

**Agenda Item 6:**

**Public Hearing/Planning Commission Action: Amendment of Zoning Ordinance Section 625 (Site Plan Approval).**

625. SITE PLAN APPROVAL. The purpose of this regulation is to promote Blue Lake's orderly and harmonious development, the stability of land values and investments, and in order to help prevent excessive and unsightly grading of hillsides **and removal of vegetation** or the erection of structures of unsightly appearance. Applications for development permits shall be reviewed by the Planning Commission. The ugly, the inharmonious and the monotonous shall be discouraged, but originality in architecture, site planning and landscape design shall not be suppressed.

A. Approval Required

Site ~~plan~~ **Plan Approval from the Planning Commission** is required for the following areas:

1. Any use requiring site plan **approval** in the zoning regulations.
2. Any use requiring a conditional use permit.

B. Application

Application shall be made by the property owner or agent on a form prescribed for this purpose by the City.

C. Accompanying Maps and Drawings Required

**A complete application, including Mmaps and drawings, in duplicate, in a preliminary stage,** shall be submitted not less than ~~7~~ **30** days prior to the meeting of the Planning Commission at which the same shall be considered, and shall indicate the following:

1. Site plan, drawn to scale, showing the proposed layout of the structures and other improvements on subject property and on adjoining properties.
2. Landscape plan sketch, drawn to scale, showing the location and design of landscaped area and the variety of plant materials, and other landscape features.
3. Sketch, drawn to scale, showing the distribution of the height and bulk of proposed structures.
4. Sketch, drawn to scale, showing elevations of proposed structures as they will appear upon completion with specification of exterior surfacing material and color.
5. Designation of areas to be computed as usable open space, including balconies, roof decks, patios, and other spaces or areas at grade, as appropriate.

6. Designation of future general location of "street furniture" such as: fire hydrants, poles for traffic signs, utility or telephone installations, etc.

**D. Public Hearing and Notice**

**Notice of Planning Commission hearing shall be provided to all property owners within 300 feet of the project site not less than ten (10) days prior to the hearing date for all site plan approval applications subject to the California Environmental Quality Act (CEQA).**

**D. E. Duties and Responsibilities of Planning Commission**

1. ~~Within 30 days of the date the drawings are submitted for site plan review~~ **At the Planning Commission meeting at which the site plan is reviewed**, the Commission shall approve the drawings or shall advise the applicant of any recommendations for conditional approval, modification, or disapproval.

2. If the Commission approves the drawings, or if the conditions or modifications recommended by the Commission are acceptable to the applicant, drawings shall be approved in the form recommended by the Commission.

**E. F. Principles to be Followed**

Areas of aesthetic and site plan consideration shall include, but are not necessarily limited to the following:

1. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.

2. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements.

3. Review of proposed location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage area, utility installations or other unsightly development. The planting of ground cover or other surfacing to prevent dust and erosion. The unnecessary destruction of existing healthy trees **and woody vegetation**.

4. Review of location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures, in relation to traffic hazards and the appearance and harmony with the environment.

5. Review of location, height and material of walls, fences, hedges and screen plantings.

6. Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.

7. Review of the effect of the site development plan on traffic conditions on abutting streets. The layout of vehicular and pedestrian entrances, exists, drives and walkways. The adequacy of off-street parking facilities to prevent traffic congestion. The location, arrangement, and dimensions of truck loading and unloading facilities. The circulation patterns within the boundaries of the development. The surfacing and lighting of off-street parking facilities.

8. Review of the effect of the site development plan on the adequacy of storm and surface water drainage.

**9. Review of the location, height, size, wattage, and shielding of outdoor lighting.**

~~9.~~ **10.** Nothing contained herein shall be construed as restricting or curtailing any of the powers of the Planning Commission of the City of Blue Lake.

**F. G. Appeals**

Appeals shall be governed by Section 760 through 765, inclusive, of this ordinance.

**G. H. Conformance to Approval**

Development for which site approval has been granted shall conform to the approval and any conditions attached thereto.

626. DEVELOPMENT STANDARDS. Any single-family home (including a manufactured home) constructed or placed within the City of Blue Lake in accordance with these provisions shall:

1. Have minimum width of 20 feet.
2. Have a roof with a pitch of not less than four (4) inch vertical rise for each twelve (12) inches of horizontal run.
3. Have a minimum six (6) inch roof overhang on all sides.
4. Have an exterior siding composed of the following materials: