



# CITY OF BLUE LAKE

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DATE: May 1, 2023

TO: Danco Communities  
5251 Ericson Way  
Arcata, CA 95521

FROM: Garry Rees, City Planner

**RE: Planning Department Comments for Danco CUP-SPA  
Application #312-161-015, -018/2023**

Below are the comments from the City Planner on the Site Plan received on 4/2/23 for the Danco Mixed-Use Development proposed on APNs 312-161-015 and -018 in the Powers Creek District.

## Site Plan and/or Project Description Revisions

1) Update the “Legal/Zoning” information on the Site Plan to include all of the development standards for the Opportunity Zone (Municipal Code Section 17.16.111(D)) and other relevant sections of the Municipal Code. This includes, but is not limited, the requirements for setbacks (e.g., from creek trail and centerline of creek), landscaping, and open space. Also, update the “Legal/Zoning” information to state that the General Plan Designation for the property is Mixed-Use. Lastly, reference the standards for EV charging stations that are currently applicable to the project (note “as amended” to account for anticipated changes to the standards in the near future).

2) The Opportunity zone limits building height in relation to proximity to the creek trail (Municipal Code Section 17.16.111(D)(3)(a)). Show and/or explain the proposed building heights in relation to the building height limits within the setback contours from the creek trail. This includes the following:

- Not exceeding 25 feet vertical within 50 feet horizontal of the closest edge of the trail that runs parallel to Powers Creek.
- Not exceeding 35 feet vertical from 50 to 100 feet horizontal of the closest edge of the trail that runs parallel to Powers Creek.

- Not exceeding 45 feet vertical beyond 100 feet horizontal of the closest edge of the trail that runs parallel to Powers Creek.

3) Show the dimensions of the proposed off-street parking spaces. Municipal Code Section 17.24.100(C)(1) contains the required dimensions for off-street parking.

4) Show a 25' wide drive aisle for the proposed driveways on the project site. Municipal Code Section 17.24.100(C)(1) requires a 25' wide drive aisle for perpendicular parking.

5) Show the lane widths that would result from installation of the center median in front of the project site along Taylor Way.

6) Show the square footage of the proposed landscaping areas that will be counted towards the landscaping area requirement in Municipal Code Section 17.24.240(B). The Site Plan states that the proposed landscape/open space is 25,785 s.f. but does not specify what areas are being counted towards the landscaping requirement and what areas are being counted towards the open space requirement. Although the open space areas may have some landscaping, the open space areas should not be double counted to meet both the landscaping and open space requirements. The project will be conditioned to require not less than 10 percent of the site area to be landscaped with drought tolerant and/or local plant species. The project will also be conditioned to require submittal of a Landscaping Plan for review and approval by the City Planner (Municipal Code Section 17.16.111(D)(9)).

7) Show and/or explain how the project will comply with the open space requirement in the Opportunity zone (Municipal Code Section 17.16.111(D)(10)). The Site Plan states that the proposed landscape/open space is 25,785 s.f. but does not specify what areas are being counted towards the landscaping requirement and what areas are being counted towards the open space requirement. Although the open space areas may have some landscaping, the open space areas should not be double counted to meet both the landscaping and open space requirements.

8) Identify the areas on the project site that would be available for the installation of LID improvements for stormwater management. The project will be conditioned to require submittal of a Stormwater Management Plan for review and approval by the City Engineer.

9) Identify the specific concessions that will be requested under the State Density Bonus Law for modifications of the development standards for the project. Projects that reserve 80 percent of the units for lower income households (very low, low, or combination thereof) and 20 percent for moderate income households, qualify for 4 concessions. Development standards include a site or construction condition, including, but not limited to, a height limitation, a setback requirement, an onsite open space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance or other local condition, law, policy, resolution, or regulation. Based on review of the Site Plan, it is anticipated that the following concessions will be requested. After the description of

each concession is a request for additional detail about the specific modifications proposed by the concession, if applicable.

- Exceedance of the building height limit in the Opportunity zone (Municipal Code Section 17.16.111(D)(3)). Please specify which height limit standard(s) will be exceeded (i.e., 25-foot, 35-foot, etc.).
- Encroachment into the 25-foot creek trail setback in the Opportunity zone (Municipal Code Section 17.16.111(D)(4)). Please identify which improvements will encroach into the setback and show the proposed setback from the trail.
- Reduction of the off-street parking requirement in Municipal Code Section 17.24.100(A). Please identify the required amount of off-street parking for the residential and commercial uses and the proposed reduction.
- Exception from the off-street loading facility requirement in Municipal Section 17.24.110. Commercial establishments require one berth for 4,000 to 40,000 square feet of gross floor area. The project proposes approximately 18,500 square feet of commercial space and would require one berth. Loading spaces should be at least 12 feet in width by 45 feet in length by 14 feet in height.

10) Revise the Site Plan to show a location where one (1) direct current (DC) fast charging electrical vehicle charging station could be located. The project will be conditioned to require the applicant to incorporate adequate area into the project design for the DC charging station and to work with the City on coordinating with an electrical vehicle infrastructure company (e.g., ChargePoint, Electrify America, etc.) on the installation of the charging station at the project site.

11) Show and/or explain the outdoor lighting that would be proposed for the development. The outdoor lighting must comply with the lighting/glare performance standard in the Opportunity zone, which states:

Section 17.16.111(E)(3)

*“Lighting/Glare. Outdoor lighting shall be approved by the Planning Commission through the Site Plan Approval process as specified in Section 17.24.250. All outdoor lighting shall be designed to meet the following requirements:*

- a. All lighting fixtures shall comply with the International Dark Sky Association’s (IDA) requirements for reducing waste of ambient light (“dark sky compliant”). This includes, but is not limited to, requirements for acceptable fixture types and maximum color temperature.*
- b. All lighting fixtures shall be the minimum lumens required for safety and security.*
- c. All lighting fixtures shall be shielded and directed downward to minimize lighting shining on adjacent properties or natural areas. Shielded means that the light rays are directed onto the site, and the light source (e.g., bulb, tube, etc.) is not visible beyond the property boundary of the site of the light source.*

- d. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness.*
  - e. Stand-alone light fixtures shall be limited to a maximum of 20 feet vertical.*
  - f. No lighting shall produce an illumination level greater than one-foot candle beyond the property boundary of the site of the light source.*
- Building materials or other site improvements that cause glare to nearby properties are prohibited.”*

The project will be conditioned to require submittal of a Lighting Plan for review and approval by the City Planner and City Engineer.

12) Identify and/or explain what signage would be proposed for the project. The project will be conditioned to require the applicant submit an application for a Sign Permit for review and approval by the City Planner pursuant to Municipal Code Section 17.24.120.

#### Architectural Renderings

The project will require Site Plan Approval from the Planning Commission pursuant to Municipal Code Section 17.24.250. The submittal requirements for a Site Plan Approval application are listed in Section 17.24.250(C), which requires submittal of architectural renderings of the proposed structures as noted below.

- Section 17.24.250(C)(3): Sketch, drawn to scale, showing the distribution of the height and bulk of proposed structures.
- Section 17.24.250(C)(4): Sketch, drawn to scale, showing elevations of the proposed structures as they will appear upon completion with specification of exterior surfacing material and color.

If you have any questions don't hesitate to contact me at our Arcata office (707) 822-5785.