



CITY OF BLUE LAKE

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NOTICE OF PUBLIC HEARING

Notice is Hereby given that the **Planning Commission of the City of Blue Lake** will conduct a Public Hearing on the following Zoning Code and Zoning Map amendment at a special meeting scheduled meeting on **September 8, 2025**.

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 exempt from CEQA pursuant to Public Resources Code § 21080.085, which exempts rezoning actions that implement an approved Housing Element.

The Planning Commission meeting will be held at **7:00 P.M.** at the Skinner Store behind Blue Lake City Hall, 111 Greenwood Avenue, Monday, September 8, 2025.

All interested parties are invited to attend.

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/87433582731?pwd=aszZxEM7HuJZbDbdUldlunpRwgKOoz.1>

Meeting ID: 874 3358 2731 Passcode: 961310

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 City Council. Written public comments will not be read aloud during the meeting.

Please note that, pursuant to Section 65009 of the Government Code, as amended: if you challenge City action on the above Zoning Code and Zoning Map amendment in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Blue Lake Planning Commission at or prior to the public hearing. If the Planning Commission continues the public hearing described in this notice, this will continue the opportunity for public comment on the above Zoning Code and Zoning Map amendment.

Documents relating to the above Zoning Code and Zoning Map amendment are available for review on the City's website (<https://bluelake.ca.gov/city-council/general-plan/>) and at the City Clerk's office, 111 Greenwood Avenue, Blue Lake, CA, weekdays, 9:00 a.m. to noon, and 1:00 p.m. to 4:00 p.m.

August 29, 2025