section.
6. Public Works Facilities. This use includes a City corporation yard and includes but is not limited to public works improvements, storage of materials, temporary holding of animals, and maintenance and repair of City equipment and vehicles.
7. **Residential Dwellings Units. This use types includes a range of residential dwelling units from caretaker's units to multi-family dwellings at a maximum density of 1 unit per 2,000 square feet. Such dwellings can include, but are not limited to, studios, condominiums, townhouses, and apartment buildings.**

B. Uses Permitted with a Use Permit.

1. Commercial Services (Enclosed). This use type includes ~~major and minor repair of automobiles, trucks, watercraft and heavy equipment;~~ machine and metal working shops; equipment rental; and printing, publishing and lithograph shops when enclosed in a building or buildings.
2. Other Uses. Listed uses that ~~do are not meet all the requirements stated in this section but due to specific project design and amenities conform to the purpose and intent of this section~~ **specifically principally or conditionally permitted in the O Zone.** This includes any other use which, in the opinion of the Planning Commission, is compatible with the zone ~~or a service to those employed within the zone,~~ and will not constitute a nuisance or be detrimental to the district or surrounding land uses.
3. **Exception to Development Standards. Projects that do not meet all the requirements in subsection C (Other Regulations), but due to specific project design and amenities conform to the purpose and intent of this section.**

C. Other Regulations.

Specific site development guidelines have been prepared based on the design intent for the ~~Industrial Park~~ **(Insert new name)** and the Blue Lake zoning ordinance. The objective of the guidelines is to help integrate buildings and other improvements with the

topography and landscape to create a unified environment which is harmonious with the adjacent visual panorama.

1. Building coverage shall not exceed 70% of lot area.
2. Building height limit: three stories but not exceeding 60 vertical feet.
3. Setbacks ~~and easements~~:
  - a. ~~Minimum setback from all property lines is 5 feet horizontal.~~
  - b. ~~No building (front) shall be constructed within 25 15 feet horizontal of any public right of way. No building (side) shall be within 15 feet horizontal of any public right of way.~~
  - e. a. No building or parking or storage area shall be constructed within 50 feet horizontal of the centerline of the main branch of ~~Dave's~~ **Powers** Creek. The zone thus created, 50 feet horizontal from the centerline of ~~Dave's~~ **Powers** Creek outward, shall be preserved as an area of riparian vegetation. Trails and habitat enhancement projects are allowable within this zone.
  - d. b. No building or parking or storage area shall be constructed within 50 feet horizontal of the boundary of the Blue Lake Rancheria. The zone thus created, 50 feet horizontal from the boundary of the Blue Lake Rancheria, shall be preserved as an undeveloped space area of riparian vegetation. **This setback requirement shall not apply to residential development.**
4. Parking and loading areas:
  - a. Sufficient onsite parking, as ~~per prescribed in Sections 610 of the General Plan and 623~~, shall be provided for employees, visitors and company vehicles. The minimum number of spaces shall be one for every 800 square feet of gross floor area or 1 parking spot per 1.35 shift employees whichever is more applicable as determined by the City Planner.
  - b. ~~Off-street loading as prescribed in Section 611.~~ **The City Planner may waive off-street parking otherwise required if sufficient parking is proposed to be provided at a common off-site parking area. This shall not apply to accessible off-street parking spaces required by the American with Disabilities Act (ADA) or California Building Code.**
  - c. **Off-street loading as prescribed in Section 611.**

5. Utilities:
  - a. All site improvements shall be designed to accommodate underground utilities and shall be required to convert to such as they become available. Utilities shall include, but are not limited to, drainage systems, sanitary sewers, gas, water, power, cable and telephone.
  - b. Within each site, utility lines may be located above ground if they are incorporated and concealed within buildings, trellises, or special architectural features.
  - c. Temporary overhead power and telephone lines will be permitted during construction, but are to be removed upon completion of construction.
6. Landscaping: a landscaping plan will be required for each site showing the locations, names, and initial sizes of plant materials, irrigation plan and groundcover materials. Ongoing maintenance and replacement (when needed) is a requirement of all uses within the ~~ML~~ **O** zone. The City Planner will review each landscaping plan for approval. Landscape requirements are defined in Section 624.
7. ~~Guidelines for architectural and site plan review are required~~ **Site Plan Approval**, as prescribed in Section 625, ~~;- according to the City's current master fee schedule~~ **is required for new development, exterior additions to existing development, and the permanent or temporary placement and use of large stationary equipment outdoors**. The Planning Commission may develop additional guidelines in written form that provides direction for meeting criteria listed in Section 625.

D. Performance Standards.

1. Toxic Substances. Any use which involves processes that will result in toxic substances or pollutants escaping (by air or water) from the site shall comply with all applicable Local, State and Federal regulations and shall require a use permit from the Planning Commission. Medical wastes are to be disposed of according to all applicable regulations. All processes shall comply with the applicable Local, State and Federal laws regarding airborne and waterborne emissions.
2. Signs. Any signs that will be used on-site, as well as signs on buildings, must be approved by the City Planner before they are posted. Free-standing signs shall be limited to 50 square feet in size and the top thereof shall not be higher than 10 feet above the ground. Signs shall be consistent with the general sign motif established for the ~~Industrial Park~~ **(Insert new name)**, ~~example of which is the Park entrance sign.~~
3. Lighting/Glare. The type and usage of all ~~exterior~~ **outdoor** lighting shall be the

minimum lumens required, ~~shall be kept low in height, shall be directed downward, and shall be shielded or recessed~~ so as not to shine on adjacent properties., ~~shall not shine on nearby properties or natural areas in an adverse manner and must be approved by the City Planner prior to installation.~~ **No lighting shall produce an illumination level greater than one-foot candle beyond the property boundary of a business.** Building materials or other site improvements that cause glare to nearby properties are prohibited. **Outdoor lighting must be approved by the City Planner prior to installation and may require Site Plan Approval review by the Planning Commission as determined by the City Planner.**

4. Noise.
  - a. Any use that produces a sound level of 55 dBA-Ldn or more at the property line of any residential dwelling is required to mitigate the sound to a level of less than 55 dBA-Ldn at the property line of that residential dwelling. No sound level greater than 70 dBA is allowed beyond the property boundary of a business, except that no noise over 55 dbA is allowed between the hours of 10pm and 7am.
  - b. Vehicles and equipment used outdoors shall not utilize back-up alarms which can be heard at any residential property, unless required by CalOSHA or other governmental regulatory agency for the safety of employees or the public. If required by CalOSHA or other governmental regulatory agency, the required back-up alarm device or approved safety method shall be selected which has the least noise impact on surrounding residential properties and still allows for the reasonable operation of the business.**
  - c. Residential development shall be required to conduct exterior and interior noise analysis to ensure noise levels do not exceed 65 dBA at the outdoor activity areas and 45 dBA in the interior living spaces.**
5. Dust. Any use that results in dust escaping from the site is required to mitigate to reduce the dust. Refer to North Coast Unified Air Quality Management District regulations for current limitations and requirements.
6. Sewage. Sewage disposal shall require on-site improvements (interceptor tanks, grease traps, etc.) for those uses that are determined by the Public Works Director to generate wastes that may cause a difficulty to the treatment system.
7. Odors. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the ~~Business Park~~ **(Insert new name)**.
8. Storage, Service and Loading Areas.

- a. Storage, service and loading areas shall be recessed or screened with fences, walls, berms, or plantings to reduce their visibility from adjacent streets or properties.
  - b. Materials, equipment, supplies, trash containers, inoperable vehicles, etc. shall be stored within an enclosed building or behind visual barriers such as fences, walls, berms, or plantings.
9. No use shall be permitted which does not comply with State and Federal laws. (Amended by Ord. 490)