



# City of Blue Lake

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## PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, October 20, 2025 @ 7:00 P.M.

Skinner Store - 111 Greenwood Road, Blue Lake

**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/81208241368?pwd=aRb54dWFunvd6lHa1PaYCEptMrU4C.1>

**Meeting Id: 812 0824 1368    Passcode: 506327**

- 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.

- 1. Approval of Minutes: May 29, 2025 and September 8, 2025**
- 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-Public Hearing:** Application #025-067-011/2025. Variance for Jace and Lorriane Comfort to allow the construction of a new garage located within the required 15-foot side yard setback pursuant to Municipal Code Section 17.24.180(C)(4)(b). The applicants are proposing an 8-foot 9-inch side yard setback for the proposed garage instead of the required 15-foot side yard setback. This project is found to be categorically exempt from the California Environmental Quality Act (CEQA) per §15303(e) (Class 3) new construction or conversions of small structures including garages, and §15305(a) (Class 5) minor alterations in land use limitation including minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.
5. **Action-Public Hearing:** Amendment of Title 17 (Zoning) of the Municipal code to add Section 17.20.070 (Multi Family or MF combining zone) that would create a new combining zone that could be combined with the Residential Multiple-Family (R-3), Mixed-Use (MU), Opportunity (O), and/or Planned Development Residential (PDR) zones for the purpose of allowing multi-family residential uses by-right (principally permitted). This Zoning Code Amendment is proposed to implement Program HI-14 from the City's 6th Cycle Housing Element Update. In order to comply with State Housing Law during the 6th Cycle, the MF combining zone must be applied to a single site that is a minimum of 1-acre. Therefore, this action also includes a Zoning Map amendment to apply the MF combining zone to a single site in the City.

When applied, the MF combining zone would require: 1) residential development at a minimum density of 16 dwelling units to a maximum of 20 units per acre, except as may be modified by State Density Bonus Law; 2) a minimum of 50 percent of the square footage in a mixed-use development must be residential; 3) a development cannot be precluded from providing 100 percent residential square footage due to the requirements of the principal zone; 4) if at least 20 percent of the residential units are affordable to lower-income households then the development would be principally permitted and would not require Site Plan Approval by the Planning Commission; and 5) new residential or mixed-use structures or additions/renovations to existing residential or mixed-use structures would be subject to the objective design standards applicable to the principal zone.

The recommended California Environmental Quality Act (CEQA) determination is that the proposed Zoning Code and Zoning Map amendment is a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (Cal. Code Regs. Tit. 14, div. 6, ch. 3, Sections 15070-15075).

### **6. Miscellaneous Planner Items.**



- 7. Upcoming Planning Commission meetings for the next 3 months will be on November 17, 2025, December 15, 2025, and January 19, 2026.**
- 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 the City Manager, (707) 668-5655, at least 24 hours prior to the commencement of the meeting.