



# BLUE LAKE PLANNING COMMISSION SPECIAL MEETING AGENDA

Monday, March 29, 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 29, 2021.

**Public input will be facilitated by Zoom at the following meeting link:**

<https://us02web.zoom.us/j/89115816473?pwd=SFB5MEVxWnRNVBTBTWG5RMFVLOFZBZz09>

Meeting ID: 891 1581 6473

Passcode: 244975

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 approximately 460 s.f. 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 (except for emergency access). A mixture of tables with chairs and standing tables are proposed in the seating area. The project also proposes the installation of four posts to support the roof of the structure, two of which would be constructed in the public right-of-way. 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. Miscellaneous Planner Items.**
- 6. 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>.**
- 7. 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  
Draft Planning Commission Minutes  
February 15, 2021**

**The Blue Lake Planning Commission Meeting was called to order at 7:02 p.m.**

**Commissioners Present:** Earl Eddy, Richard Platz, and Robert Chapman

**Commissioners Absent:** Matthew Schang and Cort Pryor

**Staff Present:** City Manager Amanda Manager and City Planner Garrison Rees

**Staff Absent:** Planning Commission Secretary Cheryl Turner

**Public Present:** Kate Martin

- 1. Approval of Minutes:** January 18, 2021
  - a. Motion (Platz, Chapman) to approve minutes as written.
  - b. Motion passed unanimously (3-0)
- 2. Public Input on Non-Agenda Items**
  - a. None received.
- 3. Approval of the Agenda**
  - a. Motion (Chapman, Eddy) to approve agenda as modified.
  - b. Motion passed unanimously (3-0).

**Discussion/ Action:**

- 4. Public Hearing/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 any principal zone allowing 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 has a minimum density of 16 dwelling units per acre without any discretionary review (i.e., principally permitted or allowed by right).**
  - a. Planner Rees presented the Commissioners a summary of the Staff Report. He described the revisions made to the RHD combining zone based on the Planning Commission direction at the prior meeting. Planner Rees also explained that the California Department of Housing and Community Development is reviewing the current draft of the RHD combining zone. He also presented the Commission with examples of objective design standards from other jurisdictions in California.
  - b. The Commissioners discussed the current draft of the RHD combining zone and requested several additional revisions to make it clear that the zone was intended to be applied to specific properties and not an entire zoning classification. It was also re-

quested that the zone be revised to only allow a density of 16 units per acre instead of providing a minimum and maximum density.

- c. The Commissioners discussed the objective design standards provided by staff and requested that staff bring back draft design standards for review by the Commission.
- d. Planner Rees indicated that the design standards would be brought back to the Commission in a few months as part of the work being done under the LEAP grant received from the State.
- e. Planner Rees explained that this item was noticed for a public hearing, but since no public was in attendance, no comments were received.
- f. The Planning Commission continued the public hearing to the regularly scheduled March 15, 2021 meeting.

**5. Planning Commission Discussion: Consideration of development standards for applying the Opportunity (O) zone outside of the Powers Creek District.**

- a. Planner Rees presented the staff report for this item and explained that the City Council has directed staff to work with the Planning Commission on recommendations for development standards for applying the Opportunity (O) zone outside of the Powers Creek District. Planner Rees noted that some of the development standards in the O zone are specific to different portions of the Powers Creek District such as the maximum building height requirements.
- b. Planner Rees explained that staff has identified two properties (APNs 025-141-007 and 025-091-028) that could potentially have the O zone applied. If this were to occur there would need to be some development standards specific to these properties such as maximum building height and creek/wetland setbacks.
- c. The Commission discussed potential standards for these properties. The Commission recommended that building heights on parcel 025-141-007 be limited to 35 feet and building heights on parcel 025-091-028 be limited to 45 feet, with no restrictions on the number of stories. The Commission also recommended that a 25-foot variable setback from the bank of Powers Creek or the edge of wetlands would be appropriate for these properties.

**6. Information Only Item: Logger Bar Outdoor Seating Proposal.**

- a. Planner Rees presented the proposal for an outdoor seating area at the Logger Bar. This included a project description from the applicant and project plans. Planner Rees explained that project would require Site Plan Approval from the Planning Commission and an encroachment permit from the City Council.
- b. The Commissioners discussed the proposal and expressed support for the project. The Commissioners inquired about the elevation of the proposed deck above the street for the outdoor seating area.
- c. Kate Martin, the applicant, described the need for the project and answered some of the Commissioners questions.
- d. Planner Rees stated that he would follow-up with the applicant to work on the submittal for the Site Plan Approval application.

**7. Miscellaneous Planner Items**

- a. City Manager Mager provided information to the Commissioners about a potential housing project being considered by Danco Communities in the Powers Creek District.

**8. Upcoming Planning Commission Meetings for the next 3 months will be on March 15<sup>th</sup>, April 19<sup>th</sup>, and May 17<sup>th</sup>, 2021.**

- a. The Commissioners indicated that they would be available for the meetings in the next 3 months.

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

- a. Motion (Chapman, Platz) to adjourn.
- b. Motion passed unanimously (3-0).
- c. Meeting adjourned at 8:30 p.m.



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

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

**PROPERTY OWNER:** Kate Martin

### **PROJECT DESCRIPTION:**

Kate Martin, owner of the Logger Bar, is proposing to install an approximately 460 s.f. 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). Approximately 320 s.f. of the proposed deck would be located in the public right-of-way. 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. The project also proposes the installation of four posts to support the roof of the structure, two of which would be constructed in the public right-of-way. 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

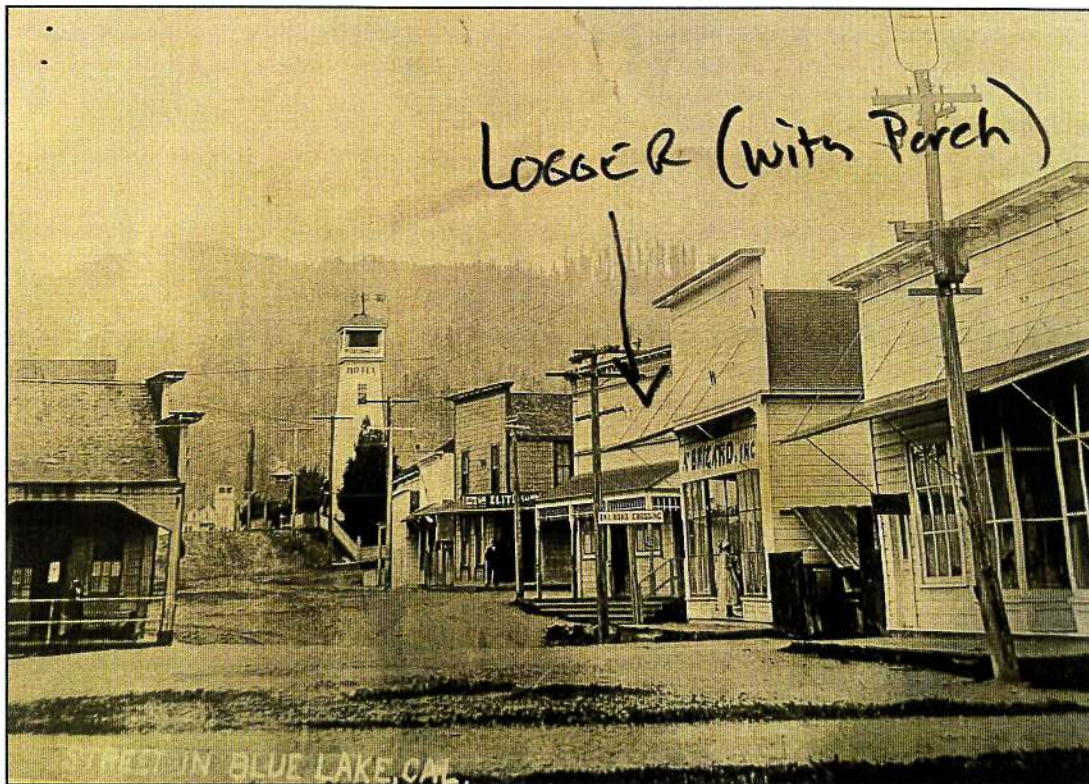
characterized as infill development. The project proposes the addition of an approximately 460 s.f. outdoor seating area to an existing bar in the downtown area of the City of Blue Lake, which complies with the criteria for the above noted exemptions based on the size, nature, and location of the proposed 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. Below are the comments received from the city departments and Fire District. As discussed below, the comments were either addressed by the applicant or conditions of approval have been included for the project to ensure all applicable requirements are met.

#### City Manager

The City Manager provided several comments on the project that related to the following:

- Adequacy of emergency exit/egress.
- Compliance with ADA requirements.
- Location, number, distribution, and spacing of protective bollards.
- Permanency of the posts for reinforcing the front of the building.

To ensure the project will comply with applicable code requirements, conditions of approval have been included for the project requiring these project elements to be designed to the satisfaction of the city departments and Fire District prior to issuance of the building permit.

#### 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 an encroachment permit from the North Coast Railroad Authority (NCRA) for any portion of the project proposed in the NCRA right-of-way, prior to final inspection by the building department.
- 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.
- 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. It needs to be demonstrated that a 10-yard dump truck, a pickup truck with a trailer, or a fire truck can safely make the right-hand turn from H Street onto Railroad Ave. If the proposed deck location is determined to interfere with the right-hand turning movement onto Railroad Ave, revisions to the proposed deck design may be required.

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

#### Volunteer Fire District

The Volunteer Fire Department responded to the referral with the following comments:

- 1) Egress from proposed space. Plans do not show any egress components, cannot egress from the proposed space by entering the existing building.
- 2) Show clear description of proposed bollards, size, and location.

Based on these comments, the applicant's architect provided revised plans on March 25, 2021. The revised plans identify an additional exit from the outdoor seating area and proposed bollards along the southern edge of the proposed deck. To ensure the project will comply with applicable code requirements, conditions of approval have been included for the project requiring these project elements to be designed to the satisfaction of the city departments and Fire District prior to issuance of the building permit.

#### **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, as well as compliance with existing Municipal Code requirements, will ensure that the improvements to the Logger Bar are compatible with the community and adjacent land uses. Therefore, 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. The project also proposes the installation of four posts to support the roof of the structure at the front of the building, two of which would be constructed in the 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 and posts are determined to be compliant with the setback requirements of the RC zone. The encroachment of the proposed outdoor seating area and posts 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:

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 2-2021, which contains the findings recommended by staff for approval of the proposed project. Exhibit "B" to Resolution 2-2021 contains the conditions of approval recommended by city staff, which are also listed below (see **Attachment 3**).

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 3/25/21) provided by the applicant. Any substantial changes or modifications may require a modification to this Site Plan Approval.
3. An encroachment permit shall be required from the City Council for the proposed project. 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.
4. The applicant shall comply with all requirements of the City Engineer including the following:
  - A) The applicant shall provide a copy of an encroachment permit from the North Coast Railroad Authority (NCRA) for any portion of the project proposed in the NCRA right-of-way, prior to final inspection by the building department.
  - 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.
  - 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. It needs to be demonstrated that a 10-yard dump truck, a pickup truck with a trailer, or a fire truck can safely make the right-hand turn from H Street onto Railroad Ave. If the proposed deck location is determined to interfere with the right-hand turning

movement onto Railroad Ave, revisions to the proposed deck design may be required.

5. 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 and other applicable code requirements.
6. Prior to issuance of the building permit, the project design shall be determined to comply with applicable code requirements by the city departments and Fire District. This includes, but is not limited to, project design elements such as egress/emergency exit, protective barrier design, ADA access, and the posts proposed for reinforcing the front of the building.
7. 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.
8. 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.
9. 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.
10. Use of the outdoor seating area shall not occur past 10 p.m.

**ATTACHMENTS:**

- 1) Project Description
- 2) Project Plans
- 3) Resolution No. 2-2021

**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 Fogel. 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 I, Arcata, CA 95521](#)

(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**

FOR PLANNING COMMISSION NOT FOR CONSTRUCTION

**K. BOODJEH ARCHITECTS**  
 ARCHITECTURE AND PLANNING  
 707.949.6107 531 5th Street, Eureka, CA 95501

**THE LOGGER BAR**  
 KATE MARTIN  
 APRN 025-091-020

**SITE SURVEY**  
 SITE PLAN / NOTES

**SHEET INDEX**  
 A.0 THE SHARED LANDS' GROUND PLAN NOTES / GROUND SURVEY  
 A.1 FINISHED FLOOR PLAN AND LEGAL CASE FILES  
 A.2 PROPOSED FLOOR PLAN / DETAIL: PLAN PLANS / DETAILS  
 A.3 PROPOSED EXTERIOR ELEVATIONS / SECTION / DETAILS

**A.0**

VICINITY MAP



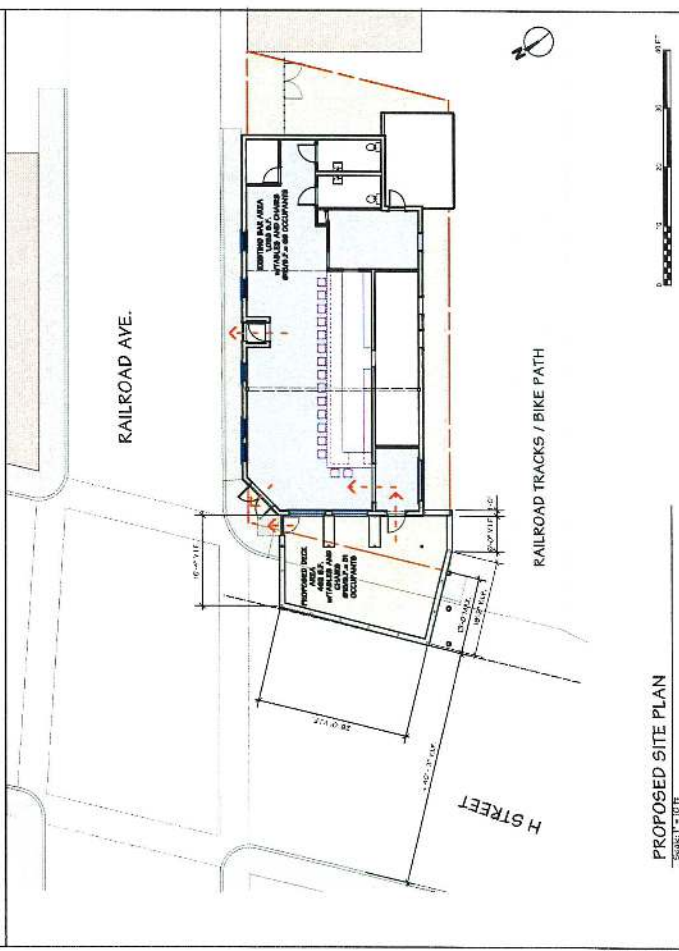
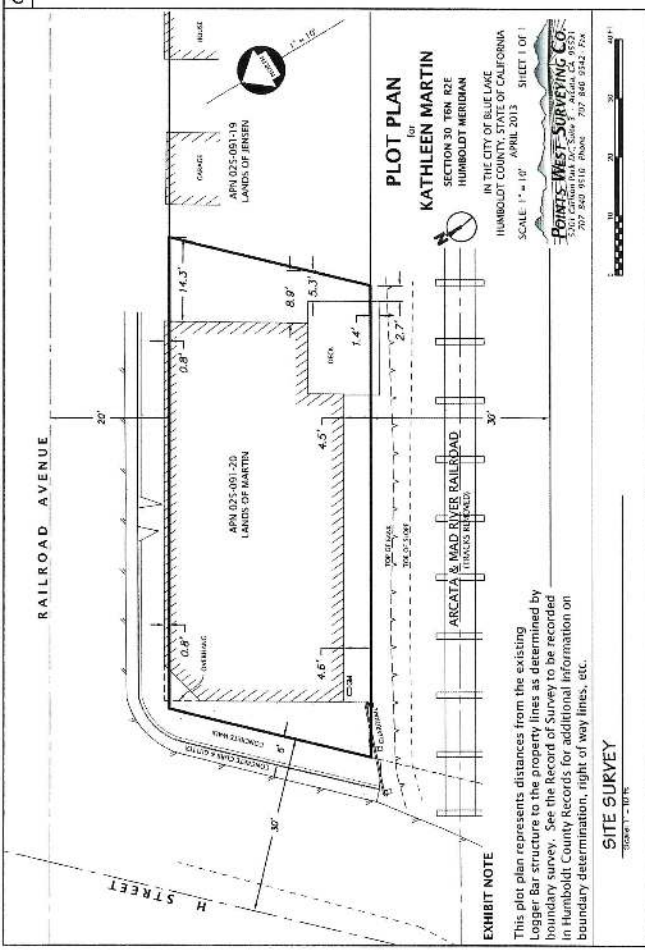
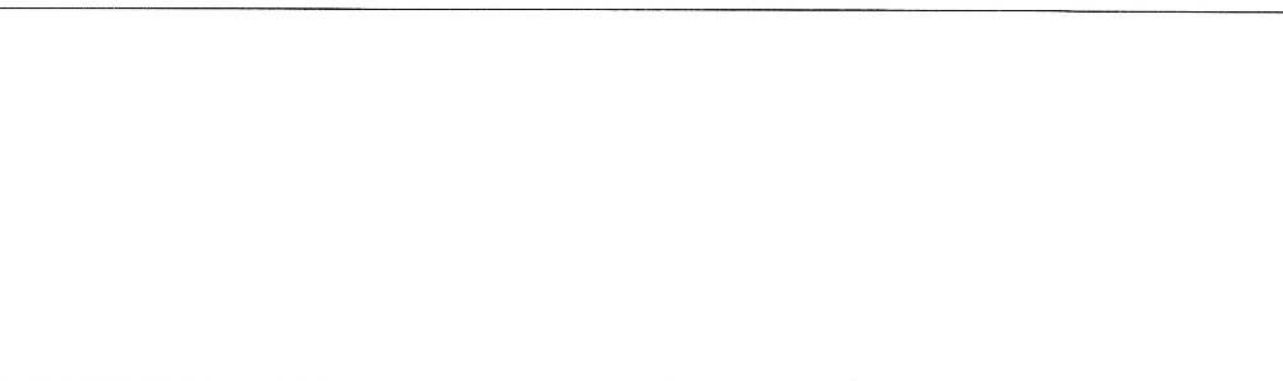
**PROJECT DESCRIPTION**  
 THIS PROJECT IS A REVISION OF THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR THE PROPOSED FINISHED FLOOR PLAN AND LEGAL CASE FILES FOR THE PROPOSED FLOOR PLAN / DETAIL: PLAN PLANS / DETAILS AND PROPOSED EXTERIOR ELEVATIONS / SECTION / DETAILS.

**LEGAL / ZONING**  
 ZONING: COMMERCIAL  
 PERMITTED USES: OFFICE, RETAIL, RESTAURANT, HOTEL, MOTEL, LODGING, SERVICE, PROFESSIONAL OFFICE, CONSULTING, FINANCIAL, BUSINESS, PROFESSIONAL SERVICE, OFFICE, RETAIL, RESTAURANT, HOTEL, MOTEL, LODGING, SERVICE, PROFESSIONAL OFFICE, CONSULTING, FINANCIAL, BUSINESS, PROFESSIONAL SERVICE, OFFICE, RETAIL, RESTAURANT, HOTEL, MOTEL, LODGING, SERVICE, PROFESSIONAL OFFICE, CONSULTING, FINANCIAL, BUSINESS, PROFESSIONAL SERVICE.

**SPECIAL CONDITIONS**  
 THE PROPOSED PROJECT IS SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:  
 1. THE PROPOSED PROJECT SHALL BE SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:  
 2. THE PROPOSED PROJECT SHALL BE SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:  
 3. THE PROPOSED PROJECT SHALL BE SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:

**GENERAL NOTES**

CODE REVIEW



FOR PLANNING  
COMMISSION  
REVIEW  
NOT FOR  
CONSTRUCTION

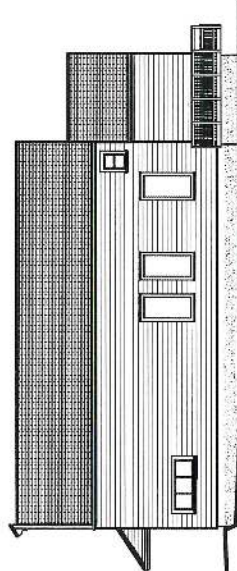
K. BOODJER ARCHITECTS  
ARCHITECTS AND PLANNING  
707.798.6107 831 3RD STREET EUREKA, CA 95501  
A.F.N. 025-09-020  
510 RAILROAD AVE. BLUE LAKE, CA 95025  
KATE MARTIN

THE LOGGER BAR

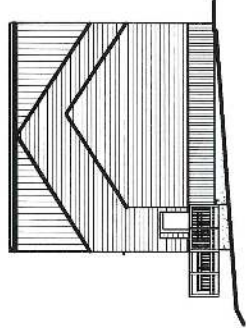
EXISTING PLANS  
AND ELEVATIONS

DATE: 10.18.2020  
PAGE: 1

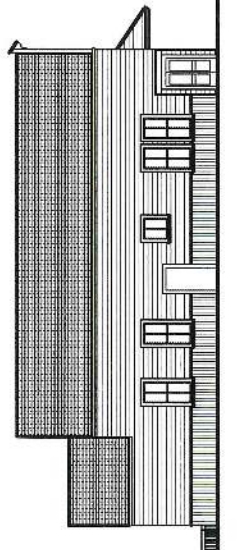
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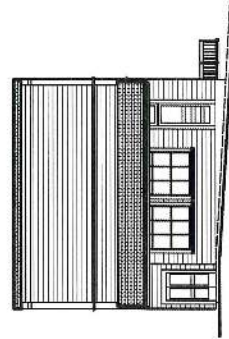
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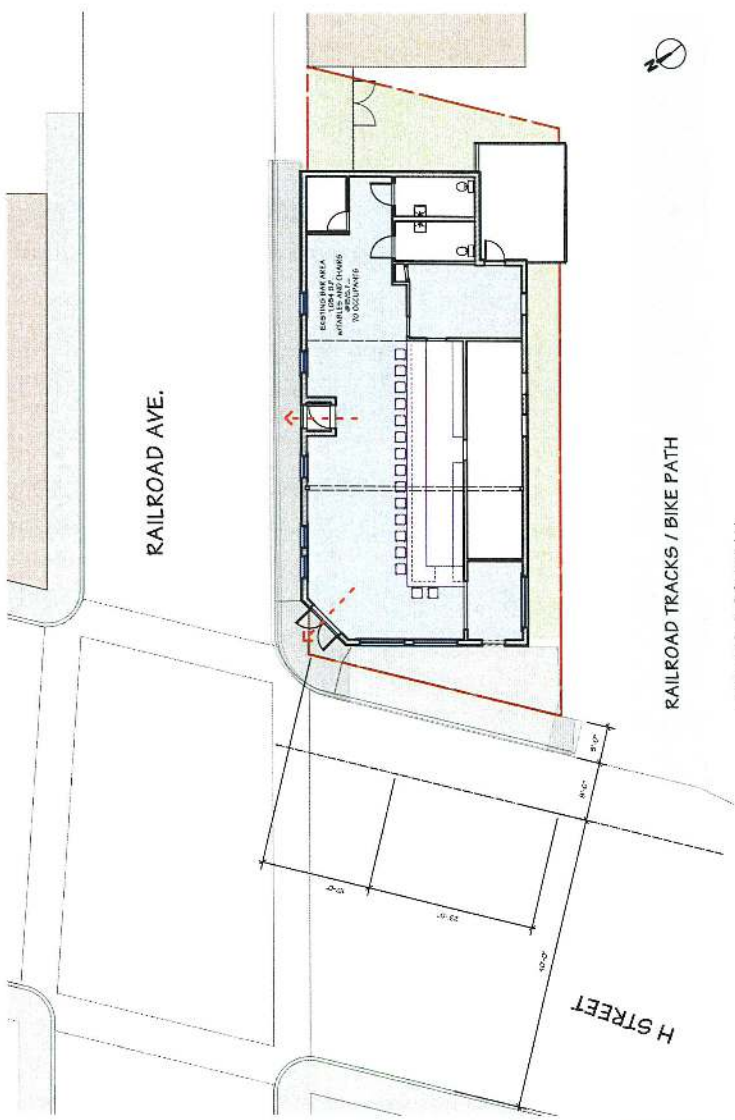
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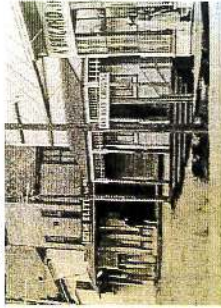
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EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN  
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HISTORIC ROOF AND SUPPORT POSTS



FOR PLANNING  
COMMISSION  
REVIEW  
NOT FOR  
CONSTRUCTION

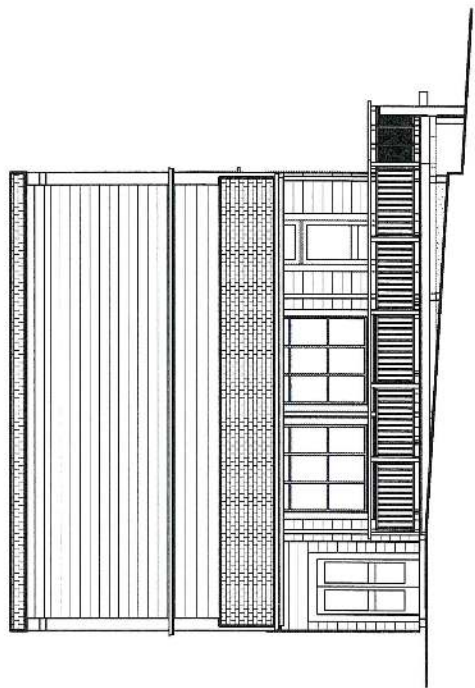
K. BOODJEH ARCHITECTS  
ARCHITECTS AND PLANNING  
707.798.8107 234 320 STREET EUREKA CA 95501  
A PROFESSIONAL CORPORATION  
STATE OF CALIFORNIA ARCHITECTS LICENSE NO. 10000  
STATE OF CALIFORNIA PLANNERS LICENSE NO. 10000

THE LOGGER BAR  
KATE MARTIN  
510 KALKREUTH AVE BLUE LAKE CA 95528  
A.P.N. 025-081-020

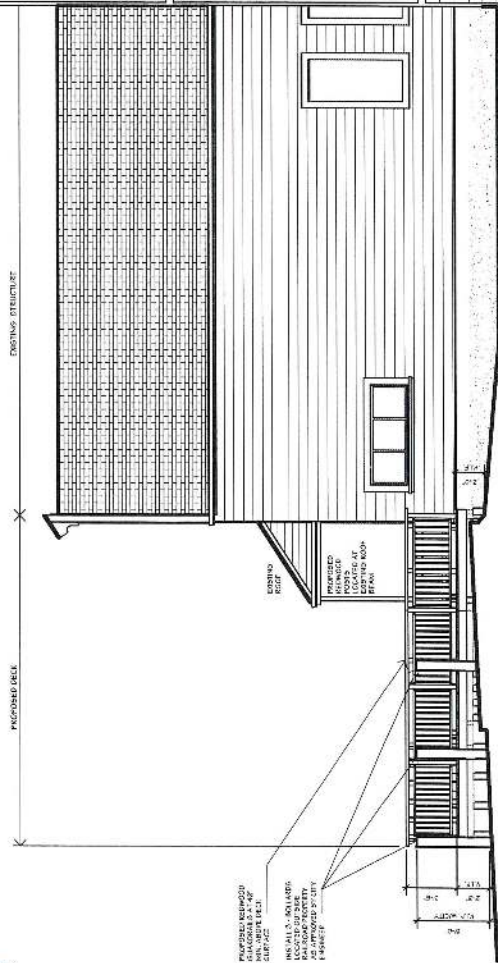
PROPOSED  
ELEVATIONS  
SECTION / DETAILS

DATE: 12-11-2024  
DRAWN BY: K.M.

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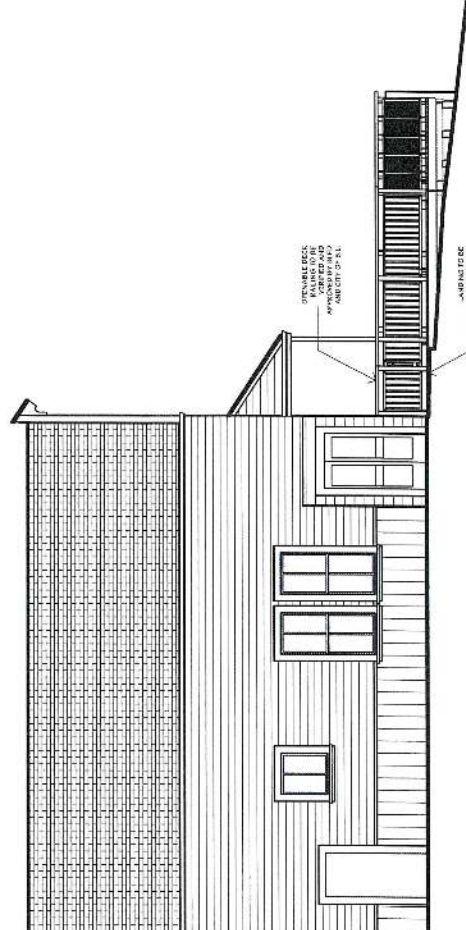
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SOUTH ELEVATION  
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"RENDERING"  
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NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED BALCONY  
RAILING TO BE  
INSTALLER TO BE  
APPROVED BY CITY

PROPOSED BALCONY  
RAILING TO BE  
INSTALLER TO BE  
APPROVED BY CITY

PROPOSED BALCONY  
RAILING TO BE  
INSTALLER TO BE  
APPROVED BY CITY



DATE: 12-11-2024  
DRAWN BY: K.M.

**ATTACHMENT 3:**

**Draft Resolution No. 2-2021**



**RESOLUTION NO. 2-2021**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING A SITE PLAN APPROVAL APPLICATION FOR KATHLEEN (KATE) MARTIN TO ALLOW A 460 SQUARE FOOT OUTDOOR SEATING AREA**

**WHEREAS**, Kathleen (Kate) Martin filed a Site Plan Approval application dated March 3, 2021 for construction of an approximately 460 square foot outdoor seating area in front of the Logger Bar along H Street. The outdoor seating area would consist of an elevated deck, of which approximately 320 square feet would be located in the public right-of-way. The project site is located at 510 Railroad Avenue (APN 025-091-020) in the Retail Commercial (RC) zone. Application materials received from the applicant include a project description (dated 1/27/21 and 2/24/21) and project plans (dated 3/25/21);

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

**WHEREAS**, after posting of the meeting agenda, the matter came on for consideration before the Blue Lake Planning Commission at their regularly scheduled meeting on March 15, 2021 and a special meeting on March 29, 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 15303 (Class 3) of the City's duly adopted CEQA guidelines exempting the construction and location of limited numbers of new, small facilities, or structures. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The Planning Commission finds that the project is categorically exempt pursuant to Section 15332 (Class 32) of the City's duly adopted CEQA guidelines exempting projects characterized as in-fill development when certain criteria can be met. These criteria are met by the proposed project for the following reasons:

- A. The project site is consistent with the City's General Plan and Municipal Code.
  - B. The project site is located in City limits on a site that is less than 5 acres.
  - C. The project site does not contain habitat for rare, threatened, or endangered species.
  - D. The project will not result in significant impacts related to traffic, noise, air quality, or water quality.
  - E. The site can be served by all required utilities and public services.
2. The project is consistent with the City of Blue Lake General Plan and Municipal Code.

**RESOLUTION NO. 2-2021**

3. The Planning Commission of the City of Blue Lake hereby grants and approves the Site Plan Approval application for Kathleen (Kate) Martin for construction of an approximately 460 square foot outdoor seating area, as set forth in the project plans (dated 3/25/21), which are marked as Exhibit "A", attached hereto and made a part hereof, and subject to the terms and conditions contained in Exhibit "B", attached hereto and made a part hereof.

**INTRODUCED, PASSED, AND ADOPTED** this 29<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



FOR PLANNING  
COMMISSION  
REVIEW  
NOT FOR  
CONSTRUCTION

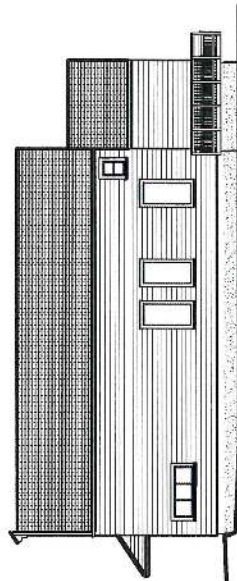
K. BODJEH ARCHITECTS  
ARCHITECTURE AND PLANNING  
707.288.6107 651 9th Street Eureka CA 95501  
A.P.N. 025-094-050

THE LOGGER BAR  
KATE MARTIN  
510 RAILROAD AVE. BLUE LAKE CA 95025

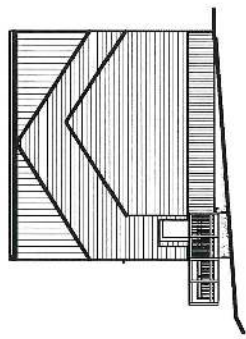
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AND ELEVATIONS

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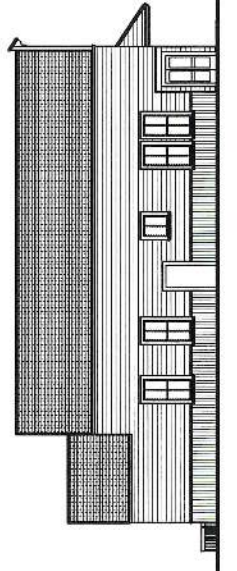
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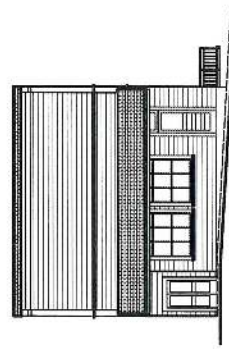
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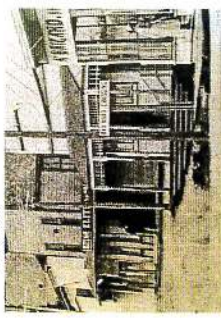
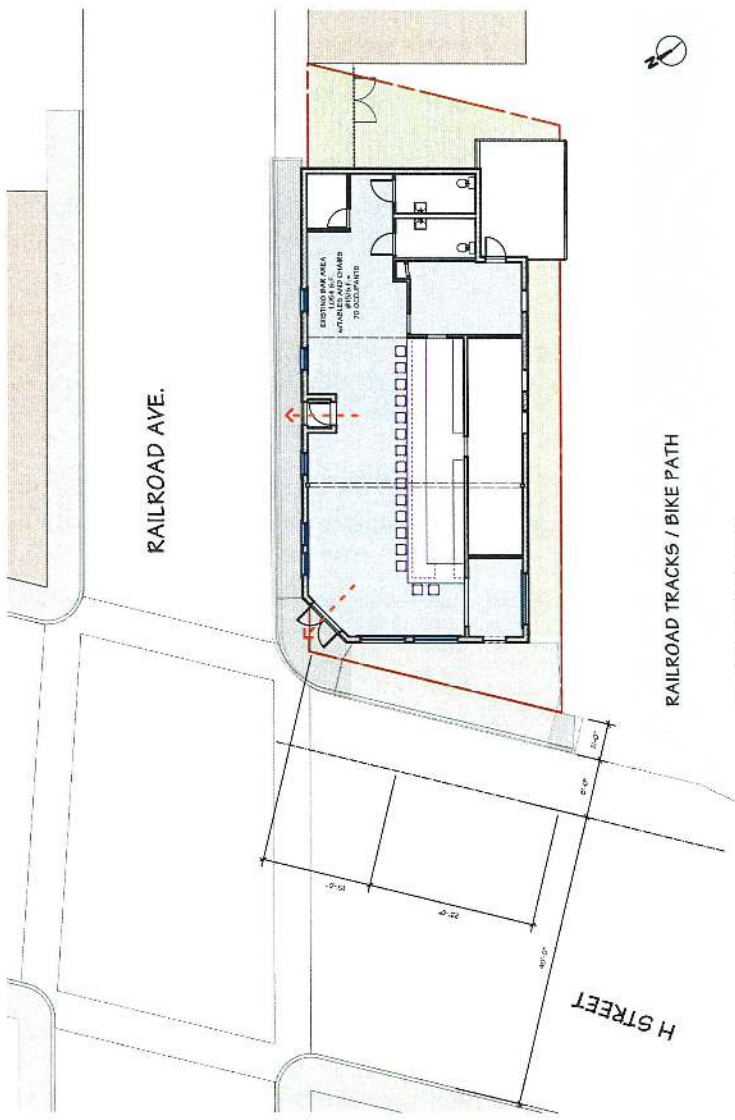
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EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



HISTORIC ROOF AND SUPPORT POSTS

EXHIBIT "A"  
to Resolution 2-2021





**EXHIBIT “B”  
To Resolution 2-2021**

**Conditions of Site Plan Approval**

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 3/25/21) provided by the applicant. Any substantial changes or modifications may require a modification to this Site Plan Approval.
3. An encroachment permit shall be required from the City Council for the proposed project. 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.
4. The applicant shall comply with all requirements of the City Engineer including the following:
  - A) The applicant shall provide a copy of an encroachment permit from the North Coast Railroad Authority (NCRA) for any portion of the project proposed in the NCRA right-of-way, prior to final inspection by the building department.
  - 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.
  - 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. It needs to be demonstrated that a 10-yard dump truck, a pickup truck with a trailer, or a fire truck can safely make the right-hand turn from H Street onto Railroad Ave. If the proposed deck location is determined to interfere with the right-hand turning movement onto Railroad Ave, revisions to the proposed deck design may be required.

**EXHIBIT "B"**  
**To Resolution 2-2021**

5. 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 and other applicable code requirements.
6. Prior to issuance of the building permit, the project design shall be determined to comply with applicable code requirements by the city departments and Fire District. This includes, but is not limited to, project design elements such as egress/emergency exit, protective barrier design, ADA access, and the posts proposed for reinforcing the front of the building.
7. 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.
8. 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.
9. 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.
10. Use of the outdoor seating area shall not occur past 10 p.m.