



# BLUE LAKE PLANNING COMMISSION MEETING AGENDA

Monday, March 15, 2021

7:00 P.M.

Community Center - 111 Greenwood Road  
(Skinner Store Building behind City Hall)

LOCATION: In accordance with the Governor's Executive Orders N-25-20 and N-29-20, the Planning Commission of the City of Blue Lake shall conduct the Planning Commission Meeting by teleconference via Zoom. Public input can be given to the Commission by emailing [cityclerk@bluelake.ca.gov](mailto:cityclerk@bluelake.ca.gov) until 4:30 p.m. on Monday March 15, 2021.

Join Zoom Meeting:

<https://us02web.zoom.us/j/86512353267?pwd=SStCQmtLRmRwSmNDeGlybUhQUlcwQT09>

Meeting ID: 865 1235 3267 Passcode: 668444

1. **Approval of Minutes: February 15, 2021**
2. **Public Input** – *The Public is invited to present petitions, make announcements, or provide other information to the Planning Commission that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Planning Commission may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Planning Commission may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Planning Commission takes up each specific agenda item.*
3. **Approval of Agenda**

## Discussion / Action:

4. **Planning Commission Discussion: #025-091-020/2021 Site Plan Approval application for Kate Martin to allow an outdoor seating area for the Logger Bar.** The seating area would be partially on the applicant's property and partially in the public right-of-way along H Street. To provide a level surface for the outdoor seating area, an elevated deck structure is proposed to be constructed from the front wall of the structure to approximately 13 feet into the public right-of-way. The seating area would be accessed from the building and railing and fencing would surround the area to prevent access from the street. A mixture of tables with chairs and standing tables are proposed in the seating area. An elevated walkway may also be proposed in the future to connect the new deck with the existing deck at the rear of the structure. This project is categorically exempt from CEQA per §15303 (Class 3) and §15332 (Class 32) of the CEQA Guidelines exempting the construction and location of limited numbers of new, small facilities or structures and projects characterized as infill development.
5. **Planning Commission Action: #025-121-003, -034/2018 Lot Line Adjustment for Mark Schaeffer and Patricia Strobel to add an approximately 9,000 s.f. portion of**

parcel 025-121-048 (411 Chartin Rd) to parcel 025-121-050 (403 Chartin Rd). Resulting lot sizes will be approximately 13,510 s.f. (025-121-048) and 31,580 s.f. (025-121-050). This project is categorically exempt from CEQA per §15305 (Class 5) of the CEQA Guidelines exempting minor alterations in land use limitations including lot line adjustments.

6. **Planning Commission Action: #025-036-003, -006/2018 Extension of Planning Commission Tentative Parcel Map approval for Steven M. Wright for a Minor Subdivision of parcels 025-036-003 (840 Railroad Avenue) and 025-036-006 (830 Railroad Avenue) to create two new lots.**
7. **Planning Commission Action: #025-036-003, -006/2018 Review of Parcel Map for Steven M. Wright for a Minor Subdivision of parcels 025-036-003 (840 Railroad Avenue) and 025-036-006 (830 Railroad Avenue) to create two new lots.**
8. **Public Hearing Continued/Planning Commission Discussion: Amendment of Title 17 (Zoning) of the Municipal Code to add Section 17.20.070 (Residential High Density or RHD Combining Zone) that would create a new combining zone that is intended to be combined with principal zones that allow multi-family residential uses for the purpose of facilitating multi-family housing for a variety of income levels. The RHD combining zone is proposed to comply with State housing policy, which requires the City to have a zone that allows a density of 16 dwelling units per acre without any discretionary review (i.e., principally permitted or allowed by right).**
9. **Planning Commission Discussion: Consideration of development standards for applying the Opportunity (O) zone outside of the Powers Creek District.**
10. **Miscellaneous Planner Items.**
11. **Upcoming Planning Commission Meetings for the next 3 months will be on April 19<sup>th</sup>, May 17<sup>th</sup>, and June 21<sup>st</sup>.**
12. **Adjournment by 9:00 pm unless extended by the Planning Commission.**

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting, by contacting City Manager Amanda Mager, (707) 668-5655, at least 24 hours prior to the commencement of the meeting.





# CITY OF BLUE LAKE

Post Office Box 458, 111 Greenwood Road, Blue Lake, CA 95525  
Phone 707.668.5655 Fax 707.668.5916

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## STAFF REPORT

**APPLICATION #:** 025-091-020/2021

**APPLICANT:** Kate Martin (Logger Bar)

**PROPERTY OWNER:** Kate Martin

### **PROJECT DESCRIPTION:**

Kate Martin, owner of the Logger Bar, is proposing to install an outdoor seating area in front of the bar along H Street. It is proposed for patrons to be able to consume alcohol in the outdoor seating area. To provide a level surface for the outdoor seating area, an elevated deck structure is proposed to be constructed from the front wall of the structure into the H Street public right-of-way by approximately 13 feet (5 feet of sidewalk and 8 feet of on-street parking). The seating area would be accessed from the building through a recently exposed door on the southwest side of the building. Railing (44" height) and fencing material would surround the seating area to prevent access from the street, sidewalk, and railroad right-of-way. A mixture of tables with chairs and standing tables are proposed in the seating area. An elevated walkway may also be proposed in the future to connect the new deck with the existing deck at the rear of the structure (see project description (**Attachment 1**) and project plans (**Attachment 2**) for additional information).

**PROJECT LOCATION:** 510 Railroad Avenue

**ASSESSOR'S PARCEL #:** 025-091-020

**ZONING:** RC – Retail Commercial

**GENERAL PLAN DESIGNATION:** C - Commercial

### **ENVIRONMENTAL REVIEW:**

Categorically exempt per CEQA Guidelines §15303 (Class 3) and §15332 (Class 32) exempting the construction and location of limited numbers of new, small facilities or structures and projects characterized as infill development. The project proposes the addition of an approximately 480 s.f. outdoor seating area to an existing bar in the downtown area of the City of Blue Lake, which complies with the criteria for the above noted exemptions based on the size, nature, and location of



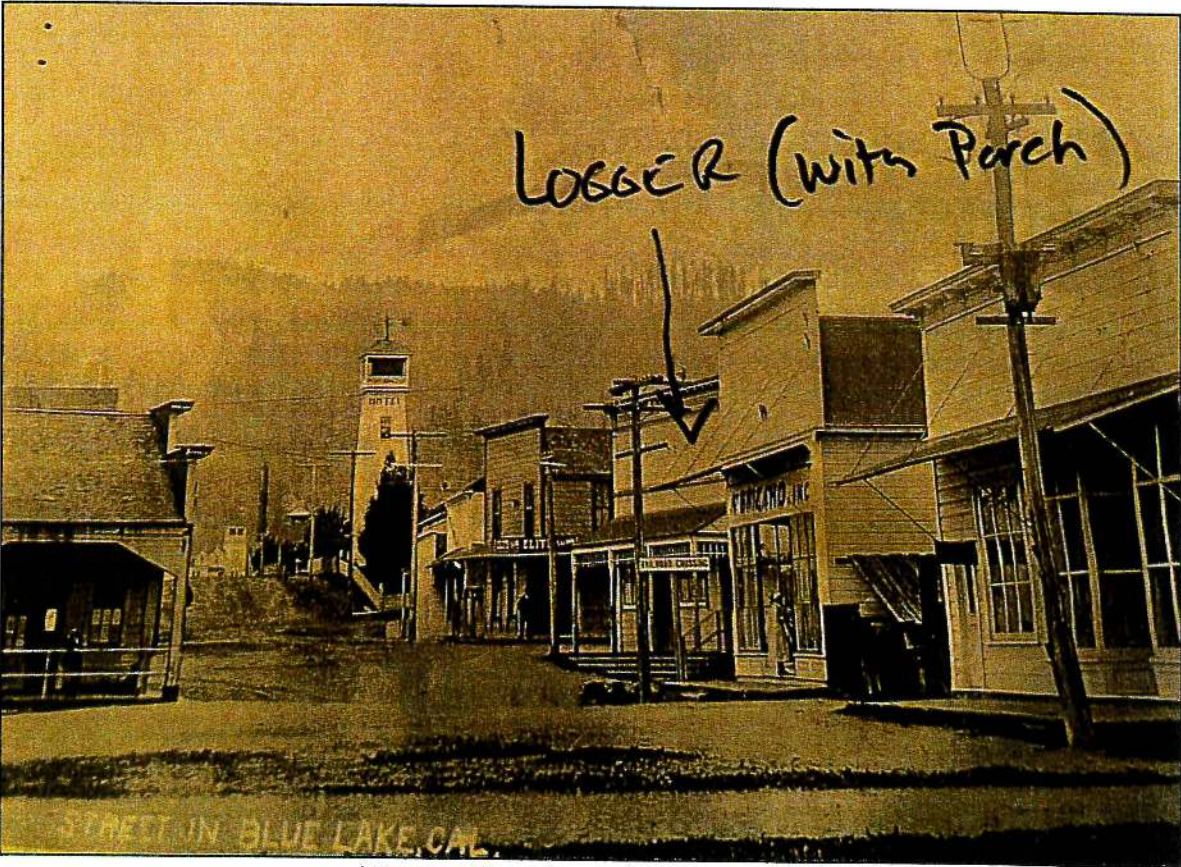
the proposed improvements. In addition, none of the exceptions to the use a Categorical Exemption apply to the project site or proposed project (CEQA Guidelines §15300.2).

**SITE CHARACTERISTICS:**

The Logger Bar is located at the corner of H Street and Railroad Avenue in the downtown area of the City of Blue Lake. The site is approximately 2,695 s.f. and the structure containing the bar covers most of the property. There is no vehicular access to the site or off-street parking. There is one on-street parking space in front of the project site along H Street and several on-street parking spaces along Railroad Avenue. The site is connected to all utilities and there is existing sidewalk adjacent to the site along Railroad Avenue and H Street. North of the property is Railroad Avenue, Chumayo Spa, and residences. East of the site is residential development. South of the site is the NCRA railroad right-of-way, Mad River Grange, and residences. West of the site is H Street and a building containing a vacant restaurant space (former Stardoughs Cafe) and residential units.

**BACKGROUND:**

The Logger Bar has been in business in the Blue Lake downtown area for over 100 years. Due to its age, the Logger Bar use and building are legal non-conforming (grandfathered) for several requirements in the City’s Municipal Code. According to the photo below provided by the applicant, there used to be a front porch at the Logger Bar along H Street.



**Photo of Logger with Front Porch**



At the February 9, 2021 City Council meeting, the applicant presented their proposal for installing an outdoor seating area in front of the Logger Bar that would be located on a portion of the City right-of-way. At the meeting, the City Council expressed support for the project and directed the City Manager to work with staff to move the project through the permitting process.

#### **STAFF COMMENTS:**

Referrals for this project were sent to the City Manager, City Attorney, Public Works Department, Building Official, City Engineer, and Volunteer Fire District. As discussed below, not all departments or agencies were able to submit comments in time for the March 15<sup>th</sup> Planning Commission meeting. For this reason, staff is recommending to the Planning Commission that the item be continued to a special meeting to allow time for staff review of the project to be completed.

#### City Manager

The City Manager provided several questions and comments on the project. The City Manager and staff are continuing their review of the project and are requesting that the item be continued until all comments are addressed and conditions of approval are provided.

#### City Attorney

The City Attorney provided comments to the City Manager and City Planner on the project in a memorandum dated February 25, 2021. Some of the comments in the memorandum include:

- 1) Neither the Blue Lake Municipal Code nor the Streets and Highways Code would prohibit the City from approving this request as proposed.
- 2) An encroachment permit will be required for the projects proposed use of the public right-of-way and it is recommended that it be approved by the City Council.
- 3) The issuance of the encroachment permit should be subject to certain conditions including:
  - a) That the permit is subject to revocation in the event of a breach of the permit terms or other violation of law or for the City's convenience.
  - b) That the permit has a defined expiration date, which can be subject to renewal at the option of Ms. Martin and with the consent of the City.
  - c) That the permit include express language that the right to use the City's ROW is a personal, revocable license and does not vest Ms. Martin with an easement or other property right and that the permit is nontransferable.
  - d) That Ms. Martin demonstrate to the satisfaction of the City that her ABC alcohol license would allow outdoor service.
  - e) That Ms. Martin carry adequate insurance, naming the City as an additional insured. PARSAC should be consulted regarding insurance levels and policies.



- f) That the City Engineer review and approve the proposed plans and that Ms. Martin construct any safety measures recommended by the City Engineer, including appropriate signage, etc.
- g) That Ms. Martin indemnify the City against any liability.
- h) Activity and use restrictions, including noise, conduct, hour restrictions.
- i) That Ms. Martin post a performance bond for the removal of any structures built or placed on the City's ROW.

The issuance of an encroachment permit for the project, and any conditions placed on the permit, will be within the purview of the City Council. However, some of the conditions recommended by the City Attorney are within the purview of the Planning Commission when reviewing this Site Plan Approval application. These relate to review by the City Engineer, use restrictions, noise standards, hours of use, and ABC approval. The recommended conditions relevant to this application have been included as conditions of approval.

#### Public Works Department

The Public Works Department responded to the referral with the following comments: 1) constructing the outdoor seating area over the sidewalk in front of the bar should not change the travel path of pedestrians since the sidewalk does not connect to any other sections of sidewalk; 2) there is sidewalk on the other side of H Street that is currently and will continue to be used by pedestrians; and 3) the outdoor seating area needs to be ADA compliant. The compliance with ADA requirements will be addressed through the building permit process. As noted below, a condition of approval has been included for the project requiring the applicant to obtain a building permit.

#### Building Official

The Building Inspector responded to the referral stating, "*Building has no comments. Plans have not been reviewed for compliance to applicable building codes. No permit application has been submitted.*" The project will require a building permit from the Building Department and comments may arise at the time that the plans are being reviewed. A condition of approval has been included for the project requiring the applicant to obtain a building permit and comply with all applicable building code requirements.

#### City Engineer

The City Engineer provided the following comments on the proposed project:

- 1) The applicant shall provide a copy of the encroachment permit from the North Coast Railroad Authority (NCRA) for the deck as proposed prior to final inspection by the building department. Alternatively revise southern extent of deck to be within APN 025-091-020 property line.
- 2) The applicant shall submit the barrier/protection design proposed for the portion of the deck in the public right-of-way for review and approval prior to issuance of the building permit. If the barrier/protection is proposed to be located within the NCRA right of way, the applicant



shall provide a copy of the encroachment permit prior to final inspection by the building department.

- 3) Face of curb in front of the business to the centerline of H Street is approximately 20 feet. The extension of the proposed deck into the public right-of-way on H street essentially occupies the existing 8-foot-wide on-street parking space in front of the business. In order for the proposed project to maintain the existing centerline on H Street, no on-street parking shall be allowed adjacent to the outdoor seating area.
- 4) Railroad Ave to the south is the alternate industrial truck route in the City. The applicant shall provide sufficient information for review and approval prior to issuance of the building permit to demonstrate that the proposed deck location will not interfere with right hand turning movement from H street onto Railroad Ave.

The requirements of the City Engineer have been included as conditions of approval for the project.

#### Volunteer Fire District

The Fire Chief responded to the referral with several questions. The Volunteer Fire District and staff are continuing their review of the project and are requesting that the item be continued until all comments are addressed and conditions of approval are provided.

#### **GENERAL PLAN CONSISTENCY:**

The goals of Commercial Development in the City of Blue Lake as stated in the Commercial Land Use Section of the General Plan are the following:

- 1) To encourage commercial development that will contribute to a diversified economic base and be compatible with the community and adjacent land uses.
- 2) The City shall encourage tourism in a manner that enhances the rural character of Blue Lake.
- 3) To provide the community and surrounding area with a viable and attractive City Center that will serve as a cultural hub and draw visitors as well as the business of local citizens to downtown Blue Lake.
- 4) To improve the appearance and accessibility of the City Center.
- 5) To promote the economic well-being of the City Center and other commercial areas through an appropriate mixture of commercial, residential and public uses.

The improvement of a long-standing business in the City's downtown is consistent with several of the goals and policies of the Commercial Land Use Section of the General Plan. The Logger Bar contributes to a diversified economic base in the City and is one of the primary businesses that is a draw for visitors. The proposed improvements to the Logger Bar would further improve the appearance of the City Center as well as the economic viability and well-being of the City. The conditions proposed for the project will ensure that the improvements to the Logger Bar are compatible with the community and adjacent land uses. Therefore, as conditioned, the proposed project is determined to be consistent with the goals for commercial development in the City's General Plan.



## MUNICIPAL CODE COMPLIANCE:

As noted above, the Logger Bar is located in the Retail Commercial (RC) zone in the City's downtown. Municipal Code Section 17.16.061 contains the requirements for the RC zone. As stated in this section, *"The Retail Commercial or RC Zone is intended to retain the character of downtown while protecting the integrity of the Dave Power's Creek. These include downtown and neighborhood commercial locations which are primarily retail in character, with some light services to include professional, personal and financial."*

As described in the Background section of this staff report, the Logger Bar has been in business for over 100 years and is legal non-conforming (grandfathered) for several requirements in the City's Municipal Code. Municipal Code Section 17.28.060 (Nonconforming Uses) contains the requirements for nonconforming uses, which states the following: *"The lawful use of lands or buildings existing on the effective date of the application of these regulations to the subject property, although such use does not conform to the regulation applied to such subject property, may be continued, except as provided herein."* One of the provisions in Section 17.28.060 for continuing the nonconforming use of land or buildings states, *"No such use shall be enlarged, increased or extended to occupy a greater area, nor shall the intensity of such use be increased."* The proposal to add an outdoor seating area to the Logger Bar would enlarge the useable area of the business, allow the business to occupy a greater area, and would increase the intensity of the use by providing an additional outdoor area for patrons. For these reasons, the outdoor seating area would be subject to the regulations currently in effect today and would not fall under the legal non-conforming status of the existing Logger Bar building or use. This includes complying with the performance standards in the RC zone (Section 17.16.061.E.4), including the standards for noise. For reference, the noise standards in the RC zone state the following:

*"4. Noise. Levels of noise generated on site shall be kept below the following levels, as measured at the property lines of the activity. An exception is allowed to uses allowed with application under a special event permit.*

*7:00 a.m.—10:00 p.m.: 65 dBA and 55 dBA Ldn.*

*10:00 p.m.—7:00 a.m.: 55 dBA and 55 dBA Ldn."*

### Site Plan Approval

In the RC zone, Site Plan Approval as prescribed in Municipal Code Section 17.24.250 is required to ensure that the architecture and general appearance of all commercial buildings and grounds are in keeping with the character of the neighborhood and are not detrimental to the public health, safety, and general welfare of the community. Section 17.24.250.F lists the 'principals to be followed' for Site Plan Approval, which states, *"Areas of aesthetic and site plan consideration shall include, but are not necessarily limited to the following:*

*1. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.*

*2. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements.*

3. Review of proposed location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage area, utility installations or other unsightly development. The planting of ground cover or other surfacing to prevent dust and erosion. The unnecessary destruction of existing healthy trees and woody vegetation.

4. Review of location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures, in relation to traffic hazards and the appearance and harmony with the environment.

5. Review of location, height and material of walls, fences, hedges and screen plantings.

6. Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.

7. Review of the effect of the site development plan on traffic conditions on abutting streets. The layout of vehicular and pedestrian entrances, exits, drives, and walkways. The adequacy of off-street parking facilities to prevent traffic congestion. The location, arrangement, and dimensions of truck loading and unloading facilities. The circulation patterns within the boundaries of the development. The surfacing and lighting of off-street parking facilities.

8. Review of the effect of the site development plan on the adequacy of storm and surface water drainage.

9. Review of the location, height, size, wattage, and shielding of outdoor lighting.

10. Nothing contained herein shall be construed as restricting or curtailing any of the powers of the Planning Commission of the City of Blue Lake.”

#### Maximum Ground Coverage

The maximum ground coverage requirement in the RC zone is 60% of the lot area. Based on review of the Site Plan and aerial photography, it appears that the building on the property may cover more than 60% of the lot area and would therefore be legal non-conforming for the maximum ground coverage requirement in the RC zone. Ground coverage includes structures such as the building containing the Logger Bar and does not include patios or decks. Therefore, the proposed outdoor seating area would not be counted towards the maximum ground coverage requirement in the RC zone.

#### Setbacks

The setback requirements in the RC zone are the following (Section 17.16.061.D.4):

“a. *Front Yard.* In case of a commercial-zoned property bordering on property in an R District, the front yard shall be the same as required for the adjacent R District. No other front yards shall be required.



*b. Rear Yard. Ten feet for every building or portion thereof which is designed or used for any dwelling purpose, and 10 feet for any commercial-zoned lot bordering on property in any R or A District. No other rear yards shall be required.”*

The project is proposing a deck off of the wall of the existing building that would protrude beyond the property line and into the H Street public right-of-way. As such, the requirements for front or side yard setbacks are the primary focus for this project. Since the project site does not directly border a property in a residential district (zoning district directly bordering the site is MU), there is no front yard setback requirement for the property. In addition, there is no side yard setback requirement in the RC zone. As such, the proposed outdoor seating area is determined to be compliant with the setback requirements of the RC zone. The encroachment of the proposed outdoor seating area into the public right-of-way will be reviewed by the City Council for compliance with requirements of the Municipal Code as part of the encroachment permit process.

#### Off-Street Parking

As described in the Background section of this staff report, there is no vehicular access to the site or off-street parking. As such, the Logger Bar property is legal non-conforming for the off-street parking requirements of the Municipal Code. The proposed outdoor seating area will eliminate one off-street parking space along H Street. The off-street parking requirements of the Municipal Code do not address issues related to on-street parking. This issue will be addressed by the City Council in their consideration of the encroachment permit for the proposed outdoor seating area.

#### **STAFF RECOMMENDATIONS:**

Due to the fact that not all City Departments and agencies were able to provide comments in time for this meeting, city staff is recommending that the Planning Commission continue the item to a special meeting. Below are the draft conditions of approval for the project. Once staff can complete their review of the project, additional conditions of approval may be recommended.

1. Applicant shall reimburse the City for all fees involved in processing this application including any costs incurred ensuring compliance with the conditions of approval.
2. Approval is for the project as illustrated on the project plans (dated 3/3/20) provided by the applicant. Any changes or modifications may require a modification to this Site Plan Approval.
3. The applicant shall comply with all requirements of the City Engineer including the following:
  - A) The applicant shall provide a copy of the encroachment permit from the North Coast Railroad Authority (NCRA) for the deck as proposed prior to final inspection by the building department. Alternatively revise southern extent of deck to be within APN 025-091-020 property line.
  - B) The applicant shall submit the barrier/protection design proposed for the portion of the deck in the public right-of-way for review and approval prior to issuance of the building permit. If the barrier/protection is proposed to be located within the NCRA

right of way, the applicant shall provide a copy of the encroachment permit prior to final inspection by the building department.

- C) Face of curb in front of the business to the centerline of H Street is approximately 20 feet. The extension of the proposed deck into the public right-of-way on H street essentially occupies the existing 8-foot-wide on-street parking space in front of the business. In order for the proposed project to maintain the existing centerline on H Street, no on-street parking shall be allowed adjacent to the outdoor seating area.
  - D) Railroad Ave to the south is the alternate industrial truck route in the City. The applicant shall provide sufficient information for review and approval prior to issuance of the building permit to demonstrate that the proposed deck location will not interfere with right hand turning movement from H street onto Railroad Ave.
4. The applicant shall comply with all terms and conditions of the encroachment permit, or any other related approvals, issued by the City Council for use of the public right-of-way for the outdoor seating area. Any violation of the terms and conditions of the City Council approval(s) shall also constitute a violation of this Site Plan Approval application approved by the Planning Commission.
  5. The applicant shall demonstrate to the satisfaction of the City that the ABC alcohol license for the Logger Bar allows the consumption of alcohol in the outdoor seating area.
  6. The applicant must obtain all required permits from the Building Department for the proposed outdoor seating area and shall comply with all requirements of the California Building Code.
  7. Use of the outdoor seating area shall comply with the performance standards in Section 17.16.061.E of the Retail Commercial zone, and any subsequent amendments to these standards. This includes the noise performance standards. If noise complaints are received by the City due to use of the outdoor seating area, the City may require noise monitoring to ensure compliance with the noise performance standards.
  8. To minimize potential noise impacts, no music shall be allowed to be played or performed in the outdoor seating area. Additionally, when music is being played or performed inside the bar, the door to the outdoor seating area shall remain closed to minimize noise impacts.
  9. Use of the outdoor seating area shall not occur past 10 p.m.

**ATTACHMENTS:**

- 1) Project Description
- 2) Project Plans



**ATTACHMENT 1:**

**Project Description**

## Logger Bar Proposal

Kate Martin <katebluelake@gmail.com>

Wed 1/27/2021 7:00 PM

To: Amanda Mager <amager@bluelake.ca.gov>; Chris Curran <ccurran@bluelake.ca.gov>; Garry Rees <grees@shn-engr.com>; ajones@bluelake.ca.gov <ajones@bluelake.ca.gov>; ehogan@bluelake.ca.gov <ehogan@bluelake.ca.gov>; sdaugherty@bluelake.ca.gov <sdaugherty@bluelake.ca.gov>

Letter of Intent: Proposed Outdoor Seating for the Logger Bar

January 27, 2021

Dear City Council and Reviewing Agencies,

The Logger Bar has been closed since March 15, 2020 due to Covid-19. As we plan for our future reopening, we hope to expand the outdoor seating. Increased outdoor space would enable the bar to open, even with cover reduced section requirements, and would ensure safe service to customers, and adequate protection for employees. I am writing to request permission to construct a permanent front porch on the H Street side of the building, extending from the west-facing side wall into the single parking space in the street in front of the bar.

The proposed deck would restore the original front porch of the bar (historic photographs show the bar with a wood porch). Located at the start/end of the Annie & Mary Rail Trail, the Logger Bar is perfectly situated to welcome hikers, bikers, and horseback riders. The outdoor seating area would be accessed through the building (not the street) via the recently exposed door on the SW side of the building. The new construction would not only bolster business, but would also provide structural integrity to the historic facade.

K. Boodjeh has drawn up plans that have been reviewed by Garry Rees and Mike Foget. I have had preliminary meetings with both Garry and Mandy Mager to discuss the project. Based on those conversations, I propose the following:

- Hours of Operation: The proposed outdoor seating area will close in accordance with the City of Blue Lake's Noise Ordinance; we will close access to the proposed area before we close the the bar.
- Outdoor Music: We do not plan to have any outdoor music.
- Seating: Seating will be a mixture of tables and chairs and standing tables, situated to ensure adequate social distancing.
- Safety Precautions: As per the plan, tasteful tall railing and fencing material will surround the seating area to preclude access from the street. Bollards (or other protective barrier material) will be used to safeguard the exposed seating area that extends into H Street from traffic.
- Service: We propose that the Logger Bar be permitted to serve alcoholic drinks on the deck.
- Parking: Kash, Garry, Mandy, and Mike have discussed revisions to downtown parking, increasing availability for downtown businesses and residents.
- Alternative Parking: The Logger Bar proposes incorporating bike parking and horse hitching posts. If approved, the alternative parking would encroach slightly beyond the deck and into the Rail Trail bed. If approved by the city council, we would request an easement from the rail authority (or the appropriate governing entity).
- Maintenance: The Logger Bar will maintain the exterior space, keeping it safe for public use, free of litter and aesthetically pleasing.

The proposed plan is complimentary to the City's vision of downtown, increasing gathering spots and green spaces. The additional seating capacity will enable the Logger Bar to open to the capacity needed to survive the current pandemic, and hopefully increase the daytime business.

Thank you for your consideration.

Kate Martin



**Re: Logger Bar - Outdoor Seating Proposal: Site Plan Approval Application**

Kate Martin &lt;katebluelake@gmail.com&gt;

Wed 2/24/2021 9:33 PM

To: Garry Rees &lt;grees@shn-engr.com&gt;

**Supplemental info from Applicant**

Hi Garry-

I received your email and request for additional information. Based on your comments, I have asked Kash for a set of plans that will clearly define the scope of the project. I have decided to forego the bike rack, horse hitch, and any incorporation of logging equipment as the additional planning/approval and expense are prohibitive. I hope to keep it simple to defer unnecessary expense and delayed approval. The material for the deck will be either unpainted redwood or unpainted red cedar. The deck railing height is proposed to be 44". I have completed the application for a building permit and will submit with a check for \$440 along with a site plan as requested.

I appreciate your assistance!

Kate

On Wed, Feb 24, 2021 at 11:34 AM Garry Rees &lt;grees@shn-engr.com&gt; wrote:

Hi Kate,

Following up on my previous email about the Site Plan Approval process for the outdoor seating proposal. Let me know if you have any questions.

Thanks.

**Garry Rees, AICP**

Senior Planner

Civil Engineering, Environmental Services,  
Geosciences, Planning & Permitting, Surveying[www.shn-engr.com](http://www.shn-engr.com)[1062 G St., Suite J, Arcata, CA 95521](http://1062%20G%20St.,%20Suite%20J,%20Arcata,%20CA%2095521)

(707) 822-5785 w (707) 822-5786 f

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**From:** Garry Rees <grees@shn-engr.com>**Sent:** Thursday, February 18, 2021 12:29 PM**To:** Kate Martin <katebluelake@gmail.com>; Kash Boodjeh <kash@kboodjeh.com>**Cc:** Amanda Mager <citymanager@bluelake.ca.gov>; Mike Foget <mfoget@shn-engr.com>; Bob Brown <bbrown@shn-engr.com>**Subject:** Re: Logger Bar - Outdoor Seating Proposal: Site Plan Approval Application

Hi Kate,

As discussed during the "Information Only Item" at the Planning Commission meeting on Monday, because the outdoor seating proposal is proposed to be a permanent improvement (not just for COVID-19), it will require Site Plan Approval from the Planning Commission. Attached is Municipal Code Section 17.24.250, which identifies the process and submittal requirements for a Site Plan Approval application. Due to the nature and location of your proposal, not all of the submittal items typically required for Site Plan Approval are needed for your project. For your project, the following items need to be submitted for a complete application:

- Application Form (see attached form)
- Fee Deposit (\$440; see attached fee schedule, No. A-7)
- Project Description
- Site Plan
- Architectural Rendering

**ATTACHMENT 2:**

**Project Plans**

PRELIMINARY  
CONSTRUCTION

VICINITY MAP  
NOT TO SCALE



SCOPE OF WORK  
SITE DESIGN, ARCHITECTURE AND EXTERIOR FINISHES  
EXTERIOR LIGHTING, FENCE  
EXTERIOR SIGNAGE, NONE  
EXTERIOR MATERIALS, NONE

THE LOGGER BAR PARKLET  
K. BOODJEH ARCHITECTS  
ARCHITECTURE AND PLANNING  
707 798 6107 851 3RD STREET EUREKA CA 95501  
KATE MARTIN  
510 KALAMAZ AVENUE BLUE LAKE CA 95525  
APN: 025-091-020

PROJECT INFORMATION  
OWNER: KATE MARTIN  
PROJECT ADDRESS: 510 KALAMAZ AVENUE  
CITY OF BLUE LAKE  
ZONING: COMMERCIAL  
LOT SIZE: 0.20 ACRES

PROJECT TEAM  
OWNER: KATE MARTIN  
ARCHITECT: KATH BOODJEH

SHEET INDEX  
TYPE SHEET TITLE  
ARCHITECTURAL AND SITE PLAN  
LANDSCAPE ARCHITECTURE  
MECHANICAL  
ELECTRICAL  
PLUMBING  
PAINT  
PROPOSED ELEVATIONS

DATE: 10/20/2020  
SCALE: AS SHOWN  
DATE: 10/20/2020  
SCALE: AS SHOWN

DATE: 10/20/2020  
SCALE: AS SHOWN

DATE: 10/20/2020  
SCALE: AS SHOWN

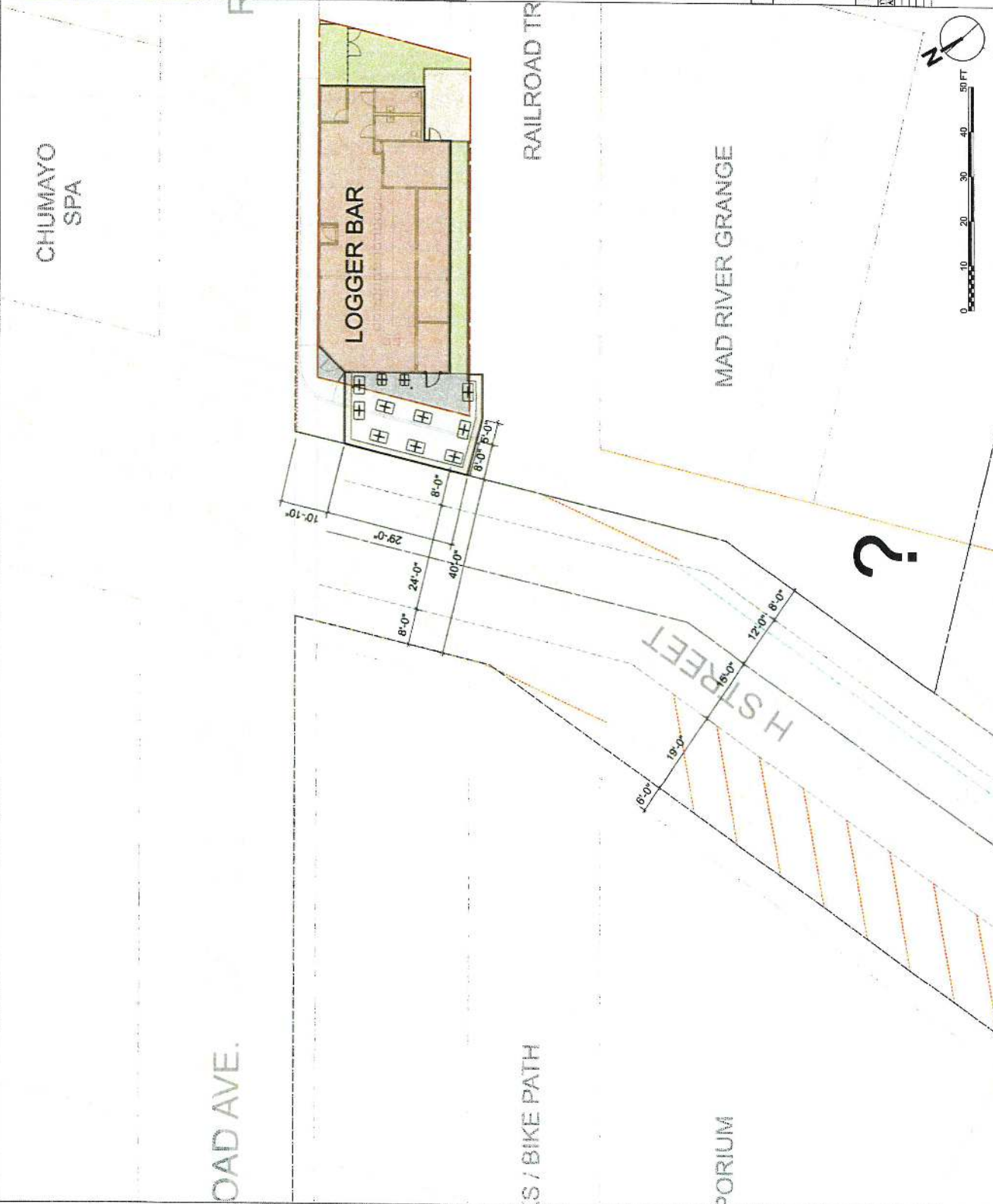
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SCALE: AS SHOWN

DATE: 10/20/2020  
SCALE: AS SHOWN

DATE: 10/20/2020  
SCALE: AS SHOWN

DATE: 10/20/2020  
SCALE: AS SHOWN

DATE: 10/20/2020  
SCALE: AS SHOWN





PRELIMINARY -  
NOT FOR  
CONSTRUCTION

K. BOODJEH ARCHITECTS  
ARCHITECTURE AND PLANNING  
707.788.8107 851 3RD STREET EUREKA CA 95501

THE LOGGER BAR PARKLET  
KATE MARTIN  
810 RAILROAD AVE. EUREKA CA 95528  
A.P.N. 025-081-020

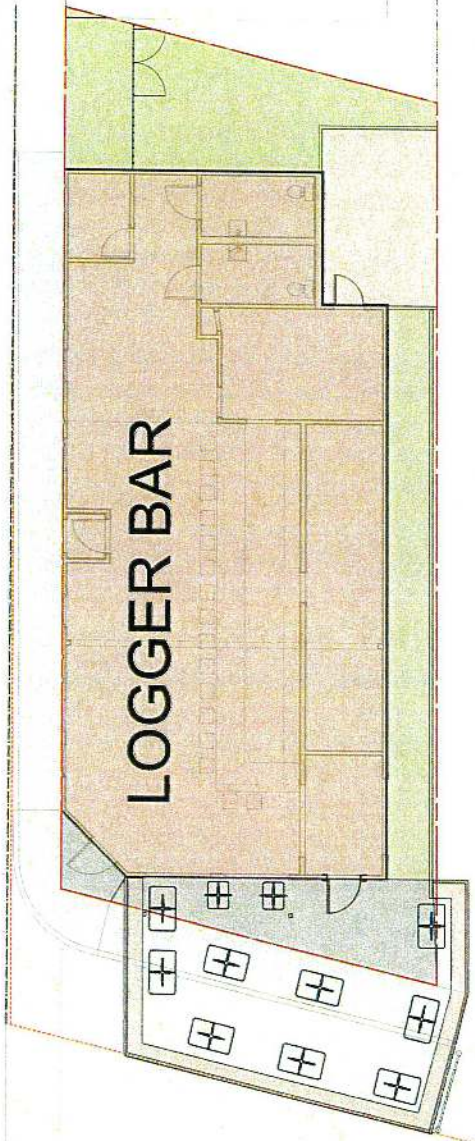
ENLARGED  
SITE PLAN


CITY OF EUREKA  
SHEET

A1.1

RAILROAD TRACKS / E

RAILROAD TRACKS / E



PRELIMINARY -  
NOT FOR  
CONSTRUCTION

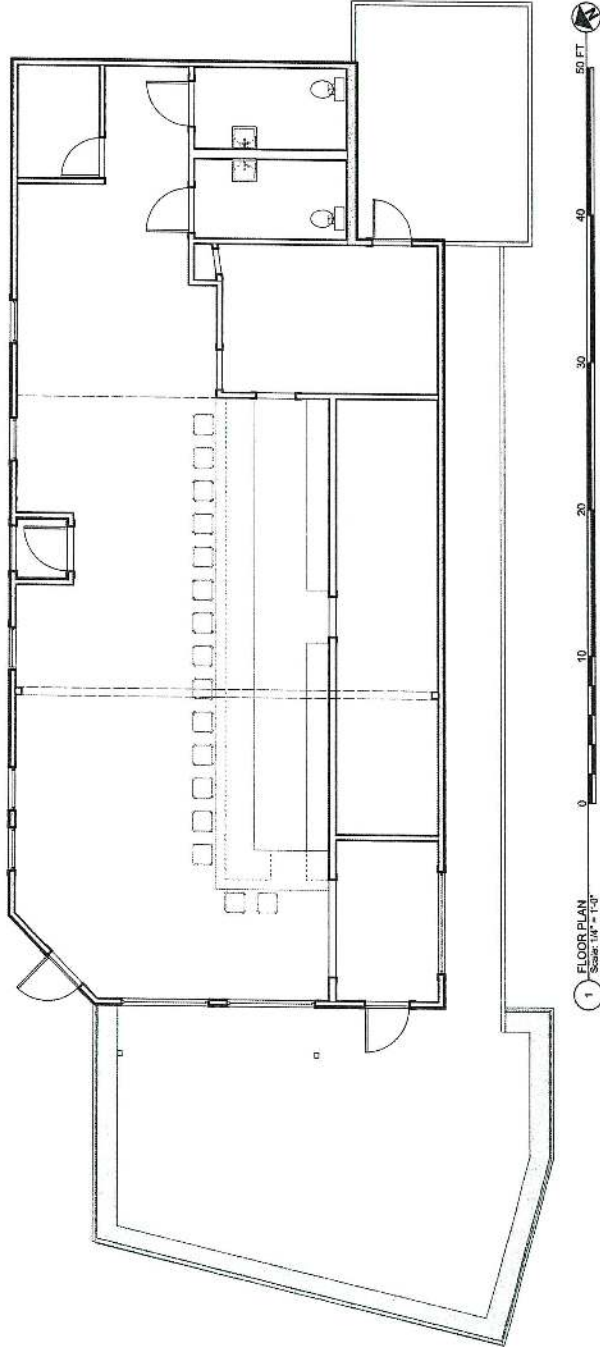
**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING  
707/96107 651 82D STREET  
EUREKA CA 95501

**THE LOGGER BAR PARKLET**  
KATE MARTIN  
810 MARLOWE AVE. BLUE LAKE CA 95525  
APN 022-091-020

FLOOR PLAN


DATE: 08/14/2018  
SHEET

**A12**



1 FLOOR PLAN  
Scale: 1/4" = 1'-0"  
50 FT. 40 30 20 10 0

PRELIMINARY -  
CONSTRUCTION

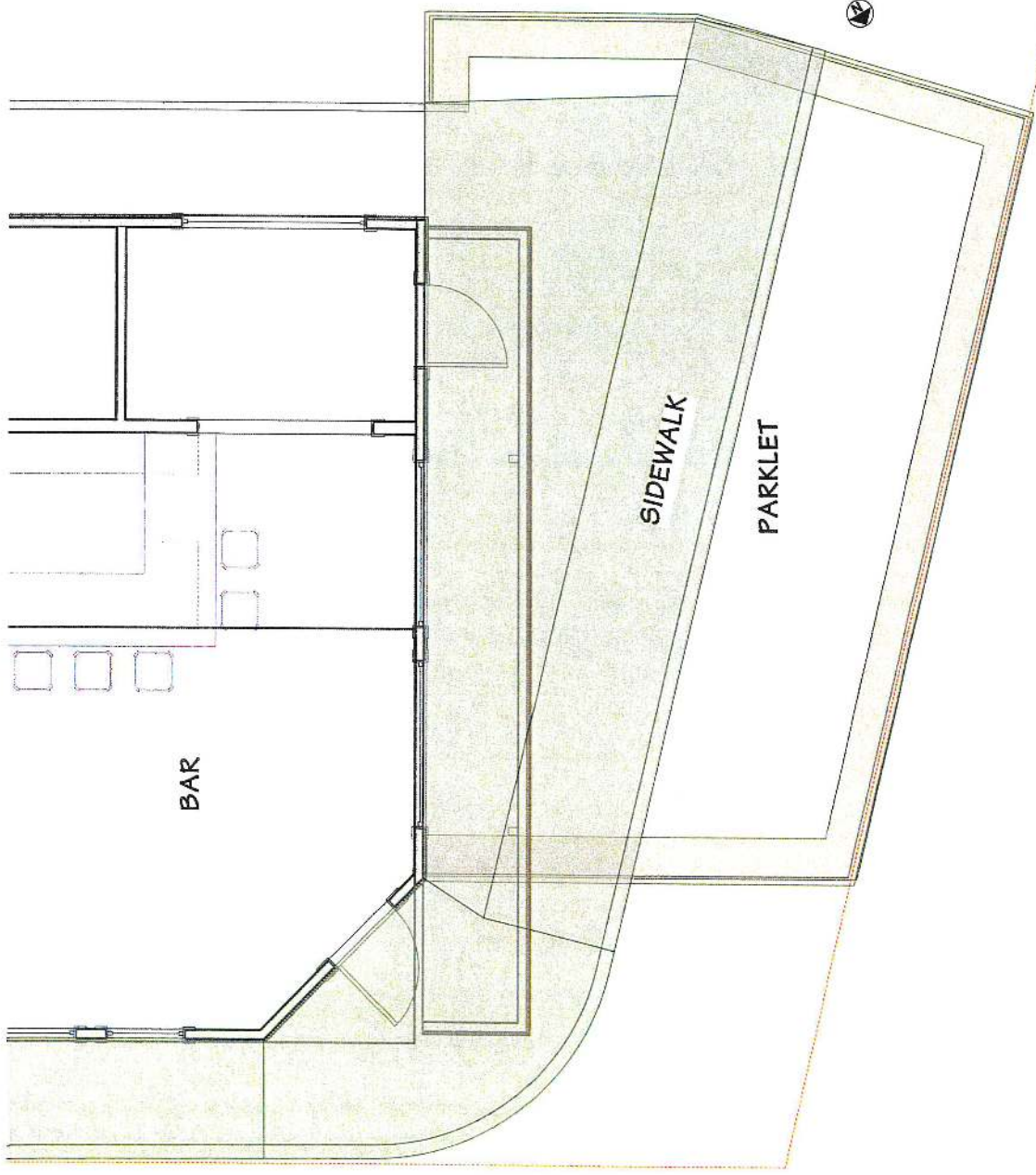
**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING  
707.788.6107 851.320 STREET EUREKA CA 95501

**THE LOGGER BAR PARKLET**  
KATE MARTIN  
52025 RIVINGTON AVE. BLUE LAKE CA 95025  
A.P.N. 025-081-020

ENLARGED  
FLOOR PLAN

DATE: 2019 MARCH 2019
SHEET

**A1.3**



1 ENLARGED FLOOR PLAN W/ FRONT SIDEWALK  
Scale: 1/2" = 1'-0"  
0 10 20 30 FT



PRELIMINARY -  
CONSTRUCTION

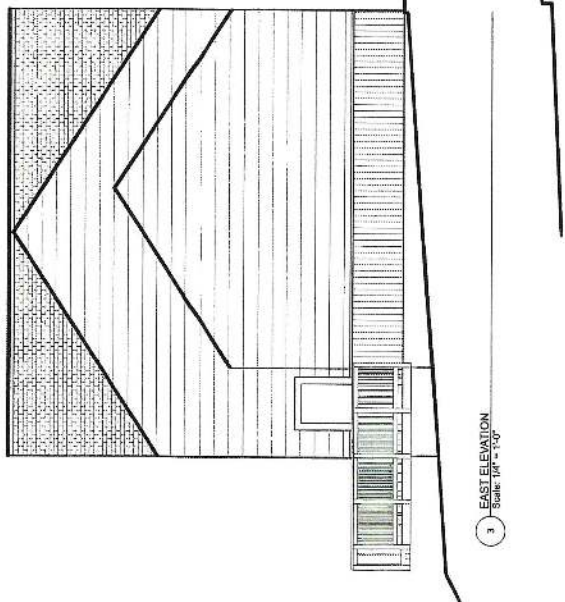
**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING  
707798.6107 851 3RD STREET EUREKA CA 95501

**THE LOGGER BAR PARKLET**  
KATE MARTIN  
810 RAILROAD AVE. BLUE LAKE CA 95026  
A.P.N. 023-091-020

EXISTING  
ELEVATIONS

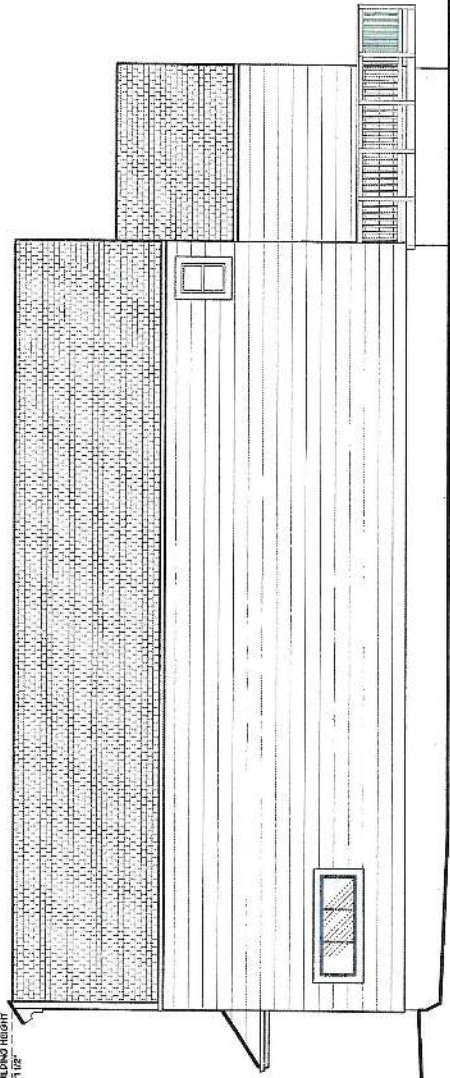
DATE: SEP 14 2020

**A2.1**

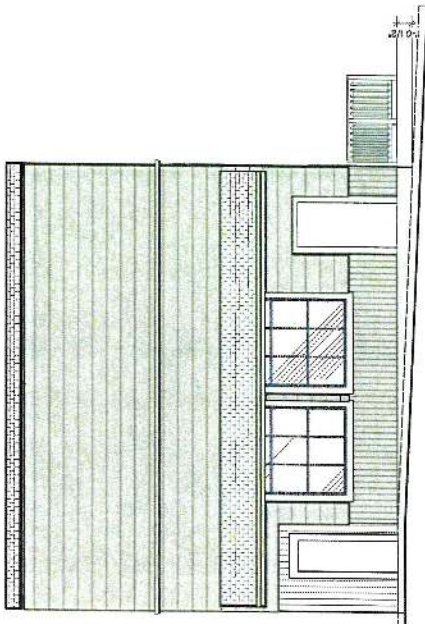


3 EAST ELEVATION  
Scale: 1/4" = 1'-0"

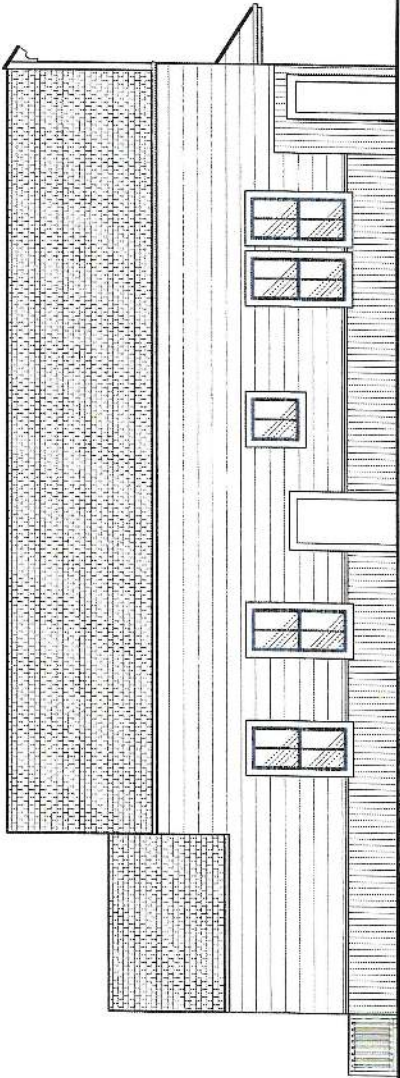
MINIMUM HEIGHT  
8'0" (2'8")



2 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



4 WEST ELEVATION  
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"





PRELIMINARY  
CONSTRUCTION

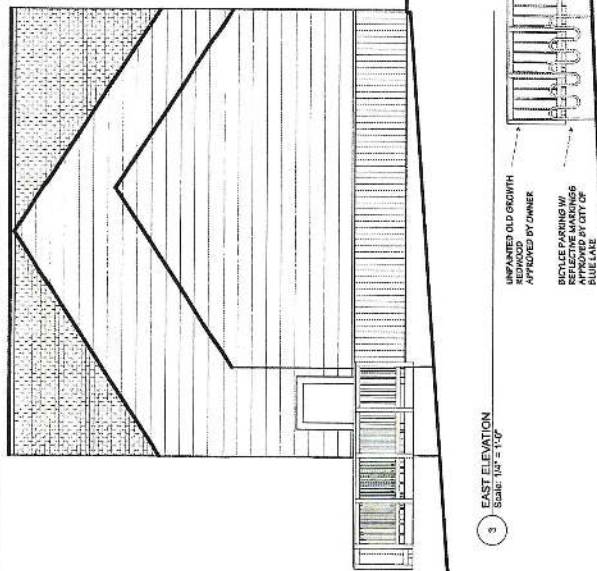
**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING  
707 788.6107 831 3RD STREET EUREKA CA 95501

**THE LOGGER BAR PARKLET**  
KATE MARTIN  
610 RAILROAD AVE. BLUE LAKE CA 95522  
A.P.N. 025-091-020

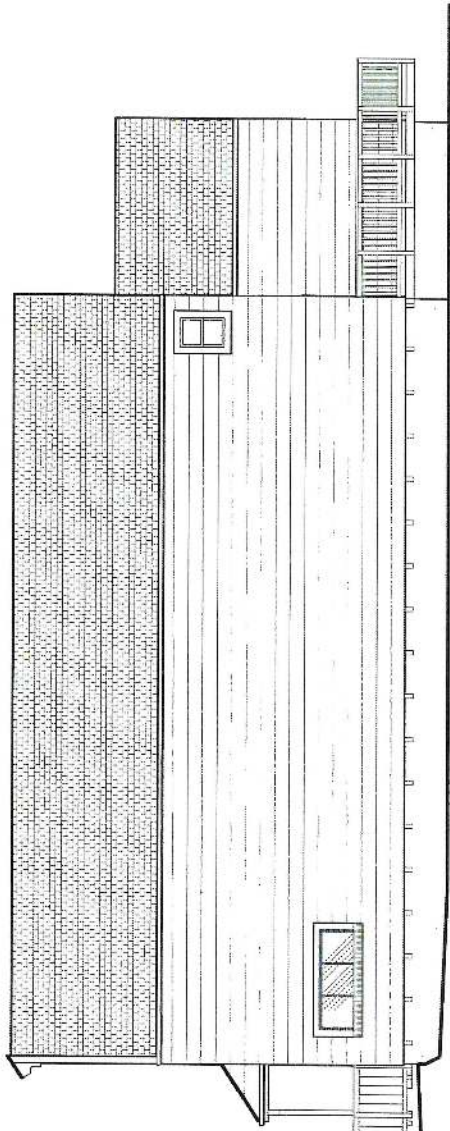
**PROPOSED  
ELEVATIONS**

DATE: 01/10/2020  
SHEET:

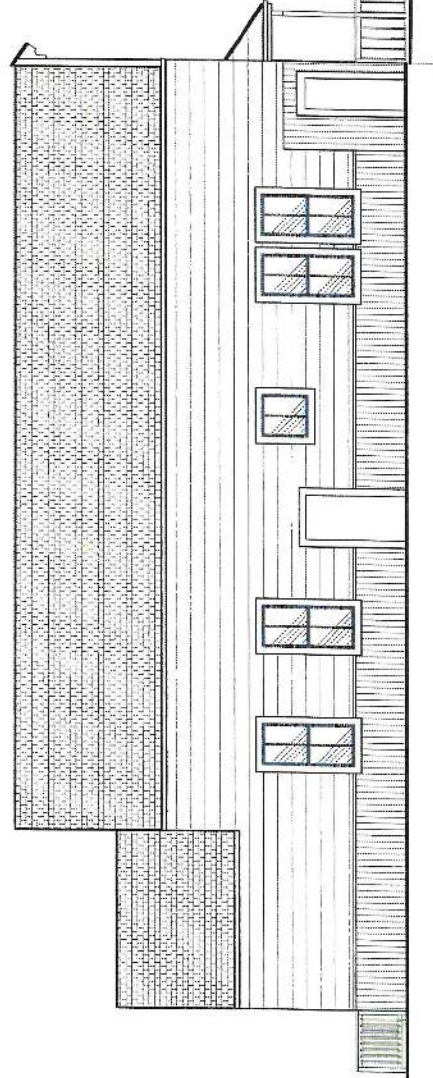
**A2.2**



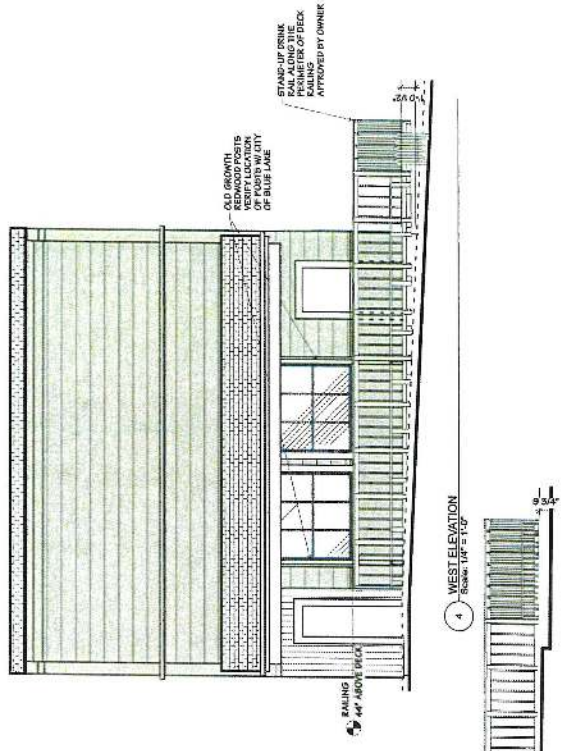
3 EAST ELEVATION  
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



4 WEST ELEVATION  
Scale: 1/4" = 1'-0"





# CITY OF BLUE LAKE

Post Office Box 458,  
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525  
Fax 707.668.5916

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## STAFF REPORT

**APPLICATION #:** 025-121-034, -003/2018. The assessor parcel numbers for the project parcels have been reassigned by the County Assessor's office since the application was submitted in March 2018. The current parcel numbers are listed below and shown on the parcel map attached to this staff report (see **Attachment 1**).

**APPLICANT(S):** Mark Schaeffer  
Patricia Strobel

**PROPERTY OWNER(S):** Mark Schaeffer (403 Chartin Road/025-121-050)  
Patricia Strobel (411 Chartin Road/025-121-048)

### **PROJECT DESCRIPTION:**

Mark Schaeffer is proposing a Lot Line Adjustment (LLA) with Patricia Strobel to add an approximately 9,000 s.f. portion of parcel 025-121-048 (411 Chartin Rd) to parcel 025-121-050 (403 Chartin Rd). Resulting lot sizes will be approximately 13,510 s.f. for the Strobel property (411 Chartin Rd) and 31,580 s.f. for the Schaeffer property (403 Chartin Rd). Mr. Schaeffer proposes to use the property for an orchard, animal keeping, and associated accessory buildings (e.g., storage shed) (see attached Project Description (**Attachment 2**) and Lot Line Adjustment Map (**Attachment 3**)).

### **BACKGROUND:**

Mr. Schaeffer previously received approval of similar lot line adjustments in 2014 (Application # 025-121-034, -003/2014) and 2015 (Application # 025-121-034, -003/2015). In 2014, approval was received to add an approximately 10,930 s.f. portion of the Strobel property (411 Chartin Rd) to the Schaeffer property (403 Chartin Rd). This additional property was used by Mr. Schaeffer for construction of a garage and 20-foot wide driveway access that is currently used for a Home Occupation. In 2015, approval was received to add an approximately 4,371.5 s.f. portion of the Strobel property (411 Chartin Rd) to the Schaeffer property (403 Chartin Rd). This additional property was used by Mr. Schaeffer as a storage area for his Home Occupation.

This application (#025-121-034, -003/2018) has been on hold since Mr. Schaeffer submitted the application in March 2018. This was done to allow the City and the applicants time to address issues related to loans provided to Ms. Strobel through the City's Housing Rehabilitation Loan Program. The primary consideration was whether the Strobel property would have enough



remaining value after the proposed LLA to ensure the City's loans remained adequately secured. At the February 9, 2021 City Council meeting, the Council voted to conditionally approve a partial release and reconveyance so that the City's security interest over the Strobel property would be reduced to only the portion that would be retained by Ms. Strobel after completion of the LLA. This approval by the Council allowed the proposed LLA to move forward through the approval process. The conditions of approval adopted by the Council for the partial release and reconveyance are also recommended as conditions of approval for this LLA application.

**PROJECT LOCATION:** 403 & 411 Chartin Road

**ASSESSOR'S PARCEL #:** 025-121-048, -050

**ZONING:** PDR – Planned Development Residential

**GENERAL PLAN DESIGNATION:** MD – Moderate Low Density Residential

**ENVIRONMENTAL REVIEW:**

Categorically exempt per CEQA Guidelines Section 15305 (Class 5) exempting minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. This project meets those specifications since the two parcels do not have an average slope greater than 20% and no change in land use or density is proposed.

**SITE CHARACTERISTICS:**

The two parcels involved in the proposed lot line adjustment are generally flat and are vegetated with various grasses, bushes, and a number of trees. Both parcels contain a single-family residence and several accessory structures. Parcel 025-121-050 (403 Chartin Rd) also has a 1,500 s.f. garage, a portion of which is used by the property owner for a home occupation. Parcel 025-121-048 (411 Chartin Road) is currently approximately 22,510 s.f. and parcel 025-121-050 (403 Chartin Road) is currently approximately 22,580 s.f. After the lot line adjustment, the resulting parcel sizes will be approximately 13,510 s.f. (025-121-003/411 Chartin Road) and 31,580 s.f. (025-121-034/403 Chartin Road). Access for both lots is directly off Chartin Road. Access for the addition to parcel 025-121-050 (403 Chartin Rd) will occur via an existing minimum 20-foot wide access driveway. Utilities are connected to the residences on the two parcels. To the north of the parcels is residential development, to the west is Chartin Road and the Blue Lake Rancheria, to the south is residential development, and to the east are properties used for grazing. No wetlands are known to occur on the parcels and according to the Flood Insurance Rate Map (Community-Panel Number 06023C0713F (eff. 11/4/2016)) the two project parcels are located in Zone X or the 500-year floodplain.

**STAFF COMMENTS:**

Referrals for this project were sent to the City Manager/Public Works Department, Building Inspector, City Engineer, and Volunteer Fire Department.

The City Manager/Public Works Department responded to the referral stating that the project should be put on hold until the City resolved issues related to the loans provided to Ms. Strobel through the City's Housing Rehabilitation Loan Program. As described above under the section entitled



'Background', on February 9, 2021 the City Council conditionally approved a partial release and reconveyance so that the City's security interest over the Strobel property would be reduced to only the portion that would be retained by Ms. Strobel after completion of the LLA. This approval by the Council allowed the proposed LLA to move forward through the approval process. The conditions of approval adopted by the Council for the partial release and reconveyance are recommended as conditions of approval for this LLA application.

The Building Inspector responded to the referral stating, "*No comments at this time.*"

The City Engineer/Surveyor responded to the referral with the following comments: 1) the Lot Line Adjustment map, Record of Survey, and Notice of Lot Line Adjustment and Certificate of Subdivision Compliance submitted by the applicants are generally consistent and accurately represent the proposed Lot Line Adjustment; and 2) the applicants shall provide a title report for both affected parcels that is updated within 30 days of the recording of the LLA documents. The requirements of the City Engineer/Surveyor are recommended as conditions of approval for the project.

The Volunteer Fire Department responded to the referral stating, "*No comments on this LLA.*"

#### **GENERAL PLAN CONSISTENCY:**

The two parcels involved in the proposed Lot Line Adjustment are designated Moderate Low Density Residential (MD) with up to 7.26 families per net acre and allows for single family residential served with domestic water and sewer service. The project parcels are located in the western portion of the City where lot sizes are generally larger than the more densely settled central and eastern portions of the City. Both parcels currently contain a single-family residence and several accessory structures. This project proposes to add an approximately 9,000 s.f. portion of parcel 025-121-048 (411 Chartin Road) to parcel 025-121-050 (403 Chartin Road) for the purpose of growing fruit trees, animal keeping, and associated accessory buildings. This proposal is consistent with the density and use type requirements in the General Plan. As such, the project is determined to be consistent with the General Plan.

#### **ZONING CODE COMPLIANCE:**

Municipal Code Section 17.16.080 describes the Planned Development Residential Zone and requirements. The Planned Development Residential or PDR Zone is intended "*...to permit a more creative approach in the residential development of land resulting in a more efficient, attractive, desirable use of open area; to permit flexibility in design, including pedestrian and vehicular pathways, and placement of off-street parking areas. The PDR Zone is further intended to realize best the potential of the sites characterized by special features of shape, topography, or size.*" The only principally permitted uses allowed in this zone are one single-family dwelling and home occupations.

Section 17.16.080.C.1.c contains the building setback requirements within the PDR Zone. Setbacks from existing property lines are not being analyzed for this project. Setbacks from the newly adjusted lines are the main point of analysis. As shown on the Lot Line Adjustment Map, the newly adjusted line is being placed to meet the setback requirements for the PDR zone. The existing residence on parcel 025-121-048 (411 Chartin Rd) is shown to be located a minimum of 30 feet from the newly created property line. Upon review of aerial photography, it appears that some minor accessory structures may occur on parcel 025-121-048 (411 Chartin Road) within the



setbacks required from the proposed new property line. To address this issue, a condition of approval has been included stating: *“The applicant(s) shall remove/relocate any accessory structures to meet resulting setback requirements from the newly created property line and other provisions of the zoning ordinance prior to recording the LLA descriptions.”* No variances for setbacks are required for this project.

As described above, the resulting parcel size for parcel 025-121-048 (411 Chartin Road) would be 13,510 s.f. This property is zoned PDR and currently contains a single-family residence. The maximum density allowed in the PDR zone is one dwelling unit per 6,000 s.f. Since parcel 025-121-048 (411 Chartin Rd) would be reduced to approximately 13,510 s.f. as a result of the LLA, it would still comply with the residential density requirements of the PDR zone.

Mr. Schaeffer has stated that the additional property he proposes to acquire from Ms. Strobel will be used for an orchard, animal keeping, and associated accessory buildings. Edible landscaping, animal keeping, and accessory buildings are allowable uses in the PDR zone. These activities must comply with the relevant requirements of the Municipal Code, which include but are not limited to:

- Section 17.24.020.A – Animals and Animal Shelters
- Section 17.24.180 – Accessory Buildings
- Section 17.24.190 – Visions Clearance and Fence Regulations

#### **SUBDIVISION CODE COMPLIANCE:**

Municipal Code Section 16.20.030 (Lot Line Adjustments) contains the requirements for preparing, reviewing, and recording of lot line adjustments. The City Engineer/Surveyor has determined that the Lot Line Adjustment map, Record of Survey, and Notice of Lot Line Adjustment and Certificate of Subdivision Compliance submitted by the applicants are generally consistent and accurately represent the proposed Lot Line Adjustment. As recommended by the City Engineer/Surveyor, a condition of approval has been included for the project requiring the applicants to provide current title reports for the two parcels within 30 days of recording of the LLA documents.

Municipal Code Section 16.20.030.C contains the findings the Planning Commission must make in order to approve a Lot Line Adjustment. As stated in Section 16.20.030.C:

*“The Planning Commission may approve a Lot Line Adjustment when it finds that:*

- 1. The lot line adjustment does not violate existing codes and policies; and*
- 2. The lot line adjustment will not create difficult or unreasonable access to the parcels; and*
- 3. The lot line adjustment would not require variances to permit standard development; and*
- 4. Utilities and public services can be provided to the revised parcels; and*
- 5. No street dedication or improvements are required.*

*The Planning Commission may amend such lot line adjustment maps as a condition of approval.”*



## STAFF RECOMMENDATIONS:

If the Planning Commission wishes to approve this project application, then specific findings that the project is consistent with the City's General Plan and Municipal Code should be made. Conditions of approval, addressing the issues contained herein and in the referral comments, should be required. Attached to this staff report is Resolution 1-2021, which contains the findings recommended by staff for approval of the proposed project. Exhibit "B" to Resolution 1-2021 contains the conditions of approval recommended by city staff, which are also listed below (see **Attachment 4**).

1. The applicant(s) must pay all fees and charges associated with processing the application, recording of the lot line adjustment, and ensuring compliance with the conditions of approval.
2. The applicant(s) shall provide current title reports to the City Engineer/Surveyor for the two parcels involved in the lot line adjustment within 30 days of recording of the lot line adjustment documents.
3. The lot line adjustment shall be recorded through one or more of the following methods as determined by the City Engineer/Surveyor. The cost of such preparation and recording shall be paid by the applicant.
  - a. The applicant(s) shall cause to be recorded a "Notice of Lot Line Adjustment and Certificate of Subdivision Compliance".
  - b. The applicant(s) shall provide grant deeds, including descriptions prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying for any portion(s) of properties to be exchanged between the parties or between the lots owned by a single party.
  - c. The applicant(s) shall provide a lot line adjustment map and legal descriptions, prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying, of the resultant parcels to be created by the lot line adjustment.
  - d. The applicant(s) shall prepare and record a record of survey or other document approved by the City showing the resultant lots. The record of survey shall show the resultant lots to be subject to the same public easements and dedications, express, implied, prescriptive, or otherwise, as the lots prior to exchange.
4. The applicant(s) shall remove/relocate any accessory structures to meet resulting setback requirements from the newly created property lines prior to recording of the lot line adjustment documents.
5. The applicant(s) shall implement the following conditions of approval from the City Council approval of the partial release and reconveyance for the Strobel property (APN 025-121-048/411 Chartin Road). These conditions shall be met prior to recording of the lot line adjustment documents.

- a. That Ms. Strobel or Mr. Schaeffer reimburse the City, in full, for its legal, planning, surveying, and engineering fees for the City's consideration of the partial release and reconveyance in amounts to be determined based upon invoices received by the City and submitted to Ms. Strobel and Mr. Schaeffer for payment. Payment, in full, shall be received prior to the recordation of the partial release and reconveyance.
- b. That any and all real property tax liens or delinquencies be paid in full from the sale proceeds by the escrow officer to the taxing agency.
- c. That the City Surveyor approves the legal description of the property to be released and reconveyed and the resulting legal description of the property to be retained by Ms. Strobel.
- d. That the partial release and reconveyance be recorded only upon final approval of the proposed lot line adjustment by the City of Blue Lake, approval by the City Attorney, and at the same time the deed conveying the portion to be acquired by Mr. Schaeffer is recorded.
- e. Completion of any conditions of approval imposed through the lot line adjustment process.
- f. That adequate proof is shown and demonstrated to the satisfaction of the City Attorney that Ms. Strobel, who owns a life estate in the property, has the right to convey the property and that the City's deeds of trust remain a valid obligation of the fee interest holders following her death.

**ATTACHMENTS:**

- 1) Assessor Parcel Map
- 2) Project Description
- 3) Lot Line Adjustment Map
- 4) Resolution No. 1-2021

**ATTACHMENT 1:**

**Assessor Parcel Map 25-12**

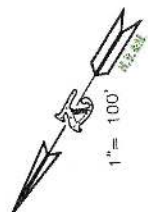
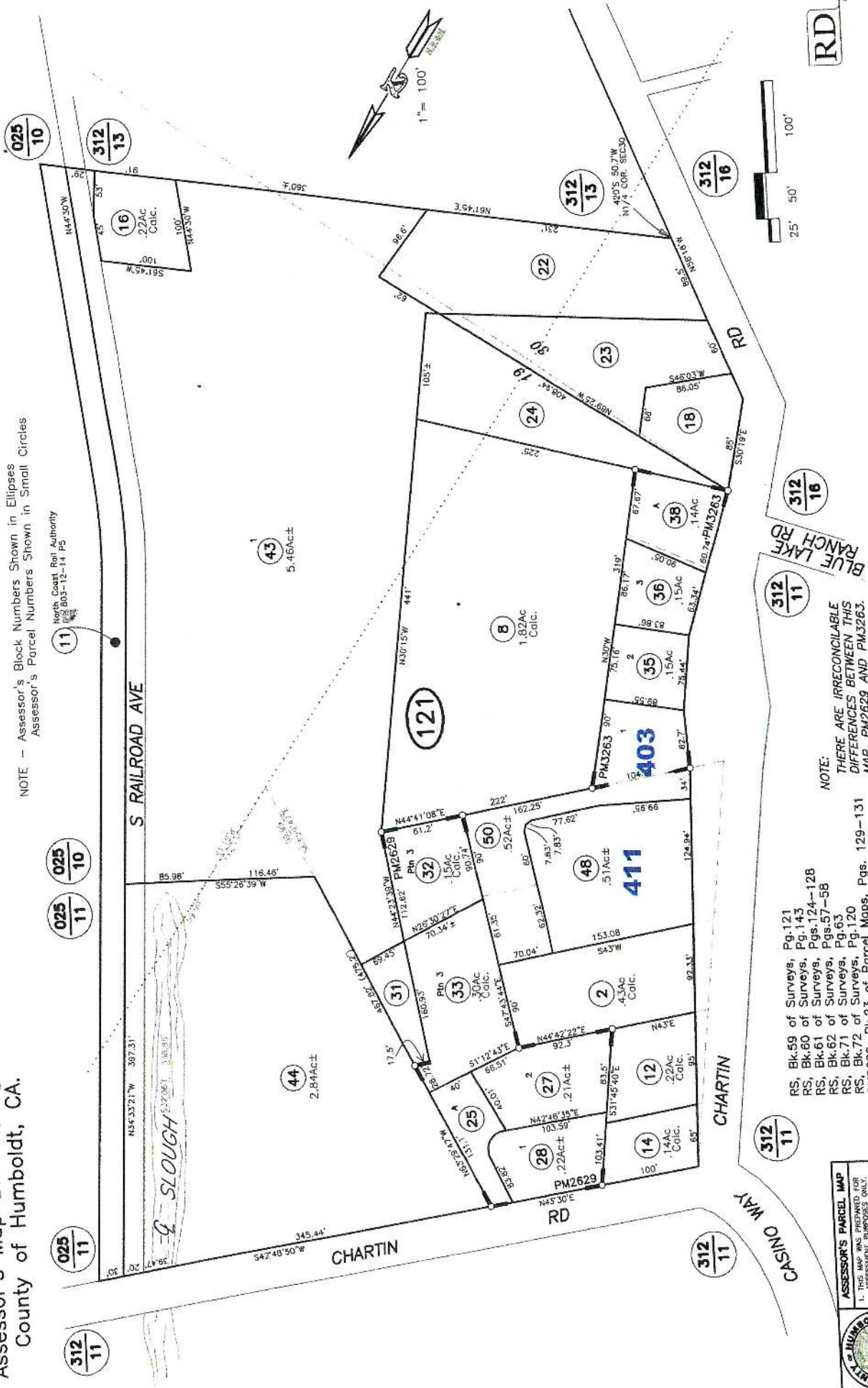


Assessor's Map Bk. 25, Pg.12  
County of Humboldt, CA.

CITY OF BLUE LAKE

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Small Circles

North Coast Real Authority  
Map 803-12-14 P5



RD  
Nov 20, 2018  
RUSSELL DU

NOTE:  
THERE ARE IRRECONCILABLE  
DIFFERENCES BETWEEN THIS  
MAP, PM2629 AND PM3263.

RS, Bk.59 of Surveys, Pg.121  
RS, Bk.60 of Surveys, Pg.143  
RS, Bk.61 of Surveys, Pgs.124-128  
RS, Bk.62 of Surveys, Pgs.57-58  
RS, Bk.71 of Surveys, Pg.63  
RS, Bk.72 of Surveys, Pg.120  
PM2629, Bk.23 of Parcel Maps, Pgs. 129-131  
PM3263, Bk.31 of Parcel Maps, Pgs. 5-6

**ASSESSOR'S PARCEL MAP**

THIS MAP WAS PREPARED FOR  
1. ASSESSMENT PURPOSES ONLY.  
2. NO LIABILITY IS ASSUMED FOR  
3. THE ASSessor'S PARCELS MAY NOT  
4. COMPLY WITH LOCAL LOT-SPLIT

**ATTACHMENT 2:**

**Project Description**

3/2/2018

**Proposed: 403/405 Chartin Road Lot Line Adjustment**

- I am proposing a lot line adjustment with my neighbor to the Northwest of my property. The lot line adjustment will consist of approximately 75' x 120' area to the southwest of my detached garage.
- The use of the additional land will be for a future peach orchard.
- The area currently is not being used by the neighbors, there is a dilapidated shed that will be removed, and lots of garbage that will be properly disposed of.
- The drainage of the additional site is good. I have not witnessed any standing water all year round.
- I do not plan on paving this area once acquired. It will be used to grow peaches.

Please give me a call if you have any questions.

Sincerely,



Mark Schaeffer  
707-834-1421 cell



**ATTACHMENT 3:**

**Lot Line Adjustment Map**





**ATTACHMENT 4:**

**Resolution No. 1-2021**

**RESOLUTION NO. 1-2021**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE  
APPROVING SCHAEFFER-STROBEL APPLICATION FOR A LOT LINE  
ADJUSTMENT**

**WHEREAS**, Mark Schaeffer and Patricia Strobel filed an application dated March 5, 2018, for the approval of a lot line adjustment between the property commonly known as AP# 025-121-050 and 025-121-048, and located at 403 Chartin Road and 411 Chartin Road, in the City of Blue Lake, as set forth in the application; and

**WHEREAS**, after posting of the meeting agenda, the matter came on for hearing before the Blue Lake Planning Commission at their regularly scheduled meeting on March 15, 2021;

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds that the project is categorically exempt pursuant to Section 15305(a) of the City's duly adopted CEQA Guidelines allowing for lot line adjustments.

2. The Planning Commission makes the following findings in accordance with Section 16.20.030.C of the Blue Lake Municipal Code, to wit:

- A. The lot line adjustment does not violate existing codes and policies;
- B. The lot line adjustment will not create difficult or unreasonable access to the parcels; and
- C. The lot line adjustment would not require variances to permit standard development; and
- D. Utilities and public services can be provided to the revised parcels; and
- E. No street dedication or improvements are required.

3. The Planning Commission finds pursuant to Government Code Section 66412(d) that the proposed lot line adjustment will conform to the Blue Lake General Plan and zoning and building regulations of the Blue Lake Municipal Code.

4. The Planning Commission determines that the proposed lot line adjustment complies with the provisions of the California Subdivision Map Act and of local ordinance enacted pursuant thereto, as amended.

5. The Planning Commission approves the lot line adjustment as set forth in the lot line adjustment map which is marked Exhibit "A", attached to this resolution and made a part hereof, subject to the conditions set forth in Exhibit "B", attached hereto and made a part hereof.

**RESOLUTION NO. 1-2021**

**INTRODUCED, PASSED, AND ADOPTED** this 15<sup>th</sup> day of March 2021, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairman, Planning Commission,  
City of Blue Lake

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

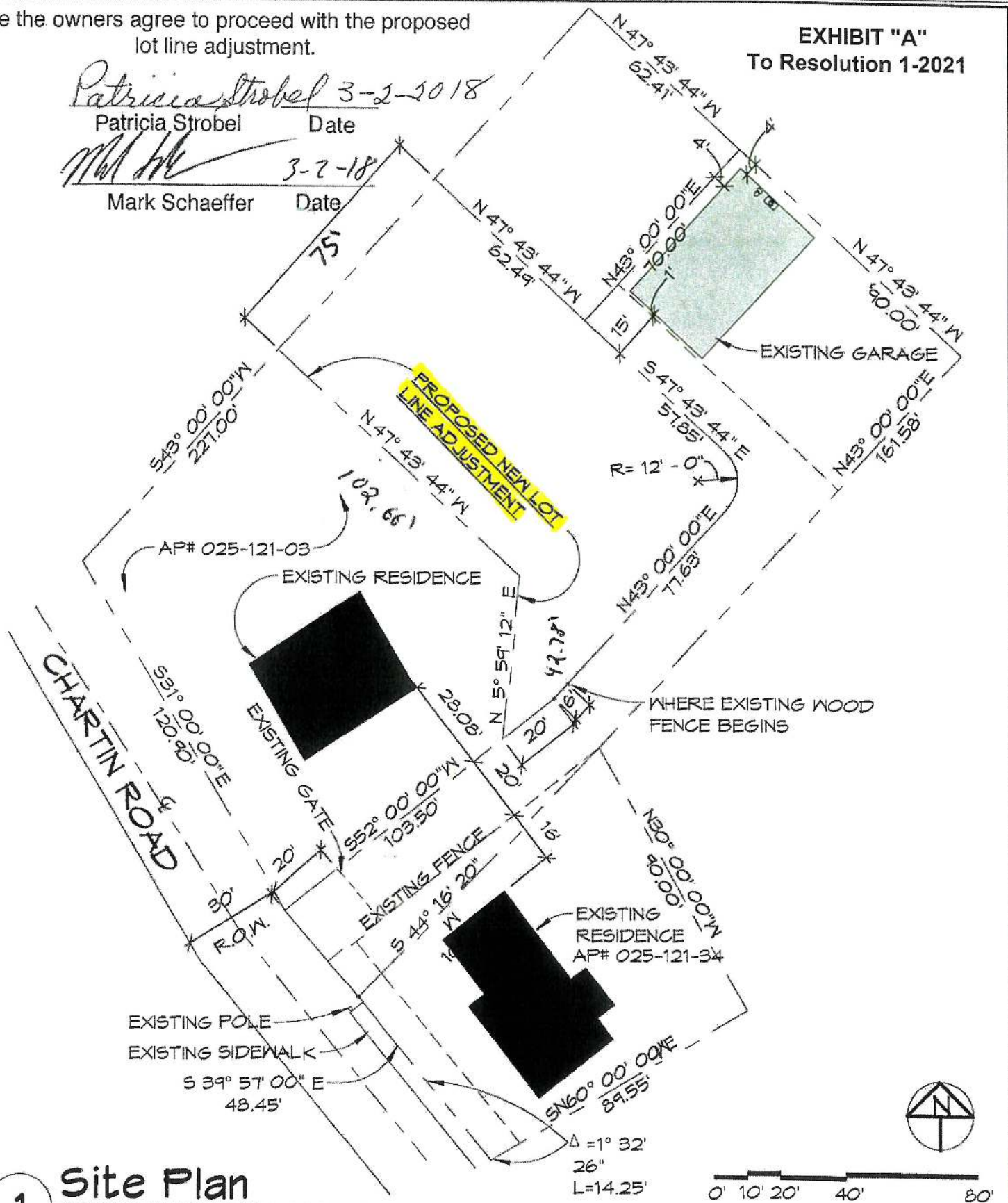


We the owners agree to proceed with the proposed lot line adjustment.

**EXHIBIT "A"**  
To Resolution 1-2021

*Patricia Strobel* 3-2-2018  
Patricia Strobel Date

*Mark Schaeffer* 3-2-18  
Mark Schaeffer Date



**1 Site Plan**  
1" = 40'-0"

**PLAN DESIGN 3D**

BUILDING INFORMATION MODELING  
CONSTRUCTION DOCUMENTS

PORTLAND, OREGON

(503)754-4781

WWW.PLANDESIGN3D.COM

**LOT LINE ADJUSTMENT FOR  
MARK SCHAEFFER**

403 & 411 CHARTIN ROAD AP# 025-121-34  
BLUE LAKE, CA 95525 AP# 025-121-03

DATE: 2/26/2018

**EXHIBIT "B"**  
**To Resolution 1-2021**

**Conditions of Approval**

1. The applicant(s) must pay all fees and charges associated with processing the application, recording of the lot line adjustment, and ensuring compliance with the conditions of approval.
2. The applicant(s) shall provide current title reports to the City Engineer/Surveyor for the two parcels involved in the lot line adjustment within 30 days of recording of the lot line adjustment documents.
3. The lot line adjustment shall be recorded through one or more of the following methods as determined by the City Engineer/Surveyor. The cost of such preparation and recording shall be paid by the applicant.
  - a. The applicant(s) shall cause to be recorded a "Notice of Lot Line Adjustment and Certificate of Subdivision Compliance".
  - b. The applicant(s) shall provide grant deeds, including descriptions prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying for any portion(s) of properties to be exchanged between the parties or between the lots owned by a single party.
  - c. The applicant(s) shall provide a lot line adjustment map and legal descriptions, prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying, of the resultant parcels to be created by the lot line adjustment.
  - d. The applicant(s) shall prepare and record a record of survey or other document approved by the City showing the resultant lots. The record of survey shall show the resultant lots to be subject to the same public easements and dedications, express, implied, prescriptive, or otherwise, as the lots prior to exchange.
4. The applicant(s) shall remove/relocate any accessory structures to meet resulting setback requirements from the newly created property lines prior to recording of the lot line adjustment documents.
5. The applicant(s) shall implement the following conditions of approval from the City Council approval of the partial release and reconveyance for the Strobel property (APN 025-121-048/411 Chartin Road). These conditions shall be met prior to recording of the lot line adjustment documents.
  - a. That Ms. Strobel or Mr. Schaeffer reimburse the City, in full, for its legal, planning, surveying, and engineering fees for the City's consideration of the partial release and reconveyance in amounts to be determined based upon invoices received by the City and submitted to Ms. Strobel and Mr. Schaeffer for

**EXHIBIT "B"**  
**To Resolution 1-2021**

payment. Payment, in full, shall be received prior to the recordation of the partial release and reconveyance.

- b. That any and all real property tax liens or delinquencies be paid in full from the sale proceeds by the escrow officer to the taxing agency.
- c. That the City Surveyor approves the legal description of the property to be released and reconveyed and the resulting legal description of the property to be retained by Ms. Strobel.
- d. That the partial release and reconveyance be recorded only upon final approval of the proposed lot line adjustment by the City of Blue Lake, approval by the City Attorney, and at the same time the deed conveying the portion to be acquired by Mr. Schaeffer is recorded.
- e. Completion of any conditions of approval imposed through the lot line adjustment process.
- f. That adequate proof is shown and demonstrated to the satisfaction of the City Attorney that Ms. Strobel, who owns a life estate in the property, has the right to convey the property and that the City's deeds of trust remain a valid obligation of the fee interest holders following her death.





# CITY OF BLUE LAKE

Post Office Box 458,  
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525  
Fax 707.668.5916

DATE: March 12, 2021

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Item 6: Extension of Approval for Wright Tentative Parcel Map**

At the April 15, 2019 Planning Commission meeting, the Commission approved a Tentative Parcel Map (TPM) for Steven M. Wright for a Minor Subdivision of parcels 025-036-003 (840 Railroad Avenue) and 025-036-006 (830 Railroad Avenue) to create two new lots. Per Municipal Code Section 16.20.010.I.1, approval of a TPM expires within 24 months. For this project, that means that the TPM expires in mid-April of 2021. Municipal Code Section 16.20.010.I.2.a allows the subdivider to request an extension of the expiration date of the TPM. The applicant requested an extension on March 11, 2021. Per Municipal Code Section 16.20.010.I.2.b, the Planning Commission shall review the request and may extend the approved TPM for a period or periods not exceeding a total of three years. For this project, the applicant has prepared the Parcel Map and it needs review by the Planning Commission and City Council. This process may take several months and so it is recommended that the Planning Commission approve a one-year extension for the TPM approval. This will allow the applicant and reviewing agencies sufficient time to finalize, review, and record the Parcel Map for the subdivision.

## **RECOMMENDATION:**

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the extension of the Tentative Parcel Map approval for the Minor Subdivision for Steven M. Wright.
- 2) Open the item for public comment.
- 3) Close the opportunity for public comment.
- 4) Approve the Tentative Parcel Map approval extension request for a period of 1 year.



# CITY OF BLUE LAKE

Post Office Box 458, 111 Greenwood Road, Blue Lake, CA 95525  
Phone 707.668.5655 Fax 707.668.5916

DATE: March 12, 2021

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Item 7: Review of Parcel Map for Wright Minor Subdivision**

At the April 15, 2019 Planning Commission meeting, the Commission approved a Tentative Parcel Map (TPM) for Steven M. Wright for a Minor Subdivision of parcels 025-036-003 (840 Railroad Avenue) and 025-036-006 (830 Railroad Avenue) to create two new lots. The applicant has prepared the Parcel Map and it needs review by the Planning Commission. Per Municipal Code Section 16.28.080, the Planning Commission shall examine the Parcel Map to determine whether the Parcel map conforms with the Tentative Map and with all changes permitted and all requirements imposed as a condition to its acceptance. Attached to this staff report is the Parcel Map prepared by the applicant, which has been reviewed by city staff (see **Attachment 1**). Also attached is Resolution 4-2019, which contains the Tentative Parcel Map approved by the Planning Commission and the conditions of approval adopted for the project (see **Attachment 2**).

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the Parcel Map for the Minor Subdivision for Steven M. Wright.
- 2) Open the item for public comment.
- 3) Close the opportunity for public comment.
- 4) Approve the Parcel Map for the Minor Subdivision for Steven M. Wright

**ATTACHMENT 1:**

**Parcel Map**



**OWNER'S STATEMENT**  
I, THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE SUBDIVISION, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION MAP IS TRUE AND CORRECT AND THAT THE PREPARATION AND RECORDATION OF THIS MAP AND TO THE LOCATION OF EASEMENTS FOR THE PURPOSES AS SHOWN THEREON.

BY: BLP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**  
I, A NOTARY PUBLIC OR OTHER OFFICER, HEREBY CERTIFY THAT THIS CERTIFICATE IS THE PROPERTY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed. I am authorized to certify that the person(s) acted, executed the instrument, and that the foregoing paragraph is true and correct.  
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
COMMISSION No. \_\_\_\_\_

**CITY CLERK'S CERTIFICATE**  
I, \_\_\_\_\_, City Clerk of the City of Blue Lake, California, hereby certify that the said City Clerk's Office has received this subdivision map and accepted on behalf of the public those parcels shown hereon as:  
PARCEL 'X' (PUBLIC UTILITY EASEMENT)  
PARCEL 'P' (PUBLIC UTILITY EASEMENT)

DATED: \_\_\_\_\_ SIGNED: AMANDA WAGER

**EASEMENTS CREATED BY THIS MAP**  
PARCEL 'X' IS A 15 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) AND DRAINAGE EASEMENT HEREBY DEDICATED TO THE CITY OF BLUE LAKE.  
PARCEL 'P' IS A 12.5 FOOT WIDE INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 3 SHOWN HEREON.  
PARCEL 'C' IS A 12.5 FOOT WIDE IMPRESS AND EGRESS EASEMENT, AND SHARED SEWER EASEMENT, FOR THE BENEFIT OF PARCEL 2 SHOWN HEREON.  
PARCEL 'D' IS A 10' AND 15' WIDE EASEMENT FOR DRAINAGE PURPOSES FOR THE BENEFIT OF ALL PARCELS SHOWN HEREON.  
PARCEL 'E' IS A 10' WIDE EASEMENT FOR DRAINAGE PURPOSES FOR THE BENEFIT OF ALL PARCELS SHOWN HEREON.  
PARCEL 'F' IS A 10' WIDE PUBLIC UTILITY EASEMENT (PUE) HEREBY DEDICATED TO THE CITY OF BLUE LAKE AND IS THE EASEMENT TO PACIFIC GAS AND ELECTRIC COMPANY DESCRIBED IN DOCUMENT NO. 2020-00408, (HUMBOLDT COUNTY RECORDS).

**CITY ENGINEER'S STATEMENT:**  
I, \_\_\_\_\_, City Engineer of the City of Blue Lake, California, hereby certify that this map has been examined this \_\_\_\_\_ day of \_\_\_\_\_, 2021, for conformance with Chapter 2 of Division 2 of the City of Blue Lake Subdivision Map Act and Local Ordinance No. 1. I have examined the subdivision map and the information shown thereon and find that the subdivision map is in substantial compliance with the provisions of the City of Blue Lake Subdivision Map Act and any local ordinances applicable have been complied with.



**CITY SURVEYOR'S STATEMENT:**  
AS SHOWN, IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE ORIGINAL MAP, RECORDED AND APPROVED ALTERNATION THEREOF. I HEREBY CERTIFY THAT ALL PROVISIONS OF THE CITY OF BLUE LAKE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



CITY OF BLUE LAKE SURVEYOR  
DATE: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**  
I, \_\_\_\_\_, Surveyor, hereby certify that this map was prepared by me or under my supervision and is based on a survey conducted by me or under my supervision. I have examined the subdivision map and the information shown thereon and find that the subdivision map is in substantial compliance with the provisions of the City of Blue Lake Subdivision Map Act and any local ordinances applicable have been complied with.



BY: P. A. GUTIERREZ JR.,  
DATE: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
I, TERRY GRAY, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY OF BLUE LAKE PLANNING COMMISSION HAS REVIEWED THE PARCEL MAP BY RESOLUTION NO. \_\_\_\_\_

DATE: \_\_\_\_\_ DEPT. CITY, CHAIRMAN

**COUNTY RECORDER'S STATEMENT:**  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_, HUMBOLDT COUNTY RECORDS, AT THE REQUEST OF \_\_\_\_\_

KELLY E. SANDERS  
HUMBOLDT COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_

**PARCEL MAP NO. \_\_\_\_\_**  
FOR BLP, LLC  
IN THE CITY OF BLUE LAKE, COUNTY OF HUMBOLDT  
STATE OF CALIFORNIA  
OCTOBER, 2019



BOOK \_\_\_\_\_ OF PARCEL MAPS, PAGE \_\_\_\_\_  
SHEET 1 OF 2  
JN: 181062

**NOTES**

1. SUBDIVISION OF THOSE PARCELS OF LAND AS DESCRIBED IN THE RECORDS AS A PUBLIC UTILITY EASEMENT AS FILED ON OCTOBER 6, 2017 AS DOCUMENTS 2017-18238 AND 2017-18239, HUMBOLDT COUNTY RECORDS
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. AREAS SHOWN HEREON ARE GROSS AREAS WHICH INCLUDE ALL EASEMENTS.
4. SEE SHEET 1 FOR EASEMENT NOTES AND DEDICATIONS.
5. PARCEL 'F' SHOWN HEREON IS THE EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY BY DOCUMENT NO. 2003-030309 HUMBOLDT COUNTY RECORDS, AND IS BEING CREATED HEREON AS A PUBLIC UTILITY EASEMENT.

**BASIS OF BEARINGS**

FOUND MONUMENTS IN T STREET (CITY MONUMENTS #8 AND #10) AS SHOWN ON THE RECORD OF SURVEY FOR THE CITY OF BLUE LAKE AS FILED APRIL 19, 1961 IN BOOK 19 OF SURVEYS, PAGE 38, HUMBOLDT COUNTY RECORDS, TAKEN AS N45°00'E.

**MONUMENT NOTES**

1. FOUND BRASS PIN IN CONCRETE IN STANDARD STREET MONUMENT WELL AT THE INTERSECTION OF T STREET AND FIRST AVENUE AS SHOWN ON 19 SURVEYS 38, CITY MONUMENT #8.
2. FOUND BRASS PIN IN CONCRETE IN STANDARD STREET MONUMENT WELL AT THE INTERSECTION OF T STREET AND THIRD AVENUE AS SHOWN ON 19 SURVEYS 38, CITY MONUMENT #10.
3. FOUND 3/4" BRASS DISK STAMPED "LS 7245" IN CONCRETE SIDEWALK PER CORNER RECORD 9-38 FILED DECEMBER 10, 2008 WITH THE COUNTY SURVEYOR.
4. FOUND A BRONZE CAP MONUMENT IN CONCRETE (NEXT TO 4X4 WOOD POST) AS DESCRIBED IN 744 O.R. 6, U.C.R. ACCEPTED AS THE POINT OF BEGINNING OF 2017-18238 AND 2017-18239. THIS POINT LIES 1045.80 FEET SOUTH AND 450.42 FEET EAST OF THE NORTHWEST CORNER OF SECTION 28, T6N, R2E, HUMBOLDT MERIDIAN, CALCULATED FROM THE RECORD OF SURVEY FOR THE CITY OF BLUE LAKE AS FILED APRIL 19, 1961 IN BOOK 19 OF SURVEYS, PAGE 38. CAP DESTROYED BY SIDEWALK CONSTRUCTION, REPLACED BY LEAD AND BRASS DISK STAMPED "LS7245" IN CONCRETE SIDEWALK.
5. FOUND 3/8" REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "HUNT SURVEYS, LS 4570" IN CONCRETE PER CORNER RECORD NO. 7-23 FILED APRIL 28, 2003 WITH THE COUNTY SURVEYOR. THIS REBAR WAS DESTROYED BY SIDEWALK CONSTRUCTION.
6. SEARCHED FOR IRON PIPE SHOWN ON 44 SURVEYS 112, NOT FOUND. A PAVEMENT PATCH EXISTS AT THE CALCULATED LOCATION OF THE PIPE.
7. FOUND 1" PLASTIC PIPE FLUSH WITH PAVEMENT. OBTAINED SOUND WITH MAGNETIC LOCATOR. COULD NOT DETERMINE TYPE OF OBJECT BENEATH SURFACE. ASSUMED TO BE 3/4" IRON PIPE SHOWN ON 44 SURVEYS 112 AND CORNER RECORD NO. 7-23. PIPE LIES N82°25'W 0.05' FROM LOCATION SHOWN.
8. SEARCHED FOR "PK" NAIL AND WASHER SHOWN ON CORNER RECORD NO. 7-23, NOT FOUND. SET 3/4" BRASS WASHER STAMPED "LS 7245" IN CONCRETE PAD FOR FIRE HYDRANT.
9. FOUND 3/4" IRON PIPE IN CONCRETE AS DESCRIBED IN 744 OFFICIAL RECORDS 6, ACCEPTED AS THE SOUTHEAST CORNER OF THIS SUBDIVISION.
10. FOUND BRASS CAPPED MONUMENT STAMPED "RCE 13184" IN STREET MONUMENT WELL IN RAYMAR AVENUE NEAR RAILROAD AVENUE PER 44 SURVEYS 112.
11. THE SOUTHERLY CORNER COMMON TO PARCELS 2 AND 3 SHOWN HEREON IS OCCUPIED BY A GROUP OF RECORDS AND COULD NOT BE MONUMENTED. REBAR AND CAP WERE SET AT A 12.00' OFFSET TO THE CORNER ON THE LINE COMMON TO BOTH PARCELS.

**LEGEND**

- FOUND STREET MONUMENT AS NOTED.
- FOUND MONUMENT AS NOTED.
- SET LEAD, TACK AND 3/4" BRASS DISK STAMPED "LS 7245".
- △ SET LEAD, TACK AND 3/4" BRASS DISK STAMPED "LS 7245".
- R&M RECORD AND MEASURED
- (1) RECORD INFORMATION PER 44 SURVEYS 112.
- (2) RECORD INFORMATION PER 19 SURVEYS 38.
- (3) RECORD INFORMATION PER 744 O.R. 6, 30 SURVEYS 17 & 44 SURVEYS 112.
- (4) RECORD INFORMATION PER 16 PARCEL MAPS 31 & 38 SURVEYS 29.
- (5) RECORD INFORMATION PER 744 O.R. 6 & 30 SURVEYS 17.
- (6) RECORD INFORMATION PER 2017-18238.
- (7) RECORD INFORMATION PER 2017-18236.

**DETAIL 'A'**



**DETAIL 'B'**



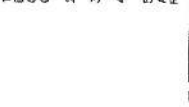
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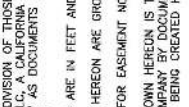
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**DETAIL 'A'**



**DETAIL 'B'**



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**PARCEL MAP NO. \_\_\_\_\_**  
**FOR BLP, LLC**  
 NW 1/4, NW1/4, SECTION 29, T6N, R2E, HUMBOLDT MERIDIAN  
 IN THE CITY OF BLUE LAKE, COUNTY OF HUMBOLDT  
 STATE OF CALIFORNIA  
 SCALE: 1"=30'  
**GUTIERREZ**  
**LAND SURVEYING**  
 P. O. BOX 6516, EUREKA, CA 95502  
 PHONE: 707-444-9153

**ATTACHMENT 2:**

**Resolution No. 4-2019**



**RESOLUTION NO. 4-2019**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE  
APPROVING A MINOR SUBDIVISION APPLICATION FOR STEVE M. WRIGHT**

**WHEREAS**, Steve M. Wright filed an application dated July 27, 2018 for the approval of a tentative parcel map for a minor subdivision in the Retail Commercial (RC) and Residential Multiple Family (R-3) zones off of Railroad Avenue that will create two (2) new lots from existing parcels commonly known as APN# 025-036-003 (840 Railroad Avenue) and 025-036-006 (830 Railroad Avenue). Application materials include the Tentative Parcel Map (dated 2/26/19); and

**WHEREAS**, City Planning staff has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing City departments for site inspections, comments and recommendations; and

**WHEREAS**, after due notice of public hearing, the matter came on regularly for hearing before the Blue Lake Planning Commission on April 15, 2019; and

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds that the project is categorically exempt pursuant Section 15315 (Class 15) of the City's duly adopted CEQA Guidelines, exempting division of properties in urban areas into four or fewer parcels when certain specifications are met. Specifically the Planning Commission finds as follows:

- A. No variances or exceptions are required.
- B. All services and access to the proposed parcels to local standards are available.
- C. The parcel was not involved in a division of a larger parcel within the last two years.
- D. The parcel does not have an average slope greater than 20 percent.
- E. The project does not result in any changes in land use or density.
- F. No significant environmental impacts are anticipated for this project.

2. The Planning Commission finds, in accordance with Section 16.20.010(G) of Title 16 (Subdivision) of the Blue Lake Municipal Code and Government Code section 66474, as follows:

- A. The proposed map is consistent with applicable general and specific plans as specified in Government Code Section 65451.

RESOLUTION NO. 4-2019

B. The design or improvements required of the proposed subdivision is consistent with applicable Plan, Zoning Ordinances and/or Specific Plans of the City of Blue Lake.

C. The site is physically suitable for the type and density of development.

D. As a result of a public hearing on the environmental issues of the project, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Development of the site will be in accordance with current federal, state, and local environmental laws.

E. No public health problems have been identified as a result of the design of the subdivision or types of improvements proposed.

F. Neither the design of the subdivision nor the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision as provided in Government Code Section 66474.

G. Discharge of waste from the proposed project into the existing community sewer system will conform to requirements by the California Regional Quality Control Board, Northcoast Region.

3. The Planning Commissions finds that the proposed subdivision, as conditioned, is in substantial conformance with Title 16 (Subdivisions) of the Blue Lake Municipal Code and the Subdivision Map Act.

4. Except as otherwise herein provided, the findings of the Staff Report prepared by the City Planner and dated April 12, 2019, is hereby adopted as the finding of the Planning Commission.

5. The Planning Commission of the City of Blue Lake hereby approves the Minor Subdivision for Steven M. Wright, subject to the conditions set forth in Exhibit "A", attached hereto and made a part hereof, and as set forth in the Tentative Parcel Map, which is marked as Exhibit "B", attached hereto and made a part hereof.

**INTRODUCED, PASSED, AND ADOPTED** this 15<sup>th</sup> day of April 2019, by the following vote:

AYES: Eddy, Platz, Chapman, Schang, Pryor

NAYS: none

ABSENT: none

ABSTAIN: none

RESOLUTION NO. 4-2019

  
Chairman, Planning Commission,  
City of Blue Lake

ATTEST:

  
Secretary, Planning Commission  
city clerk, city of Blue Lake



**EXHIBIT "A"**  
**To Resolution 4-2019**

**Conditions of Approval**

1. Applicant shall reimburse the City for all fees involved in processing this application, including any work necessary to ensure compliance with the project conditions of approval, prior to recording of the Parcel Map.
2. Applicant shall pay all other fees required for a subdivision application according to the City's current fee schedule. This includes, but is not limited to, the parkland and recreational facilities fee for each additional parcel created and the drainage facilities improvement fee for each additional parcel created.
3. Approval is for the project as illustrated on the Tentative Parcel Map (dated 2/26/19) that is attached to this staff report.
4. The applicant shall cause to be filed a parcel map showing monumentation of all property corners to the satisfaction of the City Engineer in compliance with Section 16.20.020 (Parcel Maps) of Title 16 (Subdivisions) of the Blue Lake Municipal Code. Subdivision map checking fees shall be paid in full at the time the Parcel Map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The Parcel Map must be prepared by a Land Surveyor licensed by the State of California, or by a Civil Engineer registered by the State of California who is authorized to practice land surveying. The applicant shall submit to the City Engineer three (3) copies of the Parcel Map as filed by the County Recorder.
5. After approval of the Tentative Parcel Map and prior to approval of the Parcel Map, the subdivider shall enter into a Subdivision Improvement Agreement with the City in conformance with Section 16.28.090 (Agreement, Bond, and Cash Deposits for Improvements) of Title 16 (Subdivision) of the Blue Lake Municipal Code. The Subdivision Improvement Agreement shall be prepared by the City Attorney, approved by the City Engineer and Planning Commission, and adopted by the City Council. To ensure the subdivision improvements will be constructed, the subdivider shall post 1) a performance bond, instrument of credit, lien on the property, letter of credit, cash or other form of security acceptable to the City Council in the amount of 100% of the total estimated improvements costs; 2) a similar security in the amount of 100% of the labor, materials, and equipment costs; and 3) a similar security in the amount of 10% of the costs of improvements to guarantee workmanship for one year. These security interests shall be approved by the City Attorney as to form, by the City Engineer as to sufficiency, and accepted by the City Council.
6. All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the Parcel Map. Those easements that do not have a metes and bounds description shall be noted on the Parcel Map and shown as to their approximate location. Currently, the Tentative Parcel Map (dated 2/26/19) identifies easements for access, utilities, and drainage for the proposed parcels. The City Engineer shall determine whether the easements shall be for public and/or private purposes. Other easements may

**EXHIBIT "A"**  
**To Resolution 4-2019**

be required which cannot be determined from the Tentative Parcel Map and/or preliminary improvement plans at this time. The need for these additional easements may be determined after a review of more complete improvement plans have been submitted to the City.

7. The applicant must meet all requirements of the various City Departments including, but not limited to, the City Manager, Public Works Department, City Engineer, Building Department, and Planning Department.
8. The applicant must obtain a demolition permit from the Building Department for removal of the wood framed shop building and any other buildings that do not comply with setback requirements from the newly created property lines. Demolition of the structures must occur prior to recording of the Parcel Map.
9. The applicant shall provide a current title report prepared within six months prior to submission if requested by the City Engineer.

**INFORMATIONAL NOTES:**

The notes below include comments from the various City Departments that are relevant to the future development of the newly created parcels (Proposed Parcels 2 and 3).

1. The applicant must meet all requirements of the City Engineer, including those identified in the Memorandum dated 12/12/18.
2. All utilities required for future development on Proposed Parcels 2 and 3 shall be underground.
3. Separate water lines for fire suppressions purposes will be needed for Proposed Parcels 2 and 3.
4. The applicant shall obtain building permits for all future development on Proposed Parcels 2 and 3.









# CITY OF BLUE LAKE

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Phone 707.668.5655 Fax 707.668.5916

DATE: March 12, 2021

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Item 8: Amendment of the Municipal Code to include a Residential High-Density (RHD) combining zone**

At the January 18, 2021 and February 15, 2021 Planning Commission meetings, the Commission reviewed the proposed draft combining zone (Residential High-Density or RHD) that is being considered by city staff to address the state requirement to have a zone that allows high density residential development without discretionary review. At these meetings, the Commission requested several revisions to the draft combining zone. Since the February meeting, the California Department of Housing and Community Development (HCD) has reviewed the draft combining zone and requested a few revisions related to the density requirements of the zone. Attached to this staff report is the current draft of the zone incorporating the revisions from HCD. Previous revisions made by the Planning Commission are shown in bolded text and revisions made by HCD are bolded and underlined. All language removed by the Planning Commission is shown with strikethroughs and language removed by HCD is shown with strikethroughs and underlined.

## **RECOMMENDATION:**

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the revisions to the RHD combining zone recommended by the California Department of Housing and Community Development.
- 2) Open the public hearing.
- 3) Close the public hearing.
- 4) Provide direction to staff on any additional revisions to the proposed combining zone.
- 5) Continue the public hearing and the opportunity for public comment to the April 19, 2021 Planning Commission meeting.

## Proposed Residential High Density Combining Zone

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### Chapter 17.20 REGULATIONS FOR THE COMBINING OF ZONES AND FOR OPEN SPACE LANDS

#### 17.20.010 General Regulations

The regulations set forth in this chapter for each of the Combining Zones shall modify the regulations for the principal zones with which they are combined. All uses and regulations of the principal zone **or portion thereof** shall apply in the Combined Zone, except insofar as they are modified or augmented by the uses and regulations set forth in the Combining Zone regulations.

#### 17.20.070 Residential High Density or RHD Zone

The Residential High Density or RHD Combining Zone is intended to be combined with ~~any principal zone allowing multi-family residential uses~~ **the Residential Multiple Family (R-3), Mixed-Use (MU), Opportunity (O), and/or Planned Development Residential (PD-R) zones** for the purpose of facilitating multi-family housing for a variety of income levels.

- A. Applicability. The following regulations shall apply in ~~any zone allowing multi-family residential uses~~ **the R-3, MU, O, and/or PD-R zones, which is** when combined with the RHD Combining Zone in lieu of the ~~density and lot area~~ requirements normally applicable. ~~In no case shall the RHD Combining Zone be applied so as to allow the creation of lots smaller than the minimum lot size specified by the principal zone.~~
- B. Density. ~~A minimum of 16 dwelling units per acre-site and a maximum of 25 dwelling units per acre.~~
- C. Percentage of Residential Development. A minimum of 50 percent of the square footage in a mixed-use development shall be residential. A development shall not be precluded from providing 100 percent residential square footage due to the requirements of the principal zone.
- D. No Discretionary Review Required. Residential development in the RHD Combining Zone shall be principally permitted and shall not require Site Plan Approval by the Planning Commission **when at least 20 percent of the units are affordable to lower-income households.**
- E. Design Guidelines Standards. New residential **or mixed-use** structures or additions/renovations to existing residential **or mixed-use** structures in the RHD Combining Zone shall be subject to the **objective design guidelines-standards** applicable to the principal zone **or district.**