



# BLUE LAKE PLANNING COMMISSION MEETING AGENDA

Monday, June 19, 2023

7:00 P.M.

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

1. **Approval of Minutes: May 15, 2023 (Will be provided at the next meeting)**
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. **Action: Vote on Chair and Vice-Chairman.**
5. **Continued Public Hearing/Discussion: 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 43 residential units, 18,500 square feet of commercial space, and common use areas. The two buildings will include the following: A) a 3-story mixed-use building that will contain 40 residential units consisting of 36 affordable units, 3 market-rate units, and a manager's unit on the upper floors, and commercial space on the ground level and 3rd floor (roof top restaurant space); and B) a 2-story mixed-use building with 3 live-work units. 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 management 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. The proposed development activity is defined as a project under the California Environmental Quality Act (CEQA) and the**

**City, as Lead Agency, is currently considering the appropriate level of environmental review for the project.**

- 6. Continued Public Hearing/Discussion: Amendment of the Blue Lake General Plan Housing Element for the 6th Planning Cycle (2019-2027). Update on the Element amendment process.**
- 7. Miscellaneous Planner Items.**
- 8. Upcoming Planning Commission Meetings for the next 3 months will be on July 17, 2023, August 21, 2023, and September 18, 2023.**
- 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

Post Office Box 458,  
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525  
Fax 707.668.5916

DATE: June 16, 2023

FROM: Garry Rees, City Planner

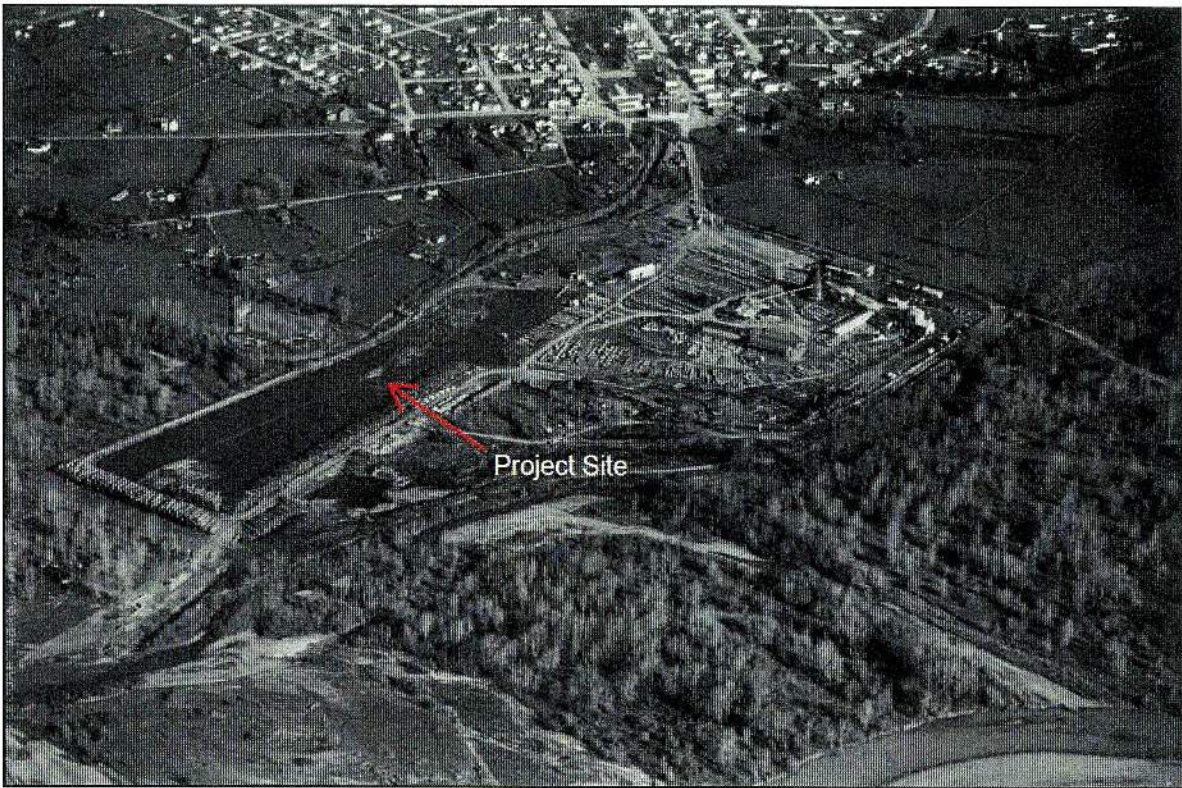
TO: Blue Lake Planning Commission

**RE: Application #312-161-015, -018/2023 - Conditional Use Permit and Site Plan Approval for the Baduwa't Community Mixed-Use Development Project**

Danco Communities submitted an application on April 3, 2023 for a conditional use permit and site plan approval for a mixed-use development on APNs 312-161-015 and -018 in the Powers Creek District. The project site is located north of Taylor Way and is currently vacant (see aerial photo and historic photo below). As indicated in the historic aerial photo on the next page, the site was previously used as a log pond for the McIntosh Lumber Mill. The lumber mill (including the pond) was constructed between 1941 and 1954 and the pond was backfilled in the 1970s. The site has been vacant since as least the early 1980s.



**Aerial Photo of Baduwa't Community Project Site (APNs 312-161-015, -018)**



**Historic Photo (1954) of McIntosh Lumber Mill and Baduwa't Community Project Site**

The project proposes development of a mixed-use project in the Powers Creek District that will include the construction of two buildings that will contain 43 residential units, 18,500 square feet of commercial space, and common use areas. The two buildings will include the following: A) a 3-story mixed-use building that will contain 40 residential units consisting of 36 affordable units, 3 market-rate units, and a manager's unit on the on the upper floors, and commercial space on the ground level and 3rd floor (roof top restaurant space); and B) a 2-story mixed-use building with 3 live-work units. The current plans for the project are provided as **Attachment 1** to this staff report, which are proposed to be further revised to address comments from City staff. 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 management 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: A) improvement of the creek trail; B) pedestrian improvements at the intersection of Taylor Way/Hatchery Road; and C) wastewater treatment system improvements. As allowed under State Density Bonus Law (Govt Code §65915), the project will be requesting concessions for exceptions to development standards in the Zoning Code that may include building height, setbacks, and off-street parking.

Referral comments for this project were sent on April 6, 2023 to the various city departments, the Volunteer Fire District, Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of Rohnerville Rancheria. The comments received have been provided to the applicant and they are currently working on revisions to the project description and project plans to address the comments. In addition, City staff conducted a field visit of the project site with staff from the California Department of Fish and Wildlife on June 16, 2023 to discuss the project and receive comments regarding potential impacts to biological resources.

Since the Baduwa't Community Project requires a conditional use permit from the City of Blue Lake, it would be defined as a "project" under CEQA. If an agency determines that a proposed activity is a "project" under CEQA, it will usually take the following three steps:

- 1) determine whether the project falls under a statutory or categorical exemption from CEQA;
- 2) if the project is not exempt, prepare an initial study to determine whether the project might result in significant environmental effects; and
- 3) prepare a negative declaration, mitigated negative declaration, or EIR, depending on the initial study.

To assist the City in determining the appropriate level of environmental review for the project, the City required the applicant to prepare several special studies including the following:

- Biological Resources Assessment
- CalEEMod Emissions Modeling
- Cultural Resources Investigation
- Geotechnical Investigation and Geologic Hazards Evaluation
- Soil and Groundwater Management Plan
- Transportation Impact Study

City staff are currently in the process of reviewing the special studies, conducting field visits and surveys to supplement the findings and recommendations of the special studies, reviewing and considering public comments, and conducting agency consultation to assist in determining the appropriate level of environmental review for the project.

An informational public hearing was held for this project at the May 15, 2023 Planning Commission meeting. Based on the public comments received at the meeting, the Planning Commission recommended to the City Council that a Town Hall Meeting be held about the Powers Creek District and the Baduwa't Community Project. As recommended by the Planning Commission, City staff held the Town Hall Meeting on June 12, 2023. The meeting began with City staff and the applicant presenting information regarding the planning process for the Powers Creek District and the Baduwa't Community Project. The second portion of the meeting included a question-and-answer session where City staff and the applicant responded to comments and questions from the community.

This application item has been included on this agenda to allow staff to provide an update to the Planning Commission on processing of the project and receive public comments during an informational public hearing. The future meeting at which the project will be scheduled for action by the Planning Commission is unknown at this time.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

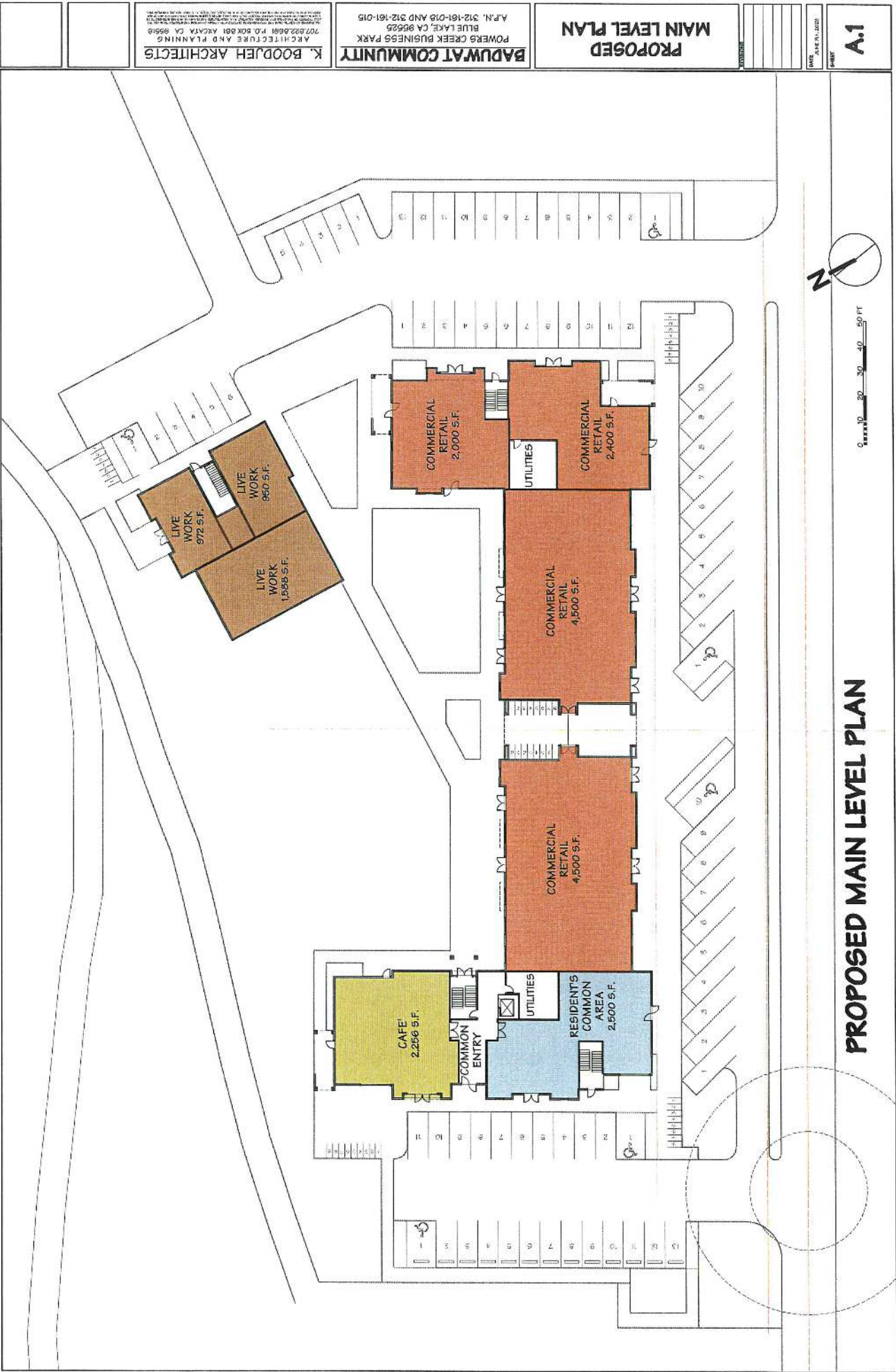
- 1) Receive a staff report providing an update on the permitting process for the project.
- 2) Open the public hearing and take public testimony.
- 3) Close the public hearing.
- 4) Discuss the proposed project and ask questions of City staff.

# Attachment 1

## Current Project Plans for the Baduwa't Community Project



# PROPOSED MAIN LEVEL PLAN



A.1

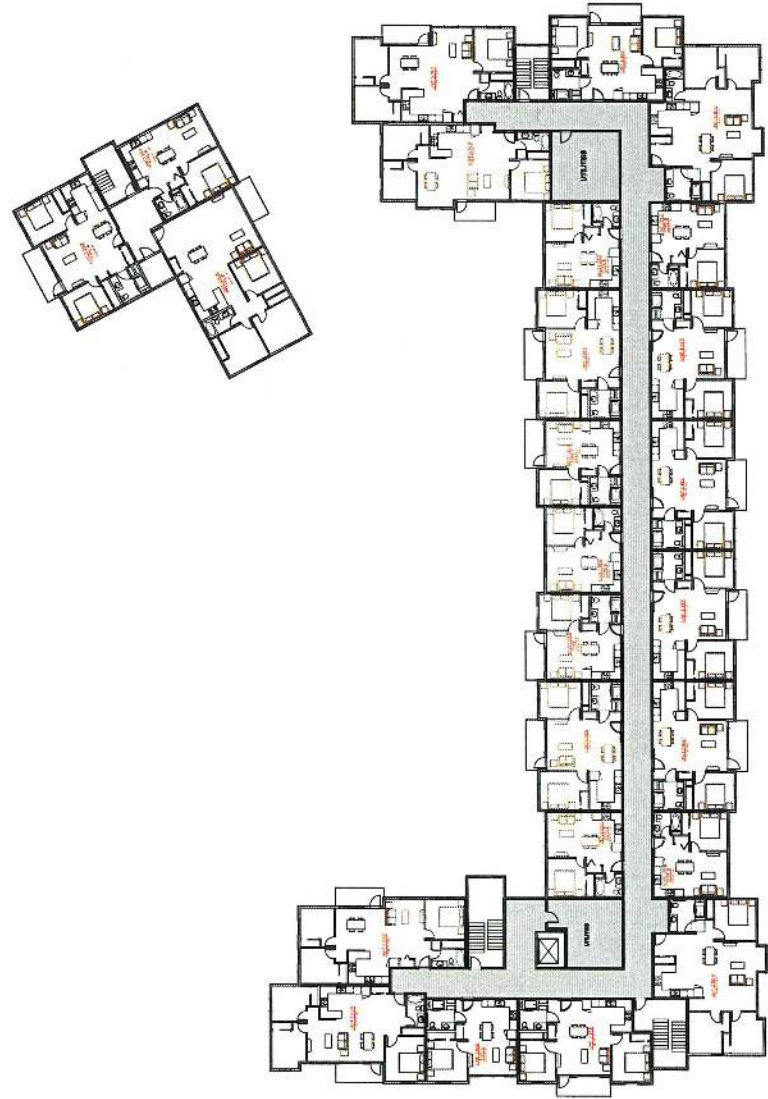
DATE: JUNE 27, 2023  
SHEET

PROPOSED  
MAIN LEVEL PLAN

**BADWAT COMMUNITY**  
POWER9 CREEK BUSINESS PARK  
BLUE LAKE, CA 95625  
A.P.N. 312-161-018 AND 312-161-015

**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING  
707.822.8581 P.O. BOX 8091 RICHMOND, CA 94808

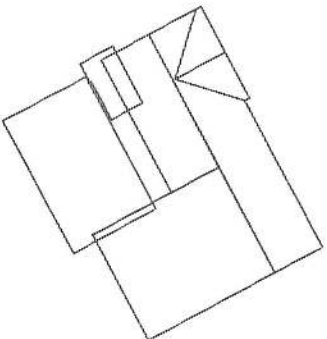
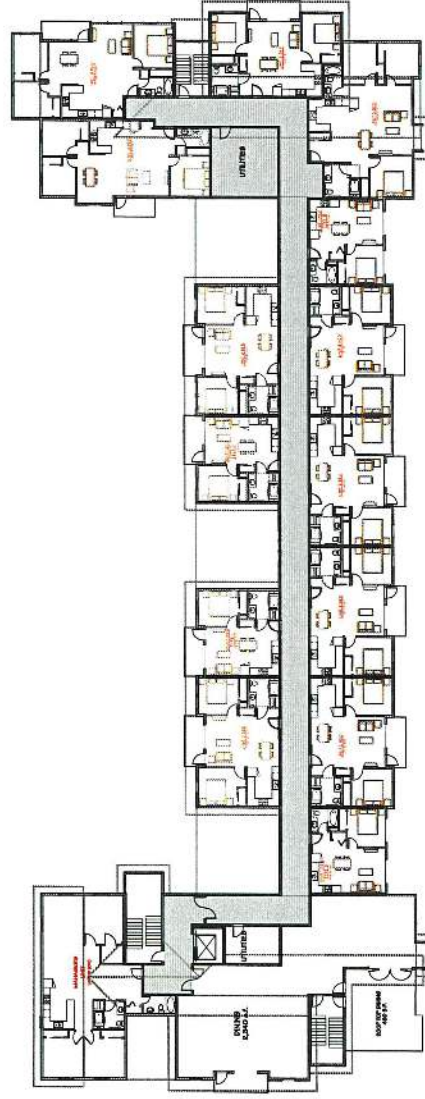




PROPOSED MID LEVEL PLAN



**PROPOSED UPPER LEVEL PLAN**



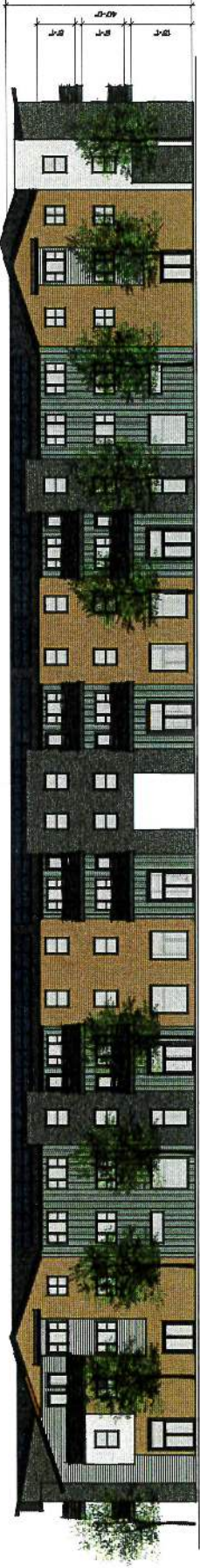
**A.3**

DATE: 04/17/2025  
SHEET

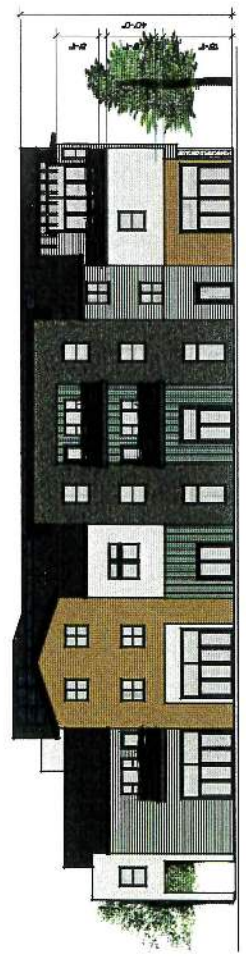
**UPPERLEVEL PLAN**

**BADUWAT COMMUNITY**  
POWER CREEK BUSINESS PARK  
BLUE LAKE, CA 95525  
A.P.N. 312-161-018 AND 312-161-015

**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING  
707.822.6891 P.O. BOX 891 ARCATTA, CA 95518



TAYLOR WAY / SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



CREEK SIDE / NORTH ELEVATION



