

**City of Blue Lake  
Planning Commission Minutes  
January 20, 2020**

**The Blue Lake Planning Commission Meeting was called to order at 7:01 p.m. at Skinner Store**

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

**Commissioners Absent:** None

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

**Staff Absent:** None

**Public Present:** Steve Wright and Mardi Grainger

- 1. Approval of Minutes: December 19, 2019 Special Meeting**
  - a. Motion (Chapman, Platz) to approve agenda as written.
  - b. Motion passed unanimously (5-0).
  
- 2. Public Input on Non-Agenda Items**
  - a. None
  
- 3. Approval of the Agenda**
  - c. Motion (Chapman, Platz) to approve agenda as written.
  - d. Motion passed unanimously (5-0).

**Discussion/ Action:**

- 1. Planning Commission Action: Site Plan Approval for Steven M. Wright, on behalf of BLP, LLC, to allow the development of four multi-family residential units (four-plex) on an 8,002 s.f. portion of parcel 025-036-006. The area proposed to be developed is known as Proposed Parcel 2 from the Minor Subdivision application approved by the Planning Commission on April 15, 2019. The project is categorically exempt from CEQA per Sections 15303 (Class 3) and Section 15332 (Class 32) of the CEQA Guidelines exempting the new construction of up to four residential units (Class 3) and in-fill development projects (Class 32).**
  - a. Planner Rees provided the Planning Commission with a summary of the Staff Report. He explained that the Applicant is seeking Site Plan Approval for a proposed multi-family structure with four residential units (four-plex) at 830 Railroad Avenue (APN 025-036-006) in the Residential Multiple Family (R-3) Zone.

- b. Planner Rees explained that the Planning Commission approved a Minor Subdivision for the two lots at 830 and 840 Railroad Avenue at their April 15, 2019 meeting. This Site Plan Approval is for the Proposed Parcel 2 (830 Railroad Avenue), which this application proposes to develop with a four-plex.
- c. Planner Rees stated that the proposed project is determined to be categorically exempt per CEQA Guidelines Section 15303 (Class 3), exempting the construction and location of limited numbers of new, small facilities, or structures. The proposed project is also determined to be categorically exempt per CEQA Guidelines Section 15332 (Class 32), exempting projects characterized as in-fill development.
- 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, Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of Rohnerville Rancheria. Planner Rees explained that the comments from the departments and agencies are either addressed in the Staff Report, addressed as conditions of the Minor Subdivision and rezoning of Proposed Parcel 3, or included as conditions of approval for the project.
- e. Planner Rees described the proposed project as being consistent with the General Plan and the purposes of the Multi-Family Residential (MF) designation and with the Zoning Code and the purposes of the Residential Multiple Family (R-3) designation.
- f. Planner Rees explained that the City has not met its regional housing need allocation over the last several Housing Element planning cycles. This project will help Blue Lake to provide its share of the regional housing need by developing the project site with four multi-family residential units. The proposed project is determined to be consistent with State housing law.
- g. Planner Rees explained that the project qualifies for a waiver of one (1) parking space, although eight are required by the City's Municipal Code, due to the proximity to the bus stop on the corner of Raymar Ave and Railroad Ave. As allowed in Section 17.24.100(B)(4) of the Municipal Code, the City Planner may waive off-street parking spaces if a project meets certain criteria. This project meets one of these criteria which include the "proximity to the bus stop or other alternative transportation facilities." Planner Rees concluded that with the waiver of one (1) off-street parking space, the project meets the requirements for the number of parking spaces in the Zoning Code.
- h. The recommendation of City Staff is 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.
- i. Commissioner Chapman inquired of the change in the architectural renderings which depict horizontal siding rather than shingles on the lower half of the buildings. He also questioned the 25' drive aisle width and whether the planters will remain. Planner Rees responded that the shingles and the color of the trim are different in the final drawings. He also stated that the elimination of the planters will provide the 25' drive aisle width and the loss of landscaped area due to the elimination of the planters will still allow the project to meet the landscaping requirements.
- j. Commissioner Eddy opened the Public Hearing.

- k. Steve Wright (Applicant) requested an alternative to the hydraulic analysis of the proposed onsite and offsite stormwater improvements conditioned by the City Engineer.
- l. The Commissioners discussed alternative solutions and agreed to amend the Condition of Approval to begin with the following language "At the discretion of the City Engineer,".
- m. Mr. Wright also provided that the rhododendrons on the Landscape Plan will be moved to the corners of the building which have street frontage rather than as they are currently depicted, which would place them in the retention ponds.
- n. Planner Rees added that the Conditions of Approval will need to be modified to state that the revised Landscape Plan will need to be approved by the City Planner prior to issuance of the building permit.
- o. Motion (Platz, Chapman) to approve Resolution No. 7-2019, Resolution of the Planning Commission of the City of Blue Lake approved the Site Plan Approval application.
- o. Motion passed (5-0).

**2. Miscellaneous Planner Items.**

- a. Planner Rees and City Manager Mager discussed the City's Housing Element and upcoming amendments to the Zoning Code.

**3. Upcoming Planning Commission Meetings for the next 3 months will be on February 17, March 16, and April 20, 2020.**

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

- a. Motion (Chapman, Shang) to adjourn.
- b. Motion passed unanimously.
- c. Meeting adjourned at 7:39 p.m.