

December 19, 2019 – Special Meeting
City of Blue Lake



Planning Commission Meeting Minutes

Commissioners in Attendance: Early Eddy, Cort Pryor, Rick Platz, Bob Chapman

Commissioners in Absent: Matthew Schang

Staff Present: City Manager Mandy Mager and City Planner Garry Rees

Staff Absent: Planning Commission Secretary Cheryl Gunderson

Meeting Called to Order: 7:04 p.m.

Item No. 1 - Approval of the Minutes

- **September 2019**

Motion: Bob Chapman

Second: Rick Platz

Approved as Presented: Unanimous (4-0)

- **October 2019**

Motion: Cort Pryor

Second: Earl Eddy

Approved as Presented: Unanimous (4-0)

Item No. 2 - Public Input

- No input received

Item No. 3 - Approval of Agenda

Motion: Rick Platz

Second: Bob Chapman

Approved as Presented: Unanimous (4-0)

Item No. 4 - Planning Commission Action/Public Hearing: 025-036-003/2019 General Plan and Zoning Map Amendment for Steven M. Wright (BLP, LLC)

- Commissioner Platz asked if the neighbors had been notified regarding the application.
- Planner Rees verified that a public hearing notice had been mailed to all property owners and known tenants within 300 feet of the project site.
- The Commissioners asked questions regarding whether a property can have split zoning.
- Planner Rees verified that properties can have split zoning and provided examples of other properties in the City where this has occurred.
- Planner Rees presented the staff report for the project and provided information on CEQA exemptions and requirements.

- Planner Rees explained that SB 18 Consultation was conducted for the project since it proposes a General Plan Amendment. Through this process, the local Tribes were consulted and worked with the Archaeologist who prepared the Cultural Resources Study. The consultation process concludes with the Tribes concurring with the Inadvertent Discovery Protocol recommended in the Study.
- Chair Eddy opened the public hearing.
- A family member of the applicant was present and noted that she could contact the applicant during the meeting if there were any questions the Commission had.
- Chair Eddy closed the public hearing.

Staff Recommendation: Staff recommends that the commission approve the request and submit it to Council for final consideration and approval.

Motion: To approve Resolution 10-2019, Resolution of the Planning Commission of the City of Blue Lake Recommending a General Plan and Zoning Map Amendment for Steven M Wright (BLP, LLC).

Motion: Rick Platz

Second: Bob Chapman

Approved: Unanimous (4-0)

Item No. 5 – Planning Commission Discussion: Downtown Parking Plan

- Planner Rees presented the 2006 Downtown Parking Plan, including the reasons why the plan was developed. The plan was developed to address issues relating to parking conflicts and lack of parking in the downtown area, especially during community events. The plan also addressed the needs of the businesses in the downtown area.
- Commissioner Chapman commented that Railroad Ave is underdeveloped and may not be able to accommodate additional parking.
- Commissioner Chapman also commented that on-street parking should be delineated on 1st Ave to the east of H Street, to accommodate current parking needs and add additional spaces for special events.
- The Commissioners discussed how parklets could be installed to break up the proposed diagonal parking and provide additional landscaping opportunities.
- Manager Mager and Planner Rees stated that the Commissions recommendations for the Parking Plan would be forwarded to the City Council.

No Action was Requested; the Commission supported the implementation of the Downtown Parking Plan.

Item 6 - Miscellaneous Planner Items

- The City's SB 2 Grant Application was completed by Garry Rees and Sarah West and was submitted to HCD for review and funding consideration. In order to receive the funding, the

City must update the General Plan Housing Element and various zoning regulations and policies to ensure compliance with State housing mandates.

Item 7 – Upcoming Planning Commission Meeting for the Next 3 Months

- January 20th meeting: At least 3 Commissioners stated they are available for the January meeting.
- February 17th meeting: TBD
- March 16th meeting: TBD

Item 8 – Adjournment by 9:00 p.m. unless extended by Planning Commission

Motion: To adjourn the meeting at 8:08 p.m.

Motion: Rick Platz

Second: Bob Chapman

Approved: Unanimous (4-0)