

RESOLUTION NO. 1-2024

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE
RECOMMENDING AMENDMENT OF SECTION 17.24.260 OF TITLE 17 (ZONING)
OF THE BLUE LAKE MUNICIPAL CODE**

WHEREAS, the Blue Lake Planning Commission has before it for consideration the project defined as amendment of the following Section of Title 17 (Zoning) of the Blue Lake Municipal Code, to wit:

- A. Amendment of Section 17.24.260, Development Standards, as set forth in Exhibit “A”, attached hereto and made a part hereof; and,

WHEREAS, after due notice of public hearing, the matter came on for consideration before the Blue Lake Planning Commission at a regularly scheduled meeting on September 16, 2024; and

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

1. The Planning Commission finds that the proposed amendments are determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) (Common Sense Exemption).

2. The Planning Commission finds that the proposed Zoning Code amendment is consistent with the existing applicable general and specific plans.

3. Pursuant to Government Code Section 65855, the Planning Commission hereby recommends to the City Council that the following Section of Title 17 (Zoning) of the Blue Lake Municipal Code be amended as follows:

- A. Section 17.24.260, Development Standards, be amended to read as set forth in Exhibit “A”, attached hereto and made a part hereof.

4. The reasons for this recommendation are set forth in the minutes of December 18th, 2023 and September 16, 2024 (Public Hearing), copies of which shall be transmitted to the Blue Lake City Council.

5. The Secretary of the Planning Commission is authorized and directed to transmit this resolution to the City Council of the City of Blue Lake.

INTRODUCED, PASSED, AND ADOPTED this 16th day of September 2024, by the following vote:

AYES: Pryor, Hogan, Cseh

NAYS: Ø

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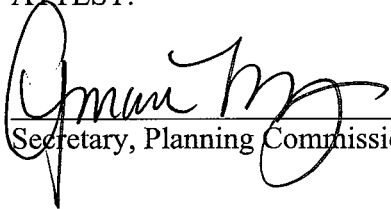
ABSENT: Schang

ABSTAIN:



Chairman, Planning Commission,
City of Blue Lake

ATTEST:



Secretary, Planning Commission

EXHIBIT "A"
To Resolution 1-2024

§ 17.24.260. Development Standards.

- A. Any single-family home (including a manufactured home) constructed or placed within the City of Blue Lake in accordance with these provisions shall:
1. Have a minimum width of 20 feet.
 2. Have a roof with a pitch of not less than four-inch vertical rise for each 12 inches of horizontal run.
 3. Have a minimum six-inch roof overhang on all sides.
 4. Have an exterior siding composed of the following materials:
 - a. Plywood exterior paneling.
 - b. Masonry or concrete.
 - c. Stucco.
 - d. Any wood products including shingles, shakes, horizontal overlapping board or pressboard siding in widths of 12 inches or less.
 5. Have a roof composed of the following materials:
 - a. Interlocking roof tiles.
 - b. Composition shingles.
 - c. Wood.
 - d. Wood, asbestos, cement or slate shingles.
 - e. Metal roofing that is standing seam, concealed fastener, and has colors and/or textures that reduce glare/reflection.**
- B. The Planning Commission is empowered to allow a single-family home (including a manufactured home) to be constructed or placed within the City of Blue Lake with alternative reasonable development standards substituted for those set forth in this section, or to exempt such a home from the strict application of such development standards, upon a 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. Application for such substitution of, or exemption from, these development standards shall be made to the Planning Commission, and appeal to the City Council from a decision of the Planning Commission may be taken, in accordance with the procedures set forth in Section 17.24.250, Site Plan Approval.