

**City of Blue Lake
Planning Commission Minutes
April 29, 2019 Special Meeting**

The Blue Lake Planning Commission Special Meeting was called to order at 7:12 p.m. at Skinner Store

Commissioners Present: Earl Eddy, Richard Platz, Matthew Schang, and Robert Chapman

Commissioners Absent: Cort Pryor

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

Staff Absent: None

Public Present: Mariel Morison, Keith Morison, Ray Stonebarger, Leonard Cox, Jacqueline Soper, and Tina Catalina Corcoran

1. Approval of Minutes: April 15, 2019 Meeting

- a. Motion (Schang, Eddy) to approve the minutes.
- b. Motion passed (3-0), with Commissioner Platz disqualifying himself as he was only in attendance for a portion of the April 15, 2019 meeting.

2. Public Input on Non-Agenda Items

- a. None

3. Approval of the Agenda

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

Discussion/ Action:

1. **Planning Commission Action: #025-022-002/2019 Site Plan Approval for the Blue Lake Fire Protection District for construction of an approximately 3,750 s.f. building on an approximately 14,400 s.f. parcel located on the corner of K Street and Fifth Avenue (APN: 025-022-002/Address: 746 K Street). The building is proposed to be used as a Fire Facility Storage Building for vehicles, equipment, and records. This project is categorically exempt from CEQA per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as in-fill development when certain criteria can be met.**
 - a. Planner Rees provided the Planning Commission with a summary of the Staff Report. The applicant is seeking Site Plan Approval to construct a Fire Facility Storage Building for vehicles, equipment, and records in the Public Facility (PF) Zone. The project site previously contained a metal building which has been removed.

- b. Planner Rees stated that the proposed project is determined to be categorically exempt per CEQA Guidelines Section 15332 (Class 32), exempting projects characterized as in-fill development.
- c. Planner Rees explained that the project was sent out for referral to the City Manager, Public Works Department, Building Inspector, and City Engineer. 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.
- d. Planner Rees described the proposed project as being consistent with the General Plan and the purposes of the Public Facility (F) designation.
- e. Planner Rees explained that there are no development standards required for development in the PF Zone with the exception of landscaping requirements. Planner Rees stated the project as proposed would comply with the City's landscaping standards and is generally consistent with the development standard applicable to other property in the neighborhood.
- f. Planner Rees described the applicability of the City's sidewalk code to the project. The applicant has requested deferring construction of a section of the required sidewalk along K Street. The City Manager supports the deferral and Public Works indicated there are no major concerns regarding the deferral. The project has been condition to require the applicant to comply with Chapter 15.08 (Sidewalks, Curbs, and Gutters) of the Municipal Code as it relates the deferral of sidewalks.
- 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 Municipal Code.
- h. Commissioner Eddy opened the Public Hearing.
- i. Ray Stonebarger, Blue Lake Fire Protection District (BLFPD) Chief, spoke in favor of the project and stated that the Fire District is pleased to be able to remove the blight from the neighborhood.
- j. Keith Morison (731 5th Ave.) has no objections to the project except for the planned chain link fence on the shared property line. Mr. Morison requested that the Fire Protection District construct a 6-foot wood fence on a portion of the shared property line. He also requested that he be able to keep the gate at the front of his garage to keep the dogs in the yard.
- k. Commissioner Eddy closed the Public Hearing.
- l. Commissioner Schang inquired of Chief Stonebarger whether they were working with the neighbors, to which both the Chief and Mr. Morison answered affirmatively.
- m. After some discussion, the Planning Commission added a condition that the applicant shall provide wood fencing on a portion of the property line between the BLFPD property (APN 025-022-002) and parcel 025-022-008. The condition shall read as follows: "To provide adequate screening for the adjacent residential property, the applicant shall install 6-foot tall wood fencing on a portion of the property line shared with parcel 025-022-008 (731 5th Avenue) in compliance with the requirements of the Blue Lake Municipal Code. The fencing shall be installed along the shared property line from the back wall of the garage structure on parcel 025-022-008 to the existing wood fencing to the northeast."

- n. The Commissioners discussed the section of sidewalk that will be deferred along K Street due to the Fire Protection District's lack of funds to complete it. Planner Rees offered that other projects in the City have deferred sidewalk installations as allowed by the sidewalk code.
- o. Motion (Platz, Schang) to approve Resolution No. 5-2019, Resolution of the Planning Commission of the City of Blue Lake Approving a Site Plan Approval Application For The Blue Lake Fire Protection District For Construction Of A Fire Facility Storage Building, with the addition of a condition related to providing wood fencing between the BLFPD property (APN 025-022-002) and parcel 025-022-008.
- p. Motion passed (3-0) with Commissioner Chapman recusing himself.

2. Miscellaneous Planner Items.

- a. Planner Rees provided an update on the Eliason Residential Development Project.
- b. Commissioner Platz recused himself and left the meeting.
- c. The Commissioners and Planner Rees discussed the location for trash enclosures, trash truck turnaround, drainage, and maintenance agreements.

3. Upcoming Planning Commission Meetings for the next 3 months will be on May 13, June 17, and July 15, 2019.

4. 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 8:03 p.m.