



# BLUE LAKE PLANNING COMMISSION MEETING AGENDA

**Monday, September 20, 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 September 20, 2021.

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

<https://us02web.zoom.us/j/88661927786?pwd=TVVGQTJlMlFJWbStJYlBZeDhxeVZsQT09>

Meeting ID: 886 6192 7786 Passcode: 138576

1. **Approval of Minutes: July 19, 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 Action: 025-013-003/2021 Exception to the Residential Development Standards for James & Patricia Long to allow a metal roof on an existing residence at 129 Acacia Drive (APN 025-065-013).**
5. **Information Only Item: 312-161-018/2020 Review of the updated plans for the bike park proposed at the end of Taylor Way in the Powers Creek District.**
6. **Planning Commission Discussion: General Plan Housing Element Update. Discussion of progress on updates to the Housing Element to achieve compliance with State housing policy.**
7. **Miscellaneous Planner Items.**
8. **Upcoming Planning Commission Meetings for the next 3 months will be on October 18<sup>th</sup>, November 15<sup>th</sup>, and December 20<sup>th</sup>.**
9. **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 Meeting Minutes  
July 19, 2021**

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

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

**Commissioners Absent:** Richard Platz

**Staff Present:** City Manager Amanda Manager, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Turner

**Staff Absent:** None

**Public Present:** Unknown member of the public

- 1. Approval of Minutes:** June 7, 2021 Special Meeting
  - a. Motion (Chapman, Schang) to approve June 7, 2021 minutes as written.
  - b. Motion passed unanimously (4-0)
  
- 2. Public Input on Non-Agenda Items**
  - a. None received.
  
- 3. Approval of the Agenda**
  - a. Motion (Chapman, Pryor) to approve agenda.
  - b. Motion passed unanimously (4-0).

**Discussion/ Action:**

- 4. Planning Commission Discussion: General Plan Housing Element Update. Discussion of implementation measures and programs needed to achieve compliance with State housing policy.**
  - a. Planner Rees presented the Commissioners a summary of the Staff Report.
  - b. Planner Rees explained that the City received grant funds through the Local Early Action Planning (LEAP) grant program to update its Housing Element and Municipal Code to achieve compliance with State housing policy. Over the next two years, city staff will be working with the Planning Commission on these amendments.
  - c. Planner Rees provided the Commissioners with the draft housing goals and programs that the City developed for the 5<sup>th</sup> Housing Element Planning Cycle (2014-2019) and the goals and programs the city staff is working on for the 6<sup>th</sup> Housing Element Planning Cycle (2019-2024).
  - d. The Commissioners discussed multi-family housing, combining zones, accessory dwelling units (ADUs), and emergency homeless shelters.
  - e. Planner Rees explained that the next steps are to address all the issues the California Department of Housing and Community Development (HCD) identified in their letter

of response to Blue Lake's 2015 draft Housing Element Update, use the data from the Regional Housing Needs Assessment (RHNA) allocation for the 6<sup>th</sup> Housing Element Planning Cycle, and perform a sites analysis of vacant or under-utilized sites in Blue Lake. He will continue to update the Housing Element and provide a draft for the Commissioners to review at an upcoming meeting.

**5. Planning Commission Discussion: Objective design standards for the Opportunity zone and Residential High Density combining zone.**

- a. Planner Rees presented the Commissioners a summary of the Staff Report.
- b. Planner Rees explained that as part of the amendments to the General Plan Housing Element and Municipal Code to achieve compliance with State housing policy, the City will be developing objective design standards for the Powers Creek District.
- c. Planner Rees provided design standards from Kirkland, Washington and draft standards that the City is developing based on the Kirkland example.
- d. City Manager Mager described the parallel path between Kirkland and the Powers Creek District, including the scale of the community and the focus on recreation and pedestrian amenities. She explained that the design guidelines also need to be affordable for developers, reasonable, and flexible.
- e. The Commissioners discussed the guidelines and added that the natural environment (eg., river, forest, redwoods) needs to be incorporated into the guidelines. They commended City Manager Mager for her draft of the design standards.
- f. Planner Rees explained that the next steps are to determine what requirements to include in the design standards. He also explained that public outreach and education will be a part of the process.
- g. The Commissioners agreed that city staff is moving in the right direction and asked for an updated version for their review at an upcoming meeting.

**6. Miscellaneous Planner Items**

- a. City Manager Mager updated the Commissioners on the development in the Powers Creek District. She discussed the potential Danco project and stated that three businesses have expressed interest in moving into the proposed commercial space. She mentioned that two other developers are interested in smaller, but similar projects. They are interested in purchasing property from the City, which the City Council is considering.

**7. Upcoming Planning Commission Meetings for the next 3 months will be on August 16<sup>th</sup>, September 20<sup>th</sup>, and October 18<sup>th</sup>, 2021.**

- a. Commissioner Schang indicated he may not be available for the October meeting.
- b. Secretary Turner indicated she would not be available for the August meeting.

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

- a. Motion (Chapman, Pryor) to adjourn.
- b. Motion passed unanimously (4-0).
- c. Meeting adjourned at 8:36 p.m.



# CITY OF BLUE LAKE

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

DATE: September 17, 2021

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Agenda Item 4: Exception to the Residential Development Standards for James & Patricia Long**

James and Patricia Long have applied for an Exception to the Residential Development Standards in Section 17.24.260 of the City's Municipal Code. The exception is to allow a metal roof on an existing residence at 129 Acacia Drive (APN 025-013-003), which is not listed as an allowable roofing material in Section 17.24.260. The applicant has provided a justification for the exception and other materials illustrating the request including information sheets from the manufacturer, aerial photos of the property, and a street view photo of the residence (see attached).

Municipal Code Section 17.24.260.B states that the Planning Commission is empowered to allow a residence to be constructed or placed within the City of Blue Lake with alternative reasonable development standards substituted for those set forth in Section 17.24.260, or to provide an exemption from the standards, upon showing of good cause. A principal criterion for determining whether good cause exists for such exemption or substitution shall be compatibility with the neighborhood in which the structure is proposed to be constructed or placed.

In the materials provided by the applicant, the color of the proposed metal roof is identified as charcoal gray. The justification provided by the applicant identifies several other structures in the City that have metal roofs and explains that metal is a desired roofing material due to their proximity to forested areas.

## **RECOMMENDATION:**

Staff recommends that the Planning Commission:

- 1) Receive a Staff Report concerning the request for an Exception to the Residential Development Standards.
- 2) Open the item for public comment and take public testimony.
- 3) Close the item for public comment and discuss the justification and application materials provided by the applicant.
- 4) Adopt Resolution 3-2021 approving the exception request.

City of Blue Lake Application to the Planning Commission  
9-14-2021

#5 Project Proposal: We are requesting a waiver of Municipal Code 17.24.260 Development Standards.

We are proposing to replace our composition shingle roof with a metal roof and would like a waiver from the Development Standards to allow this.

This waiver has been granted in the past by the Planning Commission on other buildings in town. Examples are, the new Blue Lake Fire storage building located at K & 5<sup>th</sup> as well as the main Fire station.

House and garage on J & 2<sup>nd</sup>

House on 621 Railroad

New house on A street

House and the AT&T bldg. at 530 & 531 2<sup>nd</sup> street.

We are located in the vicinity of forested areas and are concerned about fire.

The roof will be installed by McMurray and Sons a well-known local contractor.

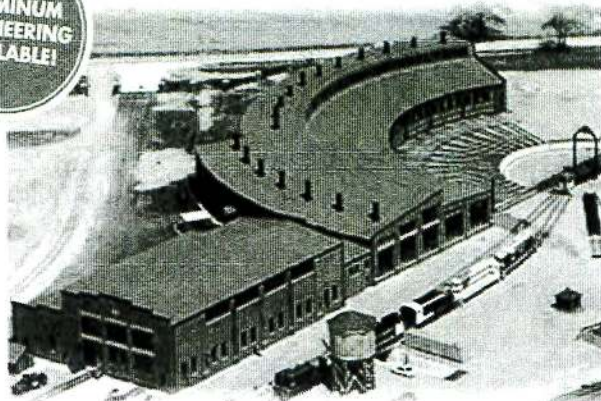
The manufacture of the roofing product is Sheffield Metals it will be 24 gauge and the color is charcoal gray. The style will be SMI 1.5" Mechanical Seam, Standing Seam.

Please see attached pages of the product proposed.

# ENGINEERED METAL ROOFING SYSTEMS

## SMI 1.5" Mechanical Seam Standing Seam

ALUMINUM ENGINEERING AVAILABLE!



### Panel Information:

Panel Type:	Standing Seam
Panel Seam:	Mechanical
Panel Width:	16"
Seam Height:	1.5"
Panel Material:	22 GA - 24 GA Min, .032
Panel Surface:	Smooth / Embossed Optional
Panel Clip:	Required Per Engineering
Minimum Slope:	2/12
Substrate:	Plywood, B-Deck, B-Deck w/ISO

### Panel Testing:

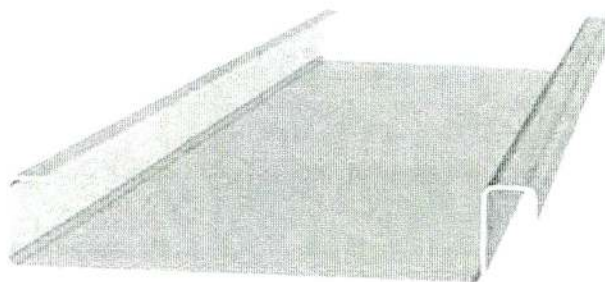
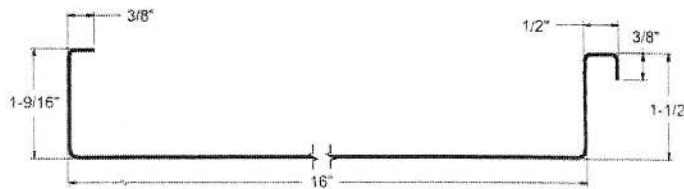
Uplift Resistance:	UL 580, UL 1897, UL 90
Air Infiltration:	ASTM E 1680
Water Penetration:	ASTM E 1646
Water Submersion:	ASTM E 2140*
Hail Rating:	Class 4 Impact UL 2218
Fire Rating:	UL Class A
Texas Department of Insurance Approval:	RC-386*, RC-395*, RC-397*
FBC Non-HVHZ Approval:	FL18316*



### Panel Notes:










- \* With this panel engineering, you may opt to use heavier gauge coil and narrower width panels. Clip spacing will not change.
- \* For slopes lower than a 2/12 roof pitch, contact SMI Technical Department for further installation direction and requirements.
- \* This panel uses a 20" coil. Maximum width coil of 20".
- \* This panel uses 4" of material to form the panel.
- \* If you take the square footage of the roof and multiply that by 1.25, the total will be the amount coil needed to manufacture the panels.
- \* This panel is approved for Weathertight Warranties.

\* Available in steel only.











# PROFILE INFORMATION

## Metal Roofing, Wall & Soffit Systems

									
	SMI 1.5 SL 550	SMI 1.5 MS	SMI 1.75 SL	SMI 2.0 MS	SMI 2.0 SCH MS	SMI 1.0 FF	SMI 1.5 FF	SMI 1.5 SL 450	SMI 1.5 SL 450 SL
Cutsheet	X	X	X	X	X	X	X	X	X
ManuSpec's	X	X	X	X	X	X		X	X
Uplift Tests	X	X	X	X	X				
UL 90 (only)	X	X	X	X	X	X		X	X
Air Infiltration	X	X	X	X	X				
Water Penetration	X	X	X	X	X				
Water Submersion		X		X	X				
Foot Traffic				X					
UL 2218	X	X	X	X		X		X	X
WTW	X	X	X	X	X			X	X
Paint Warranties	X	X	X	X	X	X	X	X	X
Details	X	X	X	X	X	X		X	X

Aluminum Engineering Available!

								
	SMI 1.0 MS	SMI 2.0 MS A	SMI 1.0 FWP	SMI 1.0 FWP HEM	SMI 1.5 FWP HEM	SMI WAV	7/8 CORRUGATED	7.2 ULTRA BOX
Cutsheet	X	X	X	X	X	X	X	X
ManuSpec's			X	X		X		
Uplift Tests			X	X		X	X	X
UL 90 (only)		X					X	X
Air Infiltration			X	X		X		
Water Penetration			X	X		X		
Water Submersion								
Foot Traffic								
UL 2218		X					X	X
WTW	X	X	X	X	X			
Paint Warranties	X	X	X	X	X	X	X	X
Details			X	X				

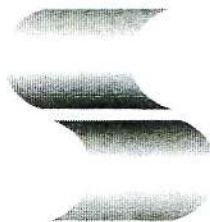
ENGINEERED SYSTEM

NON-ENGINEERED SYSTEM



## **DIVISION 07 WESTERN EDITION**

- ⊙ Engineered Metal Roof & Wall Systems
- ⊙ Architectural Sheet Metal
- ⊙ Specialty Coil & Sheet Products
- ⊙ Weathertight Warranties
- ⊙ Rollforming Equipment
- ⊙ Accessories & Components



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International**

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# WHY SHEFFIELD METALS?

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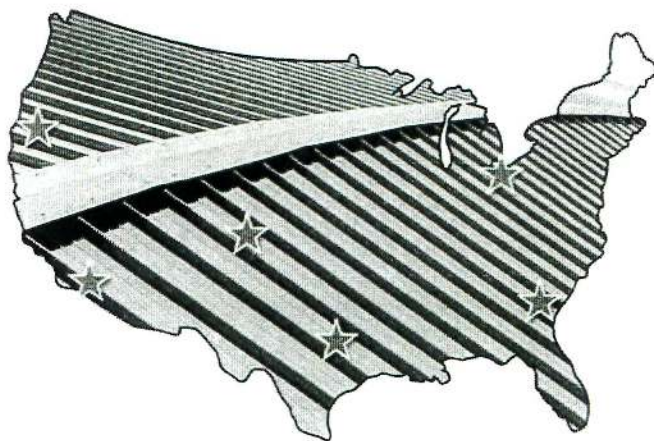


**Sheffield Metals International (SMI)** is a leader in the distribution of coated and bare metal products, as well as Engineered Standing Seam Metal Roof and Wall Systems. We specialize in providing painted Galvalume® and aluminum for the architecturally driven metal panel industry.

## SMI provides ...

- More than 50 colors continuously stocked in Galvalume® and several popular colors in aluminum sheet and coil.
- Color matching for virtually any custom color.
- Value-added services: slitting, cut-to-length, applying strippable PVC and re-rolling.
- Service to the entire geographic United States including Alaska, Hawaii and the Caribbean. SMI operates out of six strategic locations to expedite the shipping of products throughout the country.
- Products that meet Energy Star or LEED requirements.
- Galvalume® and aluminum products for LEED sustainability and beyond.
- Full-time, in-house Technical and Architectural Departments.
- Transferrable 40-year PVDF paint, 40-year SMP and optional 5- to 35-year weathertight warranties.

Sheffield Metals utilizes manufacturers of our metal roof and wall systems throughout the country. We are able to provide the complete package and support for our customers continually throughout the most complicated projects.



## Sheffield Metals operates out of six facilities:

- Cleveland, Ohio
- Atlanta, Georgia
- Dallas, Texas
- Denver, Colorado
- San Jose, California
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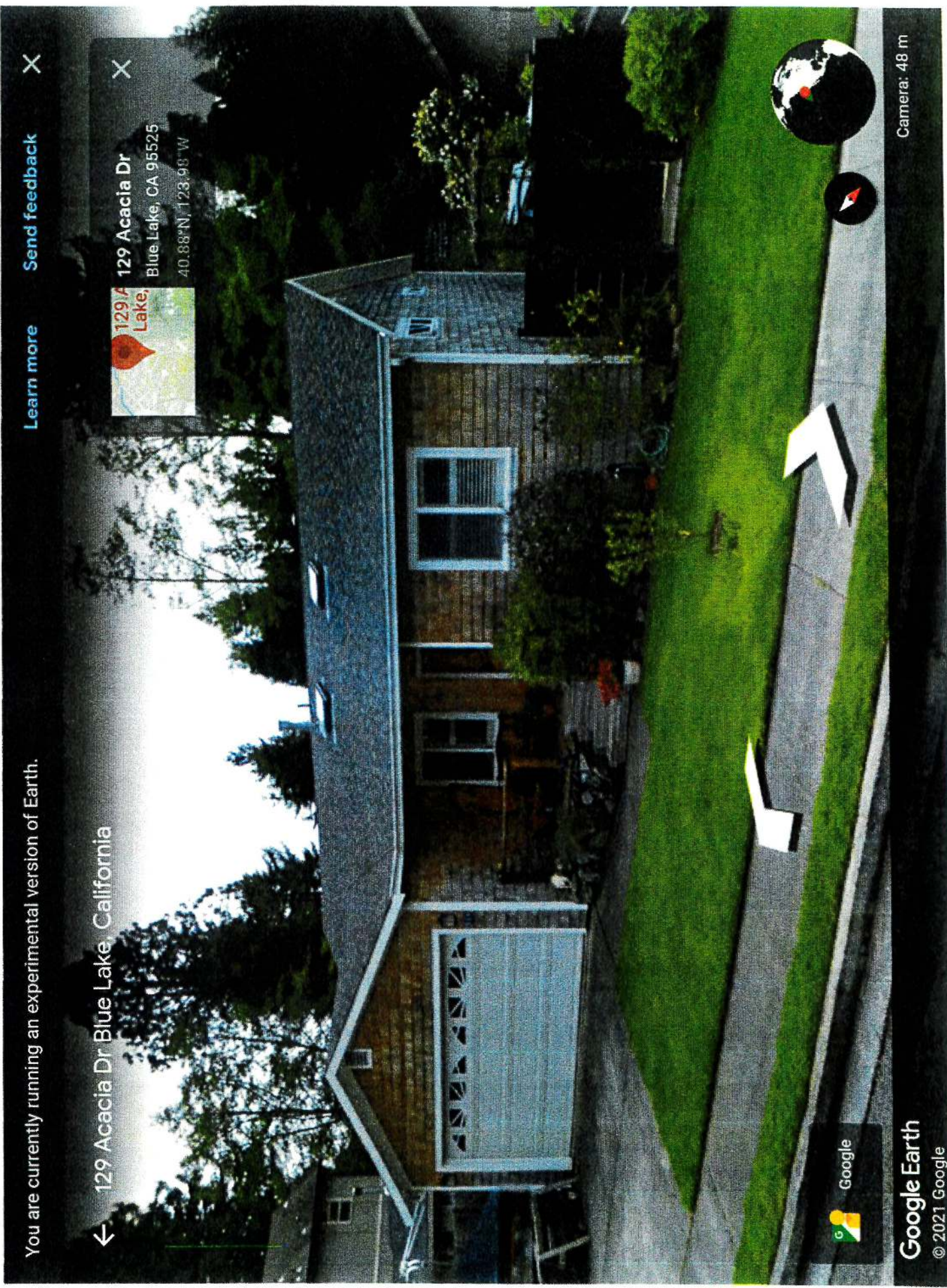
You are currently running an experimental version of Earth.

← 129 Acacia Dr Blue Lake, California



129 Acacia Dr  
Blue Lake, CA 95525  
40.88°N, 123.96°W

Learn more Send feedback X



Google Earth  
© 2021 Google



Camera: 48 m

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Learn more

Send feedback



129 Acacia Dr

Blue Lake, CA 95525

40.88°N, 123.98°W



129 Acacia Dr



Google Earth

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Imagery date: 5/1/19 - newer

10 m

Camera: 132 m 40°52'48"N 123°58'46"W

47 m



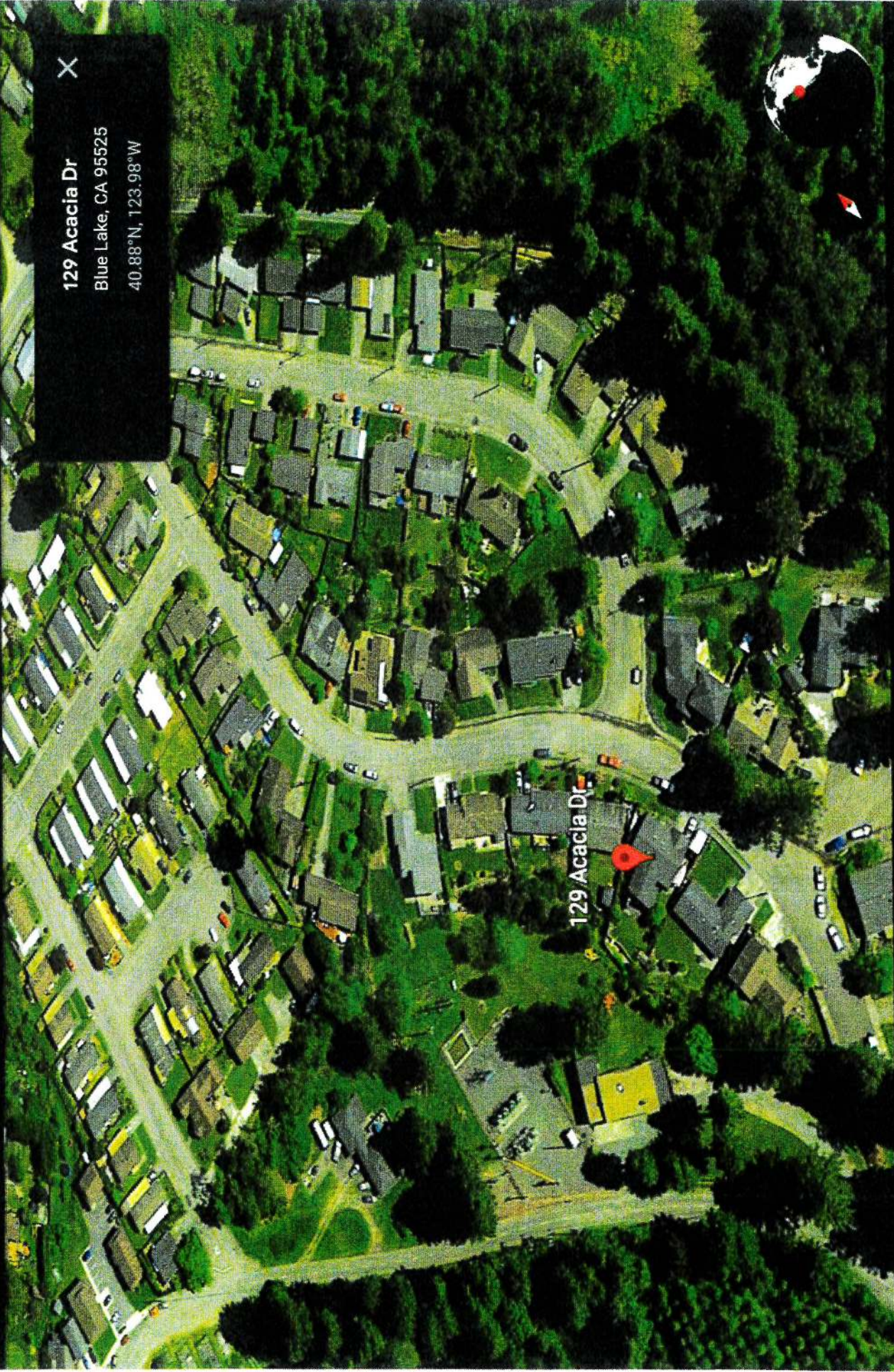
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Learn more

Send feedback



**129 Acacia Dr**  
 Blue Lake, CA 95525  
 40.88°N, 123.98°W



Google Earth

Imagery date: 5/1/19 - newer

60 m

Camera: 406 m 40°52'48"N 123°58'44"W 51 m



**RESOLUTION NO. 3-2021**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE  
APPROVING A REQUEST FOR AN EXCEPTION TO THE RESIDENTIAL  
DEVELOPMENT STANDARDS FOR JAMES & PATRICIA LONG**

**WHEREAS**, James & Patricia Long filed an application dated September 14, 2021 for an Exception to the Residential Development Standards to allow a metal roof on an existing residence at 129 Acacia Drive (APN 025-013-003). Application materials include, but are not limited to, a justification for the exception request, information sheets from the manufacturer, and aerial and street view photos of the property;

**WHEREAS**, the project site is zoned Residential One-Family (R-1), which principally permits single-family residences;

**WHEREAS**, the project is not subject to environmental review pursuant to the California Environmental Quality Act (CEQA) since no discretionary review is required for the construction or modification of a single-family residence in the R-1 zone; and

**WHEREAS**, after posting of the meeting agenda, the matter came on regularly for hearing before the Blue Lake Planning Commission on September 20, 2021.

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

1. The Planning Commission finds on the basis of the justification and other materials submitted by the applicant, that the proposed exception to the residential development standards will be compatible with the neighborhood in which the existing residence is located.
2. The Planning Commission of the City of Blue Lake hereby approves the Exception to the Residential Development Standards for James & Patricia Long, as set forth in the application materials.

**INTRODUCED, PASSED, AND ADOPTED** this 20<sup>th</sup> day of September 2021, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

**RESOLUTION NO. 3-2021**

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

ATTEST:

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



# CITY OF BLUE LAKE

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

DATE: September 17, 2021

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

**RE: Agenda Item 5: Review of updated plan for the bike park proposed in the Powers Creek District**

An updated plan for the bike park proposed at the end of Taylor Way in the Powers Creek District were recently submitted to city staff (see attached). In order for the project to proceed, Site Plan Approval is required from the Planning Commission. The updated plan will be sent out for review by the city departments and fire district soon and it is anticipated that the project will be heard by the Planning Commission at the October meeting. This item has been included on the agenda as an information only item to give the Planning Commission the opportunity to review the updated plan and receive comments from any interested members of the public.



# BLUE LAKE BIKE PARK

NOT TO SCALE



- KID FRIENDLY OPTIONS, FAMILY FRIENDLY ENVIRONMENT
- PAVED PUMPTRACK FOR BIKES, BOARDS AND SCOOTERS
- INCORPORATE INTO POWERS DISTRICT DEVELOPMENT
- NEW AMENITIES AND ASSOCIATED UTILITIES
- SAFE AND PROGRESSIVE FEATURES
- SAFE ENTRY AND EXIT POINTS
- ELEVATED START HILL



# DRAFT

BLUE LAKE BIKE PARK  
CONCEPTUAL PLAN  
CITY OF BLUE LAKE, CA 95525



REDWOOD COAST  
MOUNTAIN BIKE  
ASSOCIATION  
ARCATA, CA  
INFO @ REDWOODCOASTBIKE.ORG