

**CITY OF BLUE LAKE
APPLICATION REFERRAL FORM**

From: Garry Rees, City Planner (Ph. 822-5785; Fax 822-5786)

<p>To: <input checked="" type="checkbox"/> City Manager <input checked="" type="checkbox"/> Fire Chief <input checked="" type="checkbox"/> Building Inspector <input type="checkbox"/> City Attorney <input type="checkbox"/> NCRWQCB <input checked="" type="checkbox"/> Blue Lake Rancheria <input type="checkbox"/> HBMWD <input type="checkbox"/> PG&E <input checked="" type="checkbox"/> Bear River Band</p>	<p><input checked="" type="checkbox"/> City Engineer <input type="checkbox"/> Sheriff's Dept. <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> CDFW <input type="checkbox"/> USACE <input type="checkbox"/> NCRA <input checked="" type="checkbox"/> Wiyot Tribe <input type="checkbox"/> NCUAQMD</p>
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Re: Conditional Use Permit & Site Plan Approval

Date needed by: April 21, 2023 (Please call or e-mail if comments cannot be prepared by April 21st)

Applicant: Danco Communities (707-825-1588)

Project Location: APNs: 312-161-015 and -018 (No Address Assigned)

Description of Project: Danco Communities is proposing a mixed-use project in the Powers Creek District that will include the construction of two buildings that will contain 40 residential units, commercial-retail space, and common use areas. The two buildings are described further below (also see attached project description and site plan).

- A 3-story building that will contain a mixture of residential and commercial uses. The building will contain 36 residential units on the upper floors with commercial-retail space on the ground level and 3rd floor (roof top restaurant space).
- A 2-story building with a mixture of residential and commercial uses. The building will contain 4 residential units above commercial space. Three (3) of the residential units in this building will be designed as live-work units.

The project also proposes related site improvements including access driveways, utility extensions, 80 vehicle parking spaces, 48 bicycle parking spaces, utility extensions, stormwater LID features, walkways, trail upgrades, landscaping, and signage.

Per Municipal Code Section 17.16.111(C) (1), the project must receive a Conditional Use Permit (CUP) and Site Plan Approval from the Planning Commission. Based on an initial review of the Site Plan, it appears that the applicant may need to request exceptions for the following development standards:

1) encroachment of project improvements into the 25-foot setback from the creek trail (encroachments include a portion of the main building and ADA parking); and 2) exceedance of the maximum building height standard of 25 feet within the 25-50-foot contour from the creek trail. With approval of a CUP, Municipal Code Section 17.16.111(C) (3) allows exceptions to the development standards of the Opportunity zone and other design-related provisions of the Municipal Code. The applicant is also requesting a waiver from the off-street parking requirements in Municipal Code Section 17.24.100(A). Per Section 17.24.100(A), approximately 133 parking spaces would be required for the development. The applicant is proposing 80 parking spaces, which would provide the parking needed for the residential units and some of the commercial space. Municipal Code Section 17.24.100(B) (4) allows the City Planner to waive off-street parking if certain criteria can be met. The project meets several of these criteria including being near a proposed bus stop in the Powers Creek District, providing 48 bicycle parking spaces, and providing landscaping amenities that would otherwise be displaced by parking.



Aerial Photo of Parcels 312-161-015 and -018



Street View Photo of Project Site

CHECKLIST OF ITEMS YOU FEEL NEED TO BE ADDRESSED _____ **NONE**

- | | |
|---------------------------|-------------------------------|
| 1. Zoning___ | 11. Grading___ |
| 2. Water <u>X</u> ___ | 12. Vegetation Clearing___ |
| 3. Sewer <u>X</u> ___ | 13. Creek, Wetland___ |
| 4. Electrical___ | 14. Surveys___ |
| 5. Access___ | 15. Street Lighting___ |
| 6. Easements___ | 16. Hazardous Materials___ |
| 7. Setbacks___ | 17. Public Safety - Fire___ |
| 8. Sidewalks <u>X</u> ___ | 18. Public Safety - Police___ |
| 9. Flooding___ | 19. Other___ |
| 10. Drainage <u>X</u> ___ | |

CEQA Status X Exempt _____ Initial Study

PROPOSED CONDITIONS OF APPROVAL, COMMENTS AND RECOMMENDATIONS

Water-Main Located at Front of property.
Need Above Ground Backflow preventer for
fireflow.

Sewer - Lift station on Taylor way will
have to be powered up and put into service.
It will need back-up power and be
protected from weather also.

Sidewalks will have to meet ADA standards

Will drainage be directed into creek
via D.I's and pipes or directed to
Existing D.I's in street, or both.