



# BLUE LAKE PLANNING COMMISSION MEETING AGENDA

**Monday, December 18, 2023**

**7:00 P.M.**

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

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**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/83991045443?pwd=enZscDZvTGh1Wkw2bmtZbHlVMm5udz09>

**Meeting ID: 839 9104 5443 Passcode: 805567**

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](mailto: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.
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- 1. Approval of Minutes: November 6, 2023 Special 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. **Action:** Application #025-081-003/2023. Conditional Use Permit (CUP) for Chris & Amelia Gonzalez for temporary residential use of a 340 s.f. commercial space located on the street-side ground floor of the Stewart Building at 130 H Street (APN 025-081-003) in the City's Downtown. The building currently contains two permitted residential units and a CUP had previously been approved for residential use of the 340 s.f. commercial space, which expired in June 1992. The applicant is requesting a minimum 3-year permit term for the CUP. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15301 (Class 1) exempting the permitting of existing public and private structures involving negligible or no expansion of existing or former use and §15303 (Class 3) exempting projects consisting of the installation of small new equipment and facilities in small structures and the conversion of existing small structures from one use to another.
6. **Discussion:** California Environmental Quality Act (CEQA). Presentation from staff on the requirements of CEQA and discussion with the Planning Commission.
7. **Miscellaneous Planner Items.**
8. **Upcoming Planning Commission Meetings for the next 3 months will be on January 15, 2024, February 19, 2024, and March 18, 2024.**
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.