

**City of Blue Lake
Planning Commission Minutes
July 16, 2018**

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

Commissioners Present: Richard Platz, Earl Eddy, Dennis Whitcomb, Elaine Hogan, and Bob Chapman

Commissioners Absent: None

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

Staff Absent: None

Public Present: Cort Pryor, Matthew Schang, Kash Boodjeh, Pat Knittel, Tom Tellez, and Frank Onstine

1. Approval of Minutes: June 25, 2018 Meeting

- a. Motion (Chapman, Eddy) to approve the minutes.
- b. Elaine Hogan recused herself as she was not in attendance at the June 25, 2018 meeting.
- c. Motion passed unanimously (4-0).

2. Public Input on Non-Agenda Items

- a. Kash Boodjeh referred to a design he worked on for the City in 1995 for the Downtown area that included recommended improvements for sidewalks, crosswalks, and on-street parking. He encouraged the Commission to consider an ordinance which would require sidewalks throughout the City. He further encouraged that sidewalks be done holistically rather than piecemealed. Mr. Boodjeh referenced the Finestone project approved at the Planning Commission's May 21, 2018 meeting as an example of a piecemealed approach to developing sidewalks. Mr. Boodjeh noted that a complete sidewalk system would benefit the City for walkers, parades, Annie Mary Days, etc. Sidewalks are especially needed on Hatchery and Railroad. The streets are narrow and rural in character.
- b. Commissioner Platz requested that Mr. Boodjeh present this request at a City Council meeting.
- c. City Manager Mager agreed that the ordinance would be a good standard for future construction and implementation.

Approval of the Agenda

- a. Motion (Whitcomb, Chapman) to approve agenda as written.
- b. Motion passed unanimously (5-0).

Discussion/ Action:

1. **Planning Commission Action: 025-161-008/2018 Conditional Use Permit for Wrangletown Cider Company for operation of a tasting room that will include the retail sales of wine, cider, and other related products, and public assembly type uses, at an existing metal structure in the Industrial (M) Zone. Located on an approximately 1.34-acre parcel (APN 025-161-008). The project is categorically exempt from CEQA per §15303 (Class 3) of the CEQA Guidelines which allows the construction and location of limited numbers of new, small facilities or structures.**
 - a. Planner Rees provided the Planning Commission with a summary of the Staff Report. The applicant is requesting a Conditional Use Permit for the operation of a tasting room that will include a winery/cider production facility, the retail sales of wine, cider, and other related products, live music, and food.
 - b. Chair Platz clarified that retail sales and public assembly type uses are allowed in the Industrial (M) zone with a Use Permit.
 - c. Planner Rees stated that the project is determined to be categorically exempt per CEQA Guidelines Section 15303 (Class 3) allowing the installation of small new equipment and facilities in small structures and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.
 - d. Planner Rees explained that the project was sent out for referral to the City Manager/Public Works Department, Building Inspector, City Engineer, Volunteer Fire District, Humboldt County Division of Environmental Health, and the California Department of Alcoholic Beverage Control. Planner Rees explained that the comments from the departments and agencies are either addressed in the Staff Report or included as conditions of approval for the project.
 - e. Planner Rees explained that the project site is currently developed with structures and pavement and has existing off-street parking. Planner Rees also noted that the project site is currently underutilized. Planner Rees also explained that when additional uses are proposed on this parcel in the future, there may be the need to request waivers from the off-street parking requirements as allowed by Section 17.24.100(B)(4) of the Municipal Code.
 - f. Planner Rees explained that since the primary use proposed by Wrangletown Cider Company is industrial in nature (cider manufacturing), the requirements for industrial signage are determined to be applicable to the project. To ensure the proposed sign is consistent with the City's sign regulations, a condition of approval has been included requiring the applicant to obtain approval from the City Planner prior to installation of the proposed sign.
 - g. Planner Rees concluded that the recommendation of City Staff is for the Planning Commission to approve the project application with the recommended conditions of approval and make the findings that the project is consistent with the City's General Plan and Zoning Ordinance.
 - h. Commissioner Platz opened the Public Hearing.

- i. Mr. Boodjeh, architect for the project, explained that the City Staff has been very supportive; a project like this can be complicated, but they made it simple and understandable.
- j. The Commissioners discussed bike parking and future development of the project site.
- k. Commissioner Platz closed the Public Hearing.
- l. Motion (Chapman, Eddy) to approve Resolution No. 4-2018, Resolution of the Planning Commission of the City of Blue Lake Approving a Conditional Use Permit Application for Wrangletown Cider Company (Patricia Knittel) for operation of a tasting room that will include the retail sales of wine, cider, and other related products, and public assembly type uses.
- m. Motion passed unanimously (5-0).

2. Planning Commission Action: Vote on Chair and Vice-Chairman.

- a. Motion (Platz, Hogan) to approve Earl Eddy as Planning Commission Chair.
- b. Motion passed unanimously (5-0).
- c. Motion (Chapman, Eddy) to approve Richard Platz as Planning Commission Vice-Chairman.
- d. Motion passed unanimously (5-0).

3. Miscellaneous Planner Items.

- a. Planner Rees provided the Planning Commission with a summary of the development applications currently being reviewed by City Staff.
- b. Manager Mager provided the Commission with an update on Blue Lake Power and other Blue Lake projects.

4. Upcoming Planning Commission Meetings for the next 3 months will be on August 20, September 17, and October 15, 2018.

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

- a. Motion (Chapman, Platz) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 7:52 p.m.