

**City of Blue Lake
Draft Planning Commission Special Meeting Minutes
February 28, 2022**

The Blue Lake Planning Commission Meeting was called to order at 7:17 p.m.

Commissioners Present: Earl Eddy, Robert Chapman, Matthew Schang, and Cort Pryor with Richard Platz joining the meeting at 7:49

Commissioners Absent: None

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

Staff Absent: None

Public Present: None

1. Approval of Minutes: February 7, 2022

- a. Motion (Chapman, Eddy) to approve February 7, 2022 minutes as written.
- b. Motion passed (2-0) by Commissioners Chapman and Eddy who were the only commissioners currently present that attended the February 7th meeting.

2. Public Input on Non-Agenda Items

- a. None received.

3. Approval of the Agenda

- a. Motion (Pryor, Chapman) to approve agenda.
- b. Motion passed unanimously by Commissioners Eddy, Chapman, Schang, and Pryor (4-0).

Discussion/ Action:

4. Planning Commission Action: #025-073-001, -005/2021 Lot Line Adjustment for Dell'Arte International and Joe Reinik to add an approximately 4,467 s.f. portion of parcel 025-073-001 (411 Railroad Ave) to parcel 025-073-005 (131 H Street). Resulting lot sizes will be approximately 14,413 s.f. (025-073-001) and 14,573 s.f. (025-073-005). The 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.

- a. Planner Rees presented the commissioners a summary of the Staff Report.
- b. Planner Rees explained that the applicants are proposing a lot line adjustment that would add 4,467 s.f. to the property owned by Dell'Arte. The property is currently being leased from Mr. Reinik.
- c. Planner Rees stated that the proposed project is determined to be categorically exempt per CEQA Guidelines Section 15305 (Class 5) exempting minor alterations in land

- use.
- d. Planner Rees explained that the project was sent out for referral the City Manager, Public Works Department, Building Official, City Engineer/Surveyor, and Volunteer Fire Department. Planner Rees explained that one comment was received from the City Engineer/Surveyor, which was addressed by the applicant's surveyor.
 - e. Planner Rees described the proposed project as being consistent with the General Plan and the purposes of the Commercial (C) designation, and with the Zoning Code and the purposes of the Retail Commercial (RC) zone.
 - f. The recommendation of City Staff is to approve the project application with the recommended conditions of approval and make the findings that the project is consistent with the City's General Plan and Zoning Ordinance.
 - g. The Commissioners discussed the lot line adjustment map and clarified one item with the City Planner regarding labeling of the retaining walls on the map.
 - h. Motion (Chapman, Eddy) to approve Resolution No. 1-2022, resolution for the Planning Commission of the City of Blue Lake Approving Dell'Arte-Renik Application for a Lot Line Adjustment.
 - i. Motion passed unanimously by Commissioners Eddy, Chapman, Schang, and Pryor (4-0).

5. Public Hearing/Planning Commission Discussion: General Plan Housing Element Update.

- a. Planner Rees reviewed the draft Housing Element Update included in the agenda packet. He explained that since the February 7, 2022 meeting, additional portions of the Housing Element had been completed, such as the Site Inventory and Constraints Analysis.
- b. Planner Rees provided answers to the Commissioners questions from the last meeting regarding the definition of "Other Vacant" and median and average costs for rental housing in the City.
- c. Planner Rees addressed written comments from Lisa Hoover, Blue Lake resident, regarding her questions related to clarification of Accessory Dwelling Units and Regional Housing Needs Allocations for the 5th and 6th cycles. Planner Rees will additionally respond to Ms. Hoover via email after the meeting.
- d. The Commissioners were discussing the need for infrastructure improvements and their financing when Commissioner Platz entered the meeting. Planner Rees provided an overview of the meeting to that point for Commissioner Platz. The Commissioners continued with their discussions.
- e. City Manager Mager added that City Staff is conducting a fee study, review of wastewater infrastructure, flow monitoring, and that grants will become available which the City will apply for to improve infrastructure.
- f. Planner Rees explained that the next meeting will be a Public Hearing where the public will have an opportunity to comment on the full draft Housing Element.

6. Planning Commission Discussion: Housing Element Annual Progress Report for 2021.

- a. Planning Secretary Cheryl Turner presented the Housing Element Annual Progress Report to the Commissioners.
- b. Planning Secretary Turner explained that the Annual Progress Report is required by

the California Department of Housing and Community Development (HCD). She further explained that this will be the first time Blue Lake submits this report to HCD.

7. Miscellaneous Planner Items

- a. City Manager Mager stated that the Arcata Open Door Clinic project donated fill material toward the bike park. The Commissioners discussed fundraising for the bike park.

8. Upcoming Planning Commission Meetings for the next 3 months will be on 21st, and April 18th, and May 16th, 2022.

- a. Staff and the Commissioners held a discussion regarding holding a special meeting on March 14, 2022. The Commissioners indicated they would be available.

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

- a. Motion (Chapman, Pryor) to adjourn.
- b. Motion passed unanimously (5-0).
- c. Meeting adjourned at 8:30 p.m.