

**City of Blue Lake
Planning Commission Minutes
December 17, 2018**

The Blue Lake Planning Commission Special Meeting was called to order at 7:04 p.m. at Skinner Store

Commissioners Present: Earl Eddy, Bob Chapman, Cort Pryor, and Matthew Schang

Commissioners Absent: Richard Platz

Staff Present: City Manager Amanda Mager, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Gunderson.

Staff Absent: None

Public Present: Lin Glen, David Glen, and Kash Boodjeh.

1. Approval of Minutes: July 16, 2018 and November 5, 2018 Meeting

- a. Motion (Chapman, Pryor) to approve the minutes.
- b. Motion passed unanimously (4-0).
- c. Motion (Chapman, Schang) to approve the minutes with a change of date on Item 1(a) from June 16 to July 16.
- d. Motion passed unanimously (4-0).

2. Public Input on Non-Agenda Items

- a. None.

3. Approval of the Agenda

- a. Motion (Schang, Chapman) to approve agenda as written.
- b. Motion passed unanimously (4-0).

Discussion/ Action:

4. Public Hearing/Planning Commission Action: Amendment of the General Plan Land Use Element and Title 17 (Zoning) of the Municipal Code to add an Opportunity (O) Zone that would allow a combination of commercial, manufacturing, and residential uses.

- a. Commissioner Eddy gave an overview of this Agenda item for the benefit of the new Commissioners.
- b. Planner Rees explained that this item was discussed at the July, August, September, October, and December, 2017 Planning Commission meetings. All comments received from the Planning Commission and public have been made to the documents and are presented to the Planning Commission for their review.
- c. Planner Rees presented the revised draft Amendment of the General Plan and Zoning Ordinance to add an Opportunity Zone. He explained that the changes to the General

Plan are necessary to ensure there is consistency between the General Plan and the Zoning Ordinance. The Land Use Element also has to be updated to include the new O Zone. The Commission last worked on updating the Land Use Element in November 2015 as part of the SGC Grant.

- d. Commissioner Pryor recused himself due to the fact that his company is considering the potential of moving to the Powers Creek District in the future.
- e. Commissioner Eddy opened the Public Hearing.
- f. David and Lin Glen (124 Applewood) expressed their concerns as follows:
 - i. That Business Park will turn into apartment complexes.
 - ii. Priority should be business first, residential second.
 - iii. Open Space of 100 sq. ft. per residential unit is not enough.
 - iv. Income potential for the City in light of losing BL Power income in the near future. Recalled how the City had to shut down due to the loss of their insurance and almost disincorporated in 1986 due to a financial crisis. They handed out an article from the April 1, 1986 Los Angeles Times relating that covered the story.
 - v. The City should keep ownership of remaining land in the Powers Creek District.
 - vi. Odor and sound from new commercial businesses could be an issue.
- f. K. Boodjeh (341 Broad St.) related that he has worked with the Planning Commission in the past on the Power's Creek District and other projects in the City as well. His opinion is that the combination of commercial business on the ground floor and residential above doesn't work. He believes it may or may not function as a viable commercial space. He feels the O Zone is too focused on development standards and not enough on creating a sense of place. He shared these thoughts in a meeting he attended with the City Manager Mandy Mager and Economic Development Planner Susan Ornelas, and they made progress on plans to make sure the space is functional. He agreed with the Glens that Blue Lake should concern itself with sense of place.
- g. City Manager Mager responded to the comments made by the Glens and Mr. Boodjeh as follows:
 - i. The City is taking a methodical approach and is being careful to attract the right people through long-term ground leases.
 - ii. The City Council and Staff are aware that we need to replace the money in the economy that will be lost when the lease with Blue Lake Power expires.
 - iii. The City is undertaking a highest and best use analysis and a feasibility study for the Powers Creek District with an emphasis on recreation funded by grant money.
 - iv. The Planning Commission and City Staff have worked since 2017 to arrive at the appropriate density levels and a good mix of commercial and residential uses in the O Zone.
 - v. The City has decided against bringing in cannabis-related businesses.
 - vi. The City is also applying a branding strategy for the Powers Creek District.
- h. City Planner Rees added that the O Zone limits the amount of residential development to approximately 2/3 of any particular structure to ensure a commercial component is required in every development.
- i. Commissioner Eddy closed the Public Hearing.

- j. The Commissioners discussed the possible conflict between commercial businesses and residents, parking problems in the event a business draws more customers than parking spaces, and ADA requirements.
- k. Planner Rees added that the O Zone will assist the City in meeting its share of the regional housing need and achieving greater compliance with State Housing Policy.
- l. The Commissioners directed Planner Rees to mapping of specific properties that are recommended to be in the O Zone.
- m. Planner Rees explained the next steps in the planning process include preparing a CEQA determination for the O Zone and drafting resolutions for the Planning Commission recommendation to the City Council.
- n. City Manager Mager added that there are other properties in the City that also need rezoning and could be included in this map amendment process.
- o. Motion (Chapman, Schang) to continue the public hearing to the next Planning Commission meeting.
- p. Motion passed (3-0) with Commissioner Pryor recusing himself.

4. Miscellaneous Planner Items.

- a. None

5. Upcoming Planning Commission Meetings for the next 3 months will be on, January 21, February 18, and March 18, 2019.

6. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Chapman, Schang) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 9:02 p.m.