



**BLUE LAKE PLANNING COMMISSION
MEETING MINUTES
Monday, April 21, 2014
7:00 P.M.
Community Center - 111 Greenwood Road
(Skinner Store Building behind City Hall)**

The Blue Lake Planning Commission Meeting was called to order at 7:00 p.m. at Skinner Store.

Commissioners Present: Jon Fechner, Rick Platz, and Karen Nessler.

Commissioners Absent: Joe Krienke and John Amirkhan.

Staff Present: City Planner Garrison Rees, City Manager John Berchtold, and Planning Commission Secretary Kara Newman.

Staff Absent: None

- 1. Approval of Minutes: February 24, 2014**
 1. Include "passed" or "failed" in motion.
 2. Motion (Nessler/Fechner) to approve minutes with said changes.
 3. Motion passed unanimously.

- 2. Approval of Minutes: March 17, 2014**
 1. Item 4: note that report was received.
 2. Motion (Nessler/Fechner) to approve minutes with said changes.
 3. Motion passed unanimously.

- 3. Public Input on Non-Agenda Items**
 1. None received.

- 4. Approval of Agenda**
 1. Motion (Platz/Nessler) to approve agenda as is.
 2. Motion passed unanimously.

Discussion / Action:

- 5. Planning Commission Action: 025-121-034, -003/2014 Lot Line Adjustment between two existing parcels owned by Mark Schaeffer and Patricia Strobel et. al. to add an approximately 10,930 s.f. portion of parcel 025-121-003 (411 Chartin Rd) to parcel 025-121-034 (403 Chartin Rd). Resulting lot sizes will be approximately 26,881 s.f. (025-121-003) and 18,208 s.f. (025-121-034). This project is categorically exempt from CEQA per §15305 (Class 5) of the CEQA Guidelines exempting minor alterations in land use limitations including minor lot line adjustments.**
 1. Planner Rees presented the Staff Report and explained that the applicants

received approval of a very similar Lot Line Adjustment (LLA) from the Planning Commission at the 02/24/14 meeting through the adoption of Resolution No. 3-2014. In mid-March the applicants submitted a revised LLA map which proposed to add an additional 1,400 s.f. of parcel 025-121-003 to parcel 025-121-034 and requested to withdraw the prior approval. Planner Rees explained this would void Resolution No. 3-2014, which would be replaced by Resolution No. 8-2014, if the revised proposal were approved by the Planning Commission. Staff reviewed the revised LLA map with the Commissioners.

2. Public hearing was opened.
 3. Applicant Mark Schaefer apologized for oversight and for needing to come back to Planning Commission.
 4. Public hearing was closed.
 5. Planning Commission discussion: Commissioners did not see any significant changes in the revised proposal other than adding more square footage to the LLA proposal.
 6. Motion (Platz/Fechner) to void Resolution 3-2014 and approve Resolution No. 8-2014.
 7. Motion passed (3-0) unanimously.
6. **Staff Determination: 025-161-003, 312-161-016, -019/2012 Blue Lake Power Lighting Plan Supplemental Report addressing Fuel Yard Lighting.**
1. Planner Rees presented the Supplemental Report to the Planning Commission which determined that the modifications made to the fuel yard lighting (i.e lowered to 50°) has brought this lighting into further compliance with the 08/19/13 Lighting Plan approval. Planner Rees explained that since the Planning Commission directed staff to work with the applicant to bring the fuel yard lighting into greater compliance with the 08/19/13 Lighting Plan approval, no further action is required by the Commission on this application. Planner Rees concluded that the Staff Determination contained in the Supplemental Report is appealable to the City Council.
 2. Item opened for public comment.
 3. Public Comment included: 1) Lighting is still a big issue; 2) Lights are still not shielded properly; 3) No attempt by Planner to communicate with anyone from last meeting that are experiencing negative impacts; 4) Lights are an intrusion on people's lives; 5) Property owners surrounding industrial park are negatively impacted; 6) There is no precedence for one foot candle; 7) Invitations for planning commissioners to come to the homes of concerned citizens; 8) Failure of the lighting plan to reach its intention; and 9) Requests to modify the resolution because it did not achieve its desired results.
 4. Comments from the plant owner, manager, and Manhard Consulting included: 1) The need for lighting for safety; 2) The money that has been spent meeting suggestions and changes to the lighting; 3) If there is one bulb that is a particular problem the plant manager will do his best to redirect it and mitigate the problem; 4) 70 degree lighting angle maximized function on site and was safest and according to conditions; 5) Lighting has been a concern for a long while but as it is decreased it gets less safe according to Cal Osha requirements; and 6) Blue Lake Power has worked hard to find a middle ground between safe lighting on-site and minimizing off-site lighting impacts.
 5. Closed public comment period.
 6. Commissioner Nessler commented that she feels remiss that she did not go to everyone's home to look at lights and evaluate their personal experiences.

7. The presentation of the Supplemental Report to the Planning Commission was concluded.

- 7. Planning Commission Discussion: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Report on the 04/05/14 Climate Action Plan Town Hall Meeting.**
 1. Planner Rees updated the Commissioners on the progress being made on the SGC Grant. Planner Rees noted that a Town Hall Meeting was put on by the City, RCEA and Streamline Planning on 04/05/14 to receive public comment on the Climate Action Plan in which 10-11 people attended. There were a lot of really good comments on the Climate Action Plan and the City's efforts to become more sustainable. All suggestions and revisions will be incorporated in the CAP to bring back to the City Council for review. The CAP will be a guiding document for the targeted updates of the General Plan and Zoning Ordinance. There is a lot of positive community support for the City's efforts to lower its carbon footprint.
 2. City Manager commented that City council would like the issue of providing more sidewalks in the areas of the City receiving high volumes of pedestrian traffic to be addressed through the grant. The Council is interested in finding additional grant funding to help install more sidewalks and take the burden off of private property owners.
 3. Planner Rees noted that goals, policies, and implementation measures promoting pedestrian access are going to be included in the Circulation and Energy Elements of the General Plan.

- 8. Miscellaneous Planner Items.**
 1. Planner Rees commented on upcoming development applications. There is a push for multifamily housing with economy getting better.
 2. City Manager commented on funding to reinstall guts of sewer lift station so that vacant parcels in industrial park can be served, as well as partial funding to build access road on north part of Paradise Cay property.
 3. Structural study of the levee is underway. There will be a bunch of properties that will be in the flood zone that were never there before; therefore, it is critical that recertification of the levee happens quickly. Humboldt County and Blue Lake have obtained grant funding to help pay for recertification of the levee.

- 9. Upcoming Planning Commission Meetings for the next 3 months will be on May 19th, June 16th, & July 21st.**
 1. Chairman Platz not here in May and Commissioner Krienke moving in August.

- 10. Adjournment by 9:00 pm unless extended by the Planning Commission.**
 1. Motion (Platz/Nessler) to adjourn at 8:15 p.m.