



BLUE LAKE PLANNING COMMISSION MEETING AGENDA

**Monday, November 20, 2023
7:00 P.M.**

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

This meeting will be held in person at the location listed above. The City will provide alternative methods of participation for the convenience of the public. However, the City does not guarantee that there will not be technological issues or interruptions. The public is hereby notified that if there is a technological issue with live video streaming of the meeting, the meeting will continue in person as scheduled. The public may access and participate in the public meeting using one or more of the following methods:

- A) **Zoom:** The meeting will be live streamed via Zoom (details below). The direct Zoom link will also be posted on the City of Blue Lake website (<https://bluelake.ca.gov/>). During the meeting, public comment may be made by using the raise hand feature on Zoom.

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

<https://us02web.zoom.us/j/84382662236?pwd=U2dxQlg4SjhlaXluaHRKTElMGUFuQT09>

Meeting ID: 843 8266 2236 Passcode: 841202

Dial by your location: +1 669 900 6833 US (San Jose)

- B) **In-Writing:** Public comments may also be made in advance by submitting written comment via citymanager@bluelake.ca.gov or by filing it with the City Clerk at 111 Greenwood Road, Blue Lake, California, 95525. All public comments (via email or mail) must be received by the City Clerk prior to 4:30 p.m. the day of the meeting. Please identify the meeting date and agenda item to which your comment pertains in the subject line. Public comments, so received, will be forwarded to the Planning Commission. Written public comments will not be read aloud during the meeting.

1. **Approval of Minutes: November 6, 2023 – Available at 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:** Application #025-024-010/2023. Exceptions to the Residential Development Standards in Blue Lake Municipal Code (BLMC) Section 17.24.260 for Thomas Gai to allow a metal roof on a proposed 16-foot-wide single-family residence at 530 I Street (APN 025-024-010). The exceptions are required because the metal roof is not listed as an allowable roofing material in BLMC Section 17.24.260.A.5 and because the minimum required unit width is 20 feet in BLMC Section 17.24.260.A.1. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15305 (Class 5) exempting minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density.
5. **Discussion:** California Environmental Quality Act (CEQA). Presentation from staff on the requirements of CEQA and discussion with the Planning Commission.
6. **Miscellaneous Planner Items.**
7. **Upcoming Planning Commission Meetings for the next 3 months will be on December 18, 2023, January 15, 2024, and February 19, 2024.**
8. **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

Blue Lake, CA 95525
Fax 707.668.5916

DATE: November 20, 2023

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: Agenda Item 4: Exceptions to the Residential Development Standards for Thomas Gai

Thomas Gai has applied for an exceptions to the Residential Development Standards in Blue Lake Municipal Code (BLMC) Section 17.24.260. The exceptions are to allow a metal roof on a proposed 16-foot-wide single-family residential unit at 530 I Street (APN 025-024-010). The exceptions are required for the following reasons:

- Roofing Material: The applicant proposes a metal roof, which is not listed as an allowable roofing material in BLMC Section 17.24.260.A.5. See **Attachment 1** for the specification sheets from the manufacturer of the roof material. In the attached materials, the color of the proposed metal roof is identified as matte black and the product type is skyline roofing.
- Minimum Width: The applicant proposes a single-family residential unit that is 16 feet in width, which is less than the minimum 20-foot width required by BLMC Section 17.24.260.A.1. See **Attachment 2** for the plan sheets that show the dimensions of the proposed residential unit.

Municipal Code Section 17.24.260.B states that the Planning Commission is empowered to allow a single-family 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.A, 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.

The applicant has provided a justification for the exceptions, which includes the following:

- Metal Roof: The metal roof is proposed by the applicant because metal is a longer lasting roofing material, has improved drainage characteristics, is fire-resistant, has higher aesthetic quality over time, and is similar to several other metal roofs installed on single-family residences in the City in recent years.
- Reduced Width: The reduced width for the unit meets the design parameters for the property when considering setbacks, off-street parking, and access to the rear of the property. There is a diversity of residential and accessory structure types, sizes, widths, etc. in the surrounding neighborhood.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the request for exceptions 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 4-2023 approving the exception request (see **Attachment 3**).

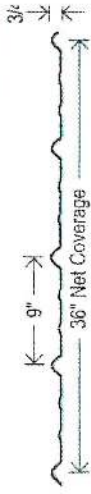
Attachment 1

Roofing Material Specification Sheets

Strata Rib™



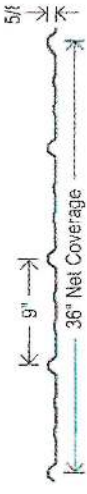
TRIM & FLASHING COLOR KEY:



Nor-Clad®



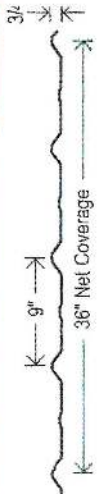
TRIM & FLASHING COLOR KEY:



Delta Rib™ III



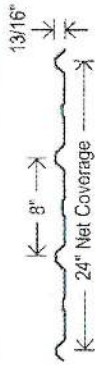
TRIM & FLASHING COLOR KEY:



Delta Rib™



TRIM & FLASHING COLOR KEY:



2 1/2" Corrugated



TRIM & FLASHING COLOR KEY:



Wider panel only available in
26ga ZINCALUME® Plus and 29ga Natural Rust

Nu-Wave® Corrugated



24ga and 22ga in Dura Tech™ 5000.
(Colors not shown — see ascbp.com for color chart)
Additional lead times and freight charges apply

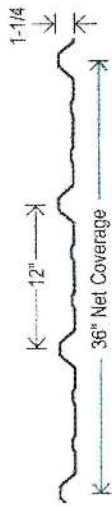
TRIM & FLASHING COLOR KEY:



PBR Panel



TRIM & FLASHING COLOR KEY:



Skyline Roofing®



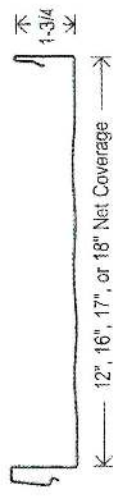
TRIM & FLASHING COLOR KEY:



Design Span® hp

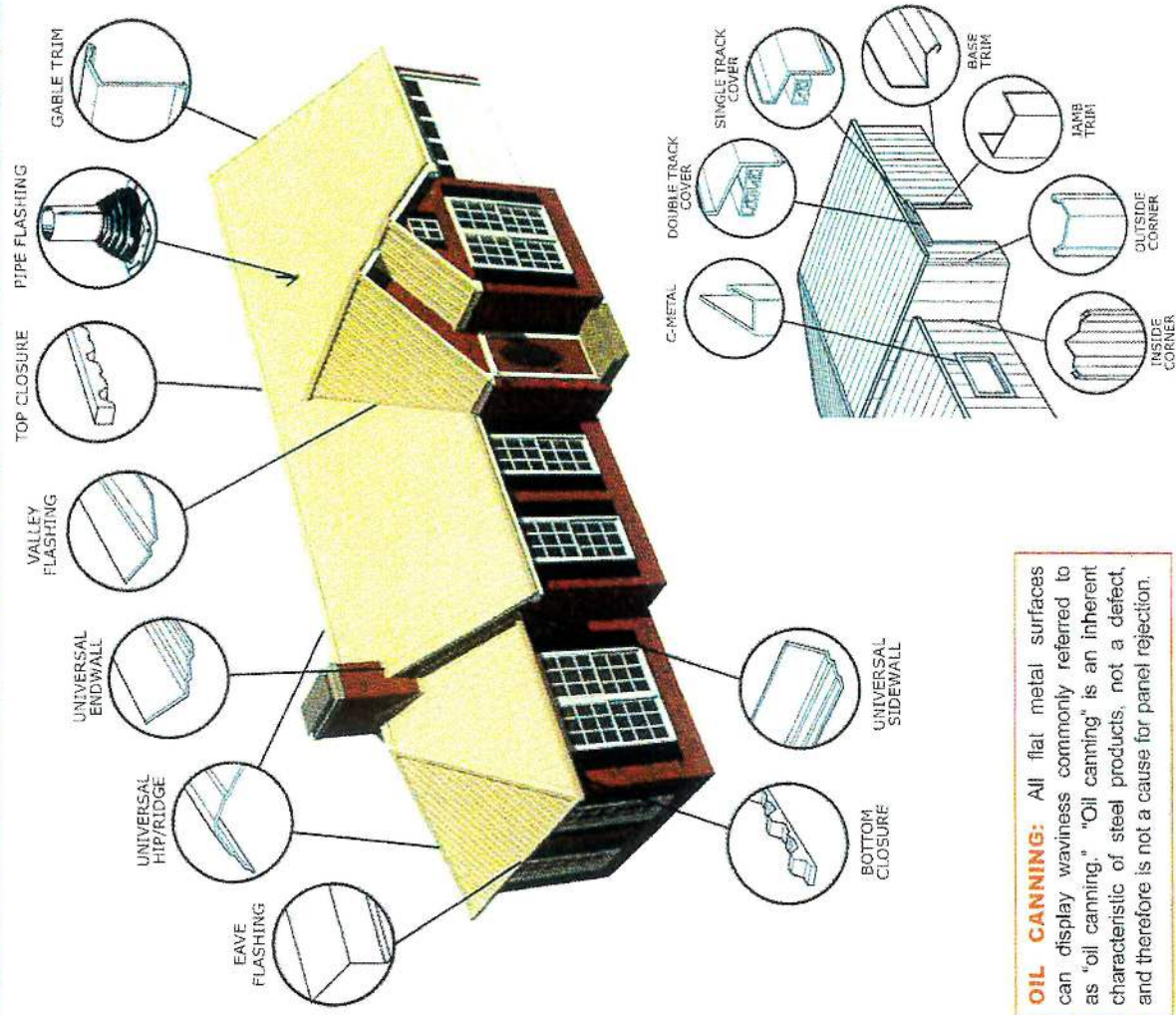


TRIM & FLASHING COLOR KEY:



24ga and 22ga in Dura Tech™ 5000.
(Colors not shown — see ascbp.com for color chart)
Additional lead times and freight charges apply

ASC Building Products recommends all properly installed roofs include flashings.
Visit www.ascbp.com for installation guides and product details.



OIL CANNING: All flat metal surfaces can display waviness commonly referred to as "oil canning." "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.



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Attachment 2

Project Plan Sheets

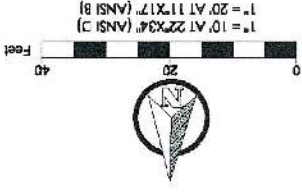
530 I Street (APN 025-024-010)

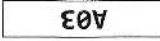
Project
Site



100 ft

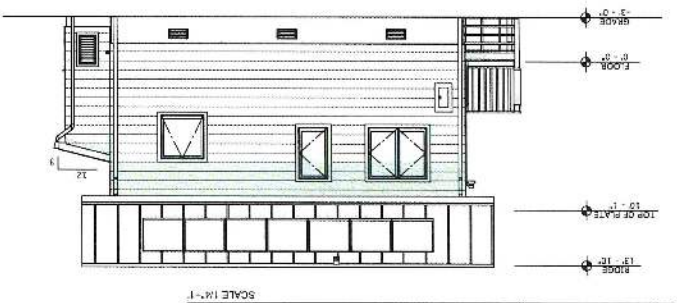
APPLICANT: THOMAS GAI
APN: 025-024-010-000
CITY OF BLUE LAKE APPLICATION NUMBER: TBD
PROPERTY OWNER OF RECORD: THOMAS GAI, 1971 DANIELS STREET, ARCAT, CA 95521
PHONE NUMBER: 707.845.6584
EMAIL: TGA1@HOTMAIL.COM
SITE ADDRESS: 5301 STREET, BLUE LAKE, CA 95525
TOTAL PROPERTY ACRES: 0.11 ACRES
CITY OF BLUE LAKE ZONING: IMPROVED SINGLE FAMILY RESIDENTIAL
GENERAL NOTES
1. NO WATERCOURSES, WETLANDS OR OTHER WATER FEATURES ON SUBJECT PROPERTY.
2. SLOPES ON SUBJECT PROPERTY ARE <5% THROUGHOUT
3. LIMITED GRADING CONSISTING OF CLEARING SOD/VEGETATION OF MAX. 500 SF AROUND PERIMETER OF PROPOSED RESIDENCE.
4. NO TREES TO BE REMOVED.
5. NO CURBS, SIDEWALKS OR GUTTERS TO BE INSTALLED.
6. ROOF GUTTERS WILL BE CONNECTED TO DOWNSPOUTS DISCHARGED VIA SPLASH BLOCKS.
DRAWING DIRECTIONS FROM BLUE LAKE, CA CITY HALL
1. TURN LEFT ONTO GREENWOOD AVENUE (0.2 MILES)
2. TURN RIGHT ONTO BLUE LAKE BLVD. (0.4 MILES)
3. TURN RIGHT ONTO 1 STREET (-360 FT)
4. 5301 STREET ON LEFT



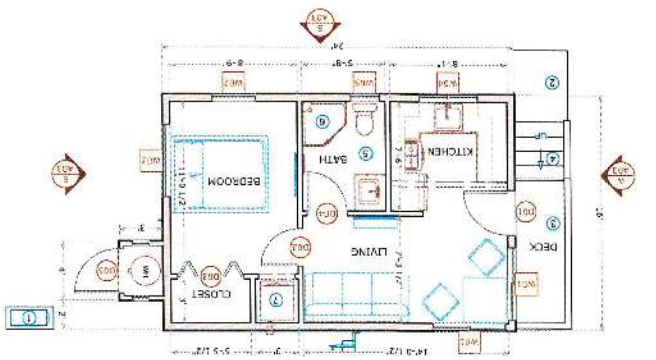


FLOOR PLAN

1	WATER SCHEDULE
2	AIR SOURCE HEAT EXCHANGER OUTDOOR UNIT
3	COND. PAVING DECK
4	WOOD FRAMED STAIRS
5	CLEAR IN FRONT OF TOILET
6	CORNER SHOWER UNIT
7	STACKED LINENRY



DOOR SCHEDULE									
NUMBER	QTY	FLOOR	DESCRIPTION	SIZE	H/NC H/NC	WIDTH	HEIGHT	JAMB SIZE	THICKNESS
D01	1	1	EXT. CHSBD- GLASS PANEL	3038 R BX	R	36"	80"	3/4"x4"	1 3/4"
D02	3	3	CHSBD- PANEL	2668 L IN	L	30"	80"	3/4"x4 1/2"	1 3/4"
D03	1	1	4 RT. GLD. D- DOOR W/32"	4560 L/N	L/R	34"	80"	3/4"x4 1/2"	1 3/4"
D04	1	1	-CHSBD- PANEL	2669 L IN	L	32"	80"	3/4"x4 1/2"	1 3/4"
D05	1	1	EXT. CHSBD- DOOR W/2"	3038 L BX	L	36"	80"	3/4"x4 1/2"	1 3/4"
D06	1	0	EXT. CHSBD- S/3"	3018 R BX	R	24"	18"	3/4"x4"	1 3/4"



FLOOR PLAN

Attachment 3

Resolution No. 4-2023

RESOLUTION NO. 4-2023

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING A REQUEST FOR EXCEPTIONS TO THE RESIDENTIAL DEVELOPMENT STANDARDS FOR THOMAS GAI

WHEREAS, Thomas Gai filed an application dated November 3, 2023 for exceptions to the Residential Development Standards in Blue Lake Municipal Code (BLMC) Section 17.24.260 to allow a metal roof on a proposed 16-foot wide single-family residence at 530 I Street (APN 025-024-010). The exceptions are required because metal is not listed as an allowable roofing material in BLMC Section 17.24.260.A.5 and because the minimum required unit width is 20 feet in BLMC Section 17.24.260.A.1. Application materials include, but are not limited to, project plans, specification sheets from the roof manufacturer, and a justification for the exception request;

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

WHEREAS, after posting of the meeting agenda, the matter came on regularly for hearing before the Blue Lake Planning Commission on November 20, 2023.

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

1. The Planning Commission finds that the project is categorically exempt per CEQA Guidelines Section 15305 (Class 5) exempting minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density. Examples of minor alterations in land use limitations include, but are not limited to minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. The project meets the criteria for the Class 5 exemption because it proposes minor alterations in the City's development standards applicable to single-family residences (including a manufactured home).
2. 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.
3. The Planning Commission of the City of Blue Lake hereby approves the Exceptions to the Residential Development Standards for Thomas Gai, as set forth in the staff report and application materials.

INTRODUCED, PASSED, AND ADOPTED this 20th day of November 2023, by the following vote:

AYES:

NAYS:

RESOLUTION NO. 4-2023

ABSENT:

ABSTAIN:

Chairman, Planning Commission,
City of Blue Lake

ATTEST:

Secretary, Planning Commission