



# CITY OF BLUE LAKE

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## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the **Planning Commission of the City of Blue Lake** will conduct **Public Hearings** at the **May 15, 2023** meeting on the following general plan amendment and applications:

**Agenda Item 4:** Amendment of the Blue Lake General Plan Housing Element for the 6<sup>th</sup> Planning Cycle (2019-2027). Discussion of the revisions to the second draft of the Housing Element Update submitted to the California Department of Housing and Community Development on April 28, 2023.

**Agenda Item 5:** Application #025-201-018/2023. Conditional Use Permit and Site Plan Approval for Rousseau Investments, LLC for the development of a 3-story building that would contain a mixture of commercial and residential uses. The ground level would be approximately 4,092 s.f. and would include 2,835 s.f. of commercial space and a one (1) bedroom accessible unit. The upper floors would each include 4 one (1) bedroom units. The project also proposes related site improvements including improvement of the access driveway from Monda Way, 16 vehicle parking spaces, 3 bicycle parking spaces, utility extensions, outdoor lighting, stormwater LID features, walkways, open space, landscaping, and signage. The improvements to the access driveway are proposed to include expansion of the driveway onto the City property to the south (APN 025-201-019) to improve access and provide a 25-foot driveway width. Per Municipal Code Sections 17.16.111(C)(3) and 17.24.100(B)(4), the project will be requesting exceptions to development standards in the Zoning Code that may include building height, setbacks, and off-street parking. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as infill development that meet certain criteria.

**Agenda Item 6:** Application #312-161-015, -018/2023. Conditional Use Permit and Site Plan Approval for Danco Communities for development of a mixed-use project in the Powers Creek District that will include the construction of two buildings that will contain 40 residential units, 18,500 square feet of commercial space, and common use areas. The two buildings will include the following: A) a 3-story building that will contain a mixture of residential and commercial uses with 36 affordable residential units on the upper floors and commercial space on the ground level and 3<sup>rd</sup> floor (roof top restaurant space); and B) a 2-story mixed-use building with a mixture of residential and commercial uses including 3 live-work units and a manager's unit. The project also proposes related site improvements

**including access driveways, 80 vehicle parking spaces, 48 bicycle parking spaces, utility extensions, outdoor lighting, electric vehicle charging stations, stormwater LID features, walkways, recreation improvements, traffic calming improvements, open space, landscaping, and signage. The City will also be requiring offsite improvements and/or development impact fees for the following: 1) improvement of the creek trail; 2) pedestrian improvements at the intersection of Taylor Way/Hatchery Road; and 3) wastewater treatment system improvements. As allowed under State Density Bonus Law (Govt Code §65915), the project will be requesting concessions for development standards in the Zoning Code that may include building height, setbacks, and off-street parking. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15332 (Class 32) of the CEQA Guidelines exempting projects characterized as infill development that meet certain criteria.**

The Planning Commission meeting will be held at **7:00 P.M.** at the Skinner Store behind Blue Lake City Hall, 111 Greenwood Avenue, Monday, May 15, 2023. Public input for the hearings can also be given to the Planning Commission by emailing [citymanager@bluelake.ca.gov](mailto:citymanager@bluelake.ca.gov) until 4:30 p.m. on Monday, May 15, 2023. The Planning Commission may continue the public hearing to a specified date.

**All interested parties are invited to attend and provide comment**

Please note that, pursuant to Section 65009 of the Government Code, as amended: if you challenge City action on the above general plan amendment or applications in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearings. If the Planning Commission continues the public hearings described in this notice, this will continue the opportunity for public comment on the above general plan amendment and applications.

Documents relating to the above general plan amendment and applications are available for review on the City's website (<https://bluelake.ca.gov/>) and at the City Clerk's office, 111 Greenwood Avenue, Blue Lake, CA, weekdays, 9:00 a.m. to noon, and 1:00 p.m. to 4:00 p.m.

Posted: May 5, 2023