



City of Blue Lake

111 Greenwood Road-P.O. Box 458

Blue Lake, CA 95525

707-668-5655(P) 707-668-5916(F) www.bluelake.ca.gov

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=aRb54dWFunvd6IHh1PaYCEptMruY4C.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 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.

**City of Blue Lake
Planning Commission Special Meeting Minutes
May 29, 2025**

Call to Order: Chair Elaine Hogan called the meeting to order at 7:11 PM
Commissioners Present: Vice Chair Cort Pryor, Matthew Schang, Jason Cseh
Commissioners Absent: Matt Issac
Staff Present: Acting City Manager Dani Burkhardt, Planner Garry Rees - SHN, Engineer Mike Foget - SHN

1. APPROVAL OF THE MINUTES: May 19, 2025

Minutes were not yet ready for approval, will be added to the next meeting's agenda.

2. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Commenter Sawatzky expressed serious reservations regarding the Great Redwood Trail point of service being City Hall. Asks public not to light off fireworks this 4th of July except the safe and sane type.

Commenter Julie Christie thanks the commission for meeting and requests the recording of the previous meeting be sent to Access Humboldt. Suggests using Ad-Hoc committees for lengthy discussions.

3. Approval of the Agenda:

Motion: To approve as Presented

Motion by: Commissioner Jason Cseh

Seconded by: Commissioner Matthew Schang

Public Comment: None received

Motion Summary: Motion passed unanimously

4. Public Hearing Item: Planner Garry Rees presents slides about Application #025-171-001/2022. Conditional Use Permit for Baduwa't Watershed Council, Dave Feral (formerly Mad River Alliance) for the Powers Creek Restoration Project Presentation/Discussion.

Public Comment:

Commenter Kent Sawatzky questions storing the spoils on city property when it should be used on the project or gotten rid of.

Commenter Karina lives on the creek and seen smelt in the creek while trying to clear jams contributing to the flooding, showed pictures on her phone to commissioners/attendees. Speaker says she has been trying to figure out who exactly is responsible for maintaining Powers Creek now because of the issues with flooding and appreciates Baduwa't Watershed Council for bringing the project forward. Speaker reminds the room that the project is much larger than just this permit and suggests forming a stakeholder committee to address long-term maintenance of Powers Creek beyond the restoration project.

Commenter Julie Christie wonders if the money could be spent better by reducing the project size and using funds towards maintenance instead. Questions encroachments and prior grants. Requests a town hall meeting about the project.

50 Commenter Rose said that "Powers Creek needs to be tended to...it is putting an undue
51 hardship" on Blue Lake residents who now regularly experience flooding around Powers
52 Creek. Speaker points out that many of the public's stated concerns are actually
53 addressed by the project's extensive documentation. The community cannot afford for
54 this to keep getting swept under the rug.

55 Project proponent Dave Feral commented that he has been involved in restoration work
56 since 1993, a high school hatchery project he was involved in is still ongoing to this day.
57 He explains that experts in their fields, both on staff here and across the state have
58 consulted on this project. The current grant covers design, engineering and permits, but
59 there are agencies with funding they are seeking for the implementation phase. The
60 project proposes 3 phases each with it's own monitoring period for a total of 10 years of
61 monitoring the sites after restoration.

62
63 **Motion:** To continue the meeting past 9:00PM

64 **Motion by:** Commissioner Matthew Schang

65 **Seconded by:** Commissioner Jason Cseh

66 **Motion Summary:** Motion passed unanimously
67

68 Planner Garry Rees confirms that a portion of the material will be reused on the project
69 but also confirms that some of the material is not reusable. The unusable portion will be
70 stockpiled or removed. There is an estimate of 40,000 cubic yards will be pulled from the
71 creek.

72 City Engineer Mike Foget said disposal could potentially go to Kern Construction, but
73 the usable aggregate will be processed onsite and reused in the creek for riffles.

74 Planner Garry Rees said each phase has a 10-year monitoring period for which
75 maintenance would be a community effort long-term.

76 Commissioner Jason Cseh expressed funding concerns regarding the relocation of utility
77 lines.

78 Commissioner Matthew Schang confirms approval of the conditional use permit needs to
79 happen before the June deadline.

80 Applicant Dave Feral mentions community engagement to help with maintenance. Could
81 be included as curriculum at schools.

82 Commissioner Cort Pryor thanked everyone for the dialog and suggested a kiosk to
83 have pre and post restoration drawings placed for the public as education takes us a
84 long way.
85

86 **Motion:** To approve Resolution 1-2025, Resolution of the Planning Commission of the City of
87 Blue Lake Approving a Conditional Use Permit Application for Baduwa't Watershed Council
88 to Allow the Restoration of a Portion of Lowers Powers Creek in the Opportunity, Public
89 Facility, Open Space/Recreation, Mixed Use, and Residential Two-Family Zones.

90 **Motion by:** Commissioner Jason Cseh

91 **Seconded by:** Commissioner Matthew Schang

92 **Motion Summary:** Motion passed unanimously
93

94
95 5. **MISCELLANEOUS PLANNER ITEMS:** None
96
97

- 98 6. **UPCOMING PLANNING COMMISSION MEETINGS:** for the next 3 months will be June 16,
99 2025, July 21, 2025, and August 18, 2025. With the addition of May 29, 2025, Special
100 Meeting of the Planning Commission.
101

102
103 7. **ADJOURNMENT:**

104 **Motion:** To adjourn the meeting at 9:08PM

105 **Motion by:** Commissioner Jason Cseh

106 **Seconded by:** Commissioner Matthew Schang

107 **Motion Summary:** Motion passed unanimously

City of Blue Lake
Draft Planning Commission Meeting Minutes
September 08, 2025

CALL TO ORDER: Vice Chair Cort Pryor called the meeting to order at 7:09 PM
Commissioners Present: Cort Pryor, Jason Cseh, Matthew Schang
Commissioners Absent: Elaine Hogan, Matt Issac
Staff Present: Planner Garry Rees, Deputy Clerk Laura McClenagan, and Videographer Justin Goad <https://www.youtube.com/@BLCNews95525>

1. APPROVAL OF THE MINUTES: January 27, 2025

Motion: To approve May 19, 2025 minutes.
Motion by: Commissioner Jason Cseh
Seconded by: Commissioner Matthew Schang
Public Comment: [0:32] None Received
Motion Summary: Motion Passed.
Aye: Commissioners Cort Pryor, Jason Cseh, Matthew Schang
Nay: None

2. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Comment by (Kent Sawatzky) Wants his property zoned Mixed-Use.
Comment by (Barbara Russell) Wants her property zoned Mixed-Use.
Comment by (Julie Christi) Said she could hear the commission and reminds everyone to project their voices.

3. APPROVAL OF THE AGENDA:

Motion: To approve as presented
Motion by: Commissioner Jason Cseh
Seconded by: Commissioner Matthew Schang
Public Comment: None received
Motion Summary: Motion passed
Aye: Commissioners Cort Pryor, Jason Cseh, Matthew Schang
Nay: None

4. VOTE ON PLANNING COMMISSION OFFICERS – Chair and Vice Chairperson

Motion: To nominate Commissioner Cort Pryor as Chair
Motion by: Commissioner Matthew Schang
Seconded by: Commissioner Jason Cseh
Public Comment: None received
Motion Summary: Motion passed
Aye: Commissioners Jason Cseh, Matthew Schang
Nay: None
Abstain: Commissioner Cort Pryor

Motion: To nominate Commissioner Matthew Schang as vice chair
Motion by: Commissioner Cort Pryor

City of Blue Lake
Draft Planning Commission Meeting Minutes
September 08, 2025

Seconded by: Commissioner Jason Cseh

Public Comment: Kent Sawatzky

Motion Summary: Motion passed

Aye: Commissioner Cort Pryor, Commissioner Jason Cseh, Commissioner Matthew Schang

Nay: None

5. **PUBLIC HEARING ITEM:** Planner Garry Rees presents Amendment of Title 17 (Zoning) of the Municipal code to add Section 17.20.070 (Multi Family or MF combining zone) proposed to implement Program HI-14 from the City's 6th Cycle Housing Element Update.

Public Comment: [33:25] Barbara Russell, Lisa Hoover, Kent Sawatzky, Julie Christie.

6. **MISCELLANEOUS PLANNER ITEMS:** Planner Garry Rees reports that a variance coming up for an accessory building which is proposed to be on the next agenda. Public interest in some of the vacant or underutilized parcels in the city.

Public Comment: None

7. **UPCOMING PLANNING COMMISSION MEETINGS:** October 20, 2025, and November 17, 2025
September 15, 2025 – Cancelled

8. **ADJOURNMENT:**

Motion: To adjourn the meeting at 8:15 p.m.

Motion by: Commissioner Matthew Schang

Seconded by: Commissioner Jason Cseh

Motion Summary: Motion passed

Aye: Commissioners Cort Pryor, Jason Cseh, Matthew Schang

Nay: None

Laura McClenagan

Deputy Clerk, City of Blue Lake



CITY OF BLUE LAKE

Post Office Box 458 • 111 Greenwood Road • Blue Lake, CA 95525
Phone 707.668.5655 Fax 707.668.5916

Agenda Item #: 4

Date: October 20, 2025

Item Subject: Application #025-067-011/2025 - Comfort Variance Application

Recommendation: That the Planning Commission:

1. Receive a presentation from city staff on the Variance application.
2. Receive a presentation from the applicant (if present at the meeting).
3. Open the public hearing and receive public testimony.
4. Close the public hearing.
5. Discuss the application and ask questions of City staff and applicant.
6. Adopt Resolution 3-2025.

Application #: 025-067-011/2025

Permit Type: Variance

Applicant(s): Jace and Lorriane Comfort

Property Owners: Jace and Lorriane Comfort

Project Location: 540 Wahl Street

Assessor's Parcel #: 025-067-011

Zoning District: Residential One-Family (R-1)

General Plan Designation: Moderate Low Density Residential (MD)

Project Description: The project consists of a Variance application for a reduced side yard setback on a parcel located on the corner of Wahl and C Streets. The applicants are proposing to construct a 24' x 24' (576 sq. ft.) garage on the northeast corner of the parcel, with the entrance facing toward C Street.

The City's Zoning Ordinance, Blue Lake Municipal Code (BLMC) §17.16.030, establishes the setback requirements for the Residential One-Family (R-1) zone. In addition, BLMC §17.24.180(C)(4)(b) (General Provisions and Exceptions) requires that detached accessory buildings on corner lots maintain a minimum setback from any property line with street frontage equal to the front yard setback required on the adjacent property. Accordingly, the garage must have a minimum side yard setback of 15 feet from the property line fronting C Street. The applicants are proposing a side yard setback of 8 feet 9 inches (see Figure 1), which requires a Variance pursuant to BLMC §17.28.020.

Environmental Review: It is recommended that the proposed Variance be found categorically exempt pursuant to California Environmental Quality Act "CEQA" Guidelines Section 15303(e) (Class 3) new construction or conversions of small structures including garages, and section 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. The project qualifies for the use of categorical exemptions because none of the exceptions listed in CEQA Guidelines Section 15300.2 apply. Specifically, the project's location does not involve impacts to a scenic highway, a hazardous waste site, or historic resources. Based on the limited nature of the project, it would not result in a cumulative impact or a significant effect on the environment, and there are no other unusual circumstances that would preclude the use of the exemptions. Therefore, the categorical exemptions may be used for this project.

Site Characteristics/History: Parcel 025-067-011 is approximately 8,500 sq. ft. located on the southeast corner of Wahl and C Streets. The parcel currently contains an approximately 1,370 sq. ft. single-family residence with a 14-foot 10-inch side yard setback from C Street, an approximately 300 sq. ft. carport located on the southeast corner of the parcel, and an existing 378 sq. ft. garage with a 4-foot 9-inch side yard setback from C Street (see Figures 1-4). The existing garage is proposed to be demolished once the new garage is completed, allowing the owner to use it for storage during construction.

The subject parcel is located within a developed residential neighborhood. Surrounding parcels contain single-family residences and accessory structures. Many of the existing structures along Wahl and C Streets were constructed prior to the adoption of current R-1 zoning standards, resulting in several nonconforming setbacks in the vicinity.

ABANDONED ALLEY

PROPOSED SHOP
770 SF

EXIST'G. SHOP
TO BE REMOVED
370 SF

EXIST'G. SHED
2000 SF
970 SF

C STREET

139.9' P.L.

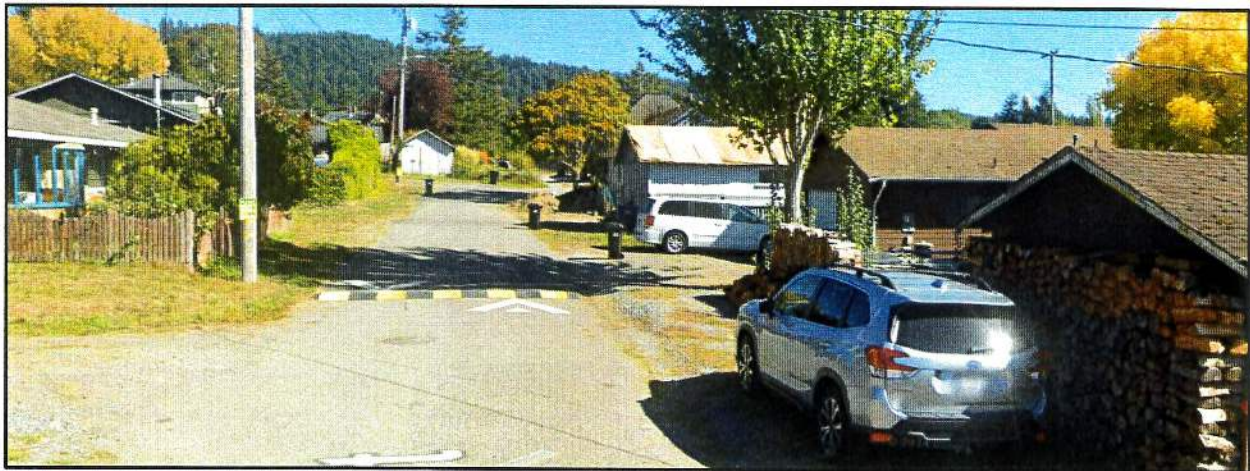
66' P.L.

WALL STREET

Figure 3 – Aerial Photo of Structures in Vicinity



Figure 4 – Photo of Structures along C Street



Staff Comments: Referrals were sent to the Building Inspector, City Engineer, Public Works Department, and Volunteer Fire Department.

Building Inspector

The Building Inspector did not respond to the referral.

City Engineer

The City Engineer did not respond to the referral.

Public Works Department

Public Works commented that they did not have issues approving the Variance, as the proposed garage is further back from the side property line than the existing structure.

Volunteer Fire Department

The Volunteer Fire Department did not respond to the referral.

General Plan and Zoning Code Consistency: The project parcel has a General Plan land use designation of Moderate Low Density Residential (MD) and Zoning Classification of R-1 (Residential One-Family). According to the General Plan, the MD land use designation is intended for single family residential, in urban areas with domestic water and service. Similarly, BLMC §17.16.030 states the R-1 zone is intended to be applied in single-family home development in areas of the City in which topography, access, utilities and public services make residential density living both suitable and desirable. Since the project proposes to increase the non-conformity of an accessory building associated with a single-family residential use, the project is consistent with the goals and policies of the General Plan and the requirements of the City's Zoning Code, with the exception of the side yard setback requirement. Therefore, the applicant is requesting a Variance as allowed by BLMC §17.28.020 (see "Variance" section below).

Variance: BLMC Section §17.28.020 describes the process and requirements for a Variance application. As described in BLMC §17.28.020, in order to grant a Variance, the Planning Commission must make the following findings:

1. That any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege, inconsistent with the limitations upon other properties in the vicinity, and zone in which the subject property is situated, and that because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; or
2. That any Variance granted will not be contrary to the intent of the zoning regulations or to the public interest, safety, health and welfare, and, where due to special conditions or exceptional characteristics of such property, or its location or surroundings, a literal enforcement of the zoning regulations would result in practical difficulties or unnecessary hardships.

Pursuant to BLMC §17.16.030 and §17.24.180, detached accessory buildings on corner lots are required to maintain a setback from any property line with street frontage equal to the front yard setback of the adjacent property. Therefore, the proposed garage must provide a minimum side yard setback of 15 feet from the property line along C Street. As shown on the Site Plan in Figure 1, the existing garage and residence on the parcel do not comply with the 15-foot setback requirement, with the garage setback approximately 4 feet 9 inches and the residence approximately 14 feet 10 inches from the side property line on C Street. The proposed garage will have a side yard setback of 8-foot 9-inches, which is an improvement over the existing garage's setback. Many of the properties in the vicinity, including those directly east and west of the site, have structures with reduced setbacks similar to what is being proposed by the applicant (Figure 3). This is because many of these structures were built

before the current R-1 zone setback requirements were established. Per application materials (see **Attachment 1**) and Figure 4 below, it can be seen that structures located along C Street and adjacent to the project site have non-conforming setbacks.

Based on the Variance justification provided by the applicant, and the comments from City Staff, Planning Staff recommends that Finding 1 listed above could be made for the proposed Variance application. Since existing structures on the project parcel and many of the properties in the neighborhood currently have reduced setbacks similar to what is being requested in the Variance application, approval of the Variance would not constitute a grant of special privilege, inconsistent with the limitations upon other properties in the vicinity. Additionally, staff recommends that Finding 2 listed above could also be made as the Variance would not be contrary to the public interest, safety, health, and welfare. The proposed 8-foot 9-inch side yard setback represents an improvement compared to the existing garage's 4-foot 9-inch setback.

Planning Commission Action Options: Listed below are the potential options for Planning Commission action on the proposed project including recommended motions for each action.

1. **Approval.** Determine that all the necessary findings can be made for approval of the Project with or without modifications to any conditions of approval recommended by staff. **Attachment 2** to this staff report contains draft Resolution No. 3-2025, which contains the recommended findings necessary for approval of the proposed Variance application. Exhibit "A" to Resolution No. 3-2025 contains the conditions of approval recommended by staff.

Action: Motion to adopt Resolution No. 3-2025, read by title only: "Resolution of the Planning Commission of the City of Blue Lake Approving the Variance Application for Jace and Lorraine Comfort to Allow the Construction of a New Garage Within the Side Yard Setback"

2. **Denial.** Determine that one or more of the necessary findings for approval of the Project cannot be made.

Action: A motion to deny the Variance application due to the findings for approval not being met, specifically regarding _____.

3. **Request Additional Information and continue item to next meeting agenda.** Request additional information needed to assist in determining whether the necessary findings for approval of the Project can be made.

Action: A motion to request additional information specifically regarding _____ be brought back to the regularly scheduled meeting of November 17, 2025 (or time certain Special) Planning Commission meeting for consideration.

Attachments:

- 1) Application Materials
- 2) Draft Resolution No. 3-2025

Attachment 1

Application Materials

To: Garry Rees, Planner

From: Jace Comfort, Blue Lake Resident

Address: 540 Wahl Street

Re: Request for a Set-Back Variance for an Accessory Unit

Thank you Mr. Rees for meeting with us to discuss my garage project; I am submitting this variance request as recommended and hope that you and the Planning Commission will look favorably upon my request.

In order to complete my garage project, I am requesting a variance from the side yard setback requirements for my property located at 540 Wahl Street (APN: 025-067-011). I currently have a non-conforming garage structure that I plan on demolishing once my new garage is complete.

My residence is located on a corner lot and the setback requirement for my side yard presents a burden on my ability to replace my existing garage in conformance with the zoning standards. Although my new garage will be set back 4' additional feet from the front of the existing garage structure, I am unable to meet the 15' setback requirement as set forth in the zoning standards.

I am proposing to locate my new garage to be set 8.9' back from the property line consistent; this will allow the new garage to be setback further than my existing garage and will maintain consistency with neighboring properties (see photos and site plan).

Granting the variance will not be contrary to the intent of the zoning regulations, nor present a hazard to the public interest, safety, health or welfare. My existing garage has been in place and used for over 45 years and has never presented a problem to, or infringement upon the enjoyment of the neighbors or the public. The existing garage has enjoyed a reduced setback for decades and has never infringed upon the City's right-of-way.

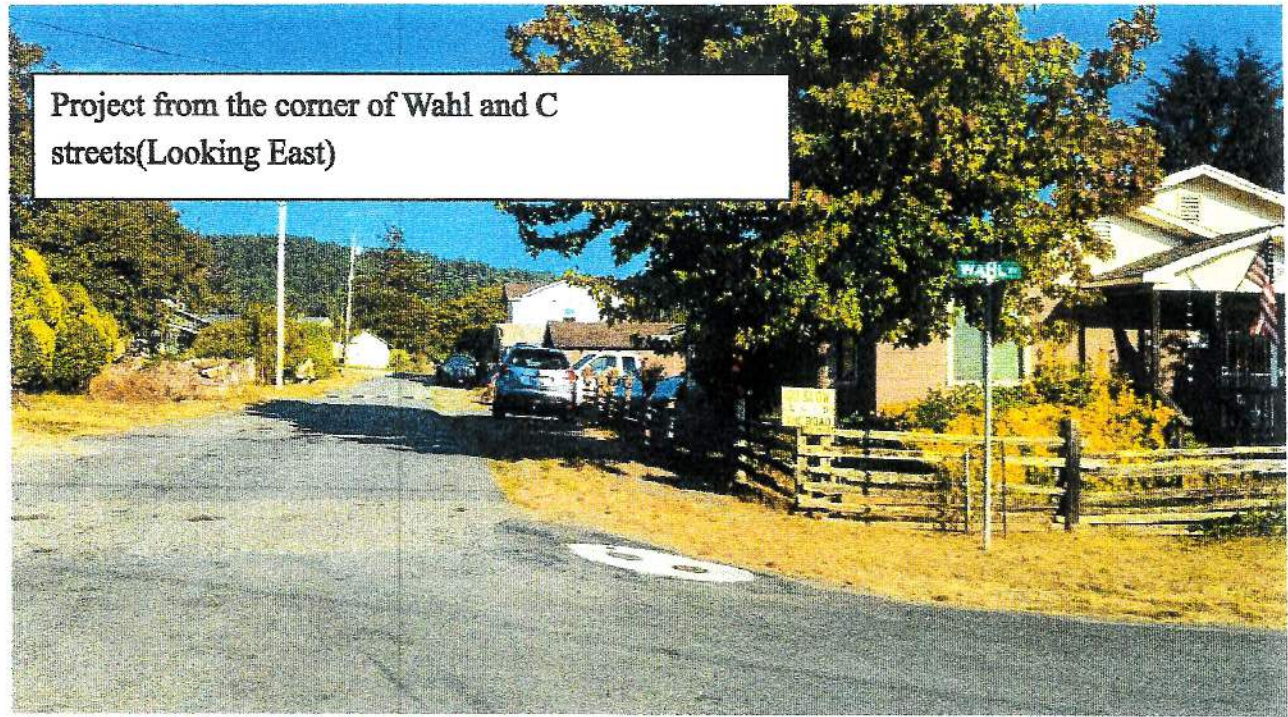
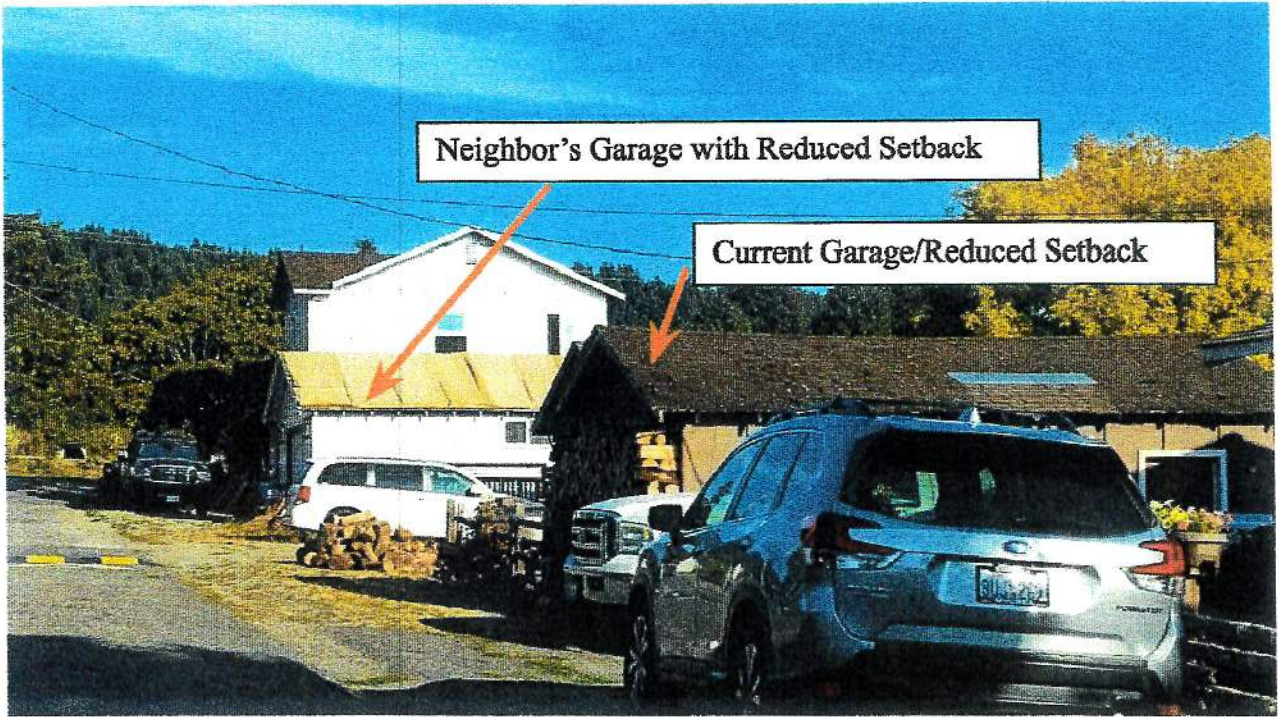
The Garage will improve the aesthetics of the neighborhood and will allow me to remove the existing structure, which is in the last stages of its useful life.

The new garage will be constructed to meet all current building codes and requirements and will be an added improvement to the aesthetics of my property and my neighborhood. I have attached photos of the existing structures along my street in order to illustrate the consistency of my request. You will notice that several structures enjoy reduced setbacks.

Thank you for your consideration of this matter; we appreciate your time and look forward to hopefully move forward with the improvements. Please feel free to reach out

to me if you have any questions or require any additional information. I can be reached at 707-498-5154.

Site Photos-540 Wahl Street and C Street Neighboring Properties





JOB No.
25-033

DRAFTING

THE WEIYARD
Residential Construction
2000 N. 10th Street
Aurora, CO 80010
(770) 641-9900
info@theweyard.com

JOB TITLE:
COMFORT SHOP

PROJECT:
1000 S. 10th Street
P.O. Box 220
Boulder, CO 80501
707-438-5154

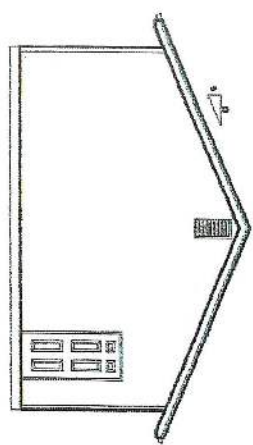
ENGINEERING:

REVISIONS

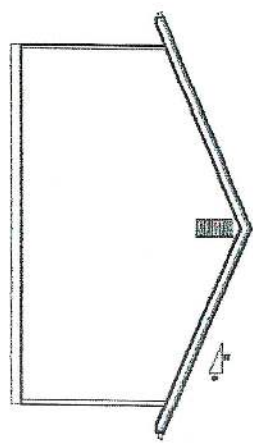
DATE: 01/15/14

DESIGNED BY: BAR

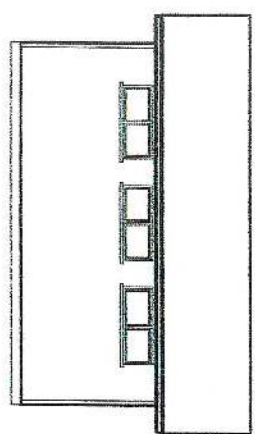
SHEET NO. 1



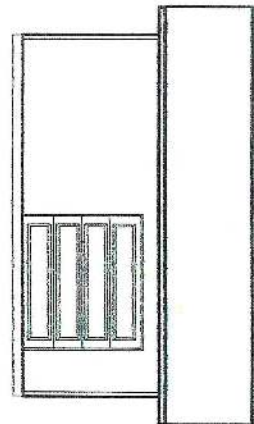
WEST ELEVATION
SCALE 1/8" = 1'-0"



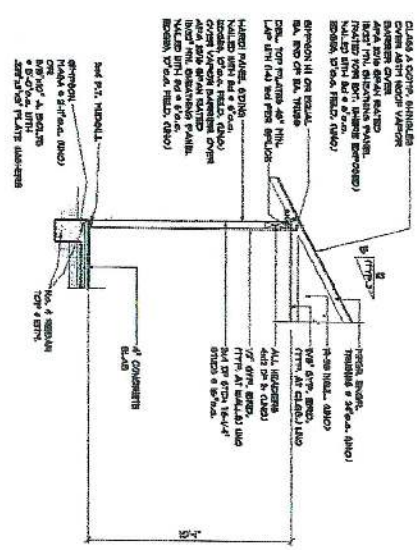
EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



TYPICAL SECTION DETAIL
SCALE 1/8" = 1'-0"

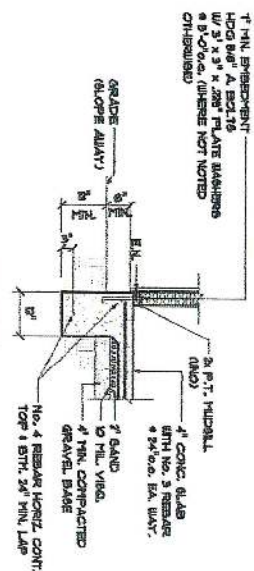
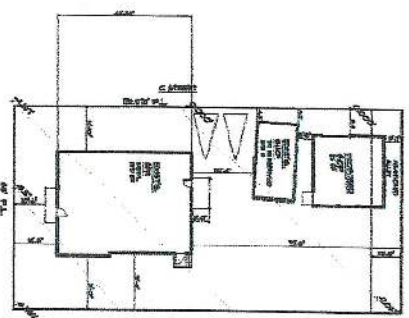
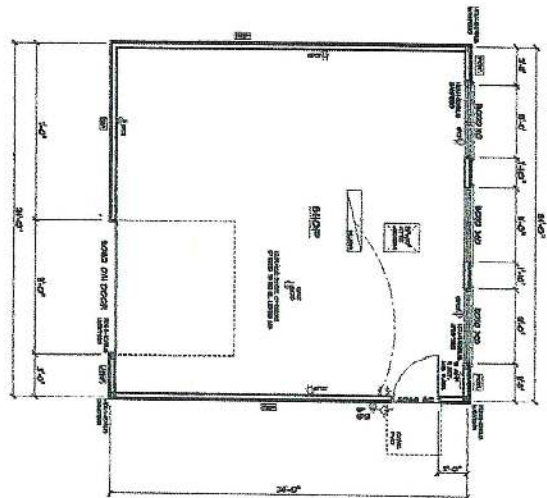


FIG. DETAIL
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/8" = 1'-0"

ALL PARTNERS & CONNECTORS
IN CONTACT WITH P.T. SHALL BE KEPT

JOB No.
25-033

DRAFTING

THE MILL ROAD
Blair Family
4840 West 84th Road
Aurora, IL 60015
(708) 854-3440
milleroad@aol.com

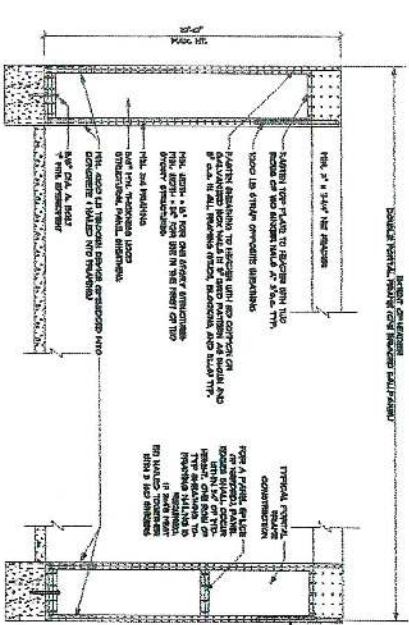
JOB TITLE:
COMFORT SHOP
1000 S. 14th Street
Rt. 1, Box 233
New York, NY 10013
703-458-8154

PROJECT:
ARCHITECT:
248 West 10th
New York, NY 10013

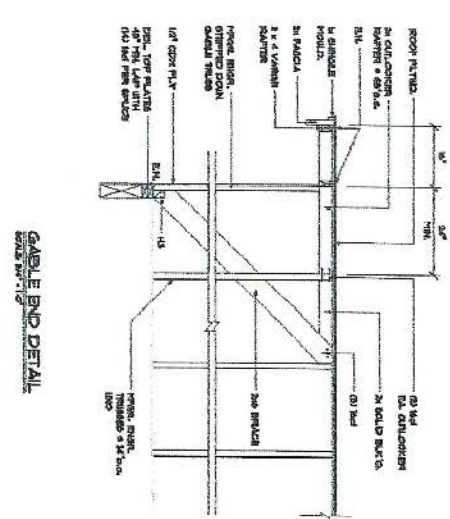
ENGINEER:
248 West 10th
New York, NY 10013

REVISIONS

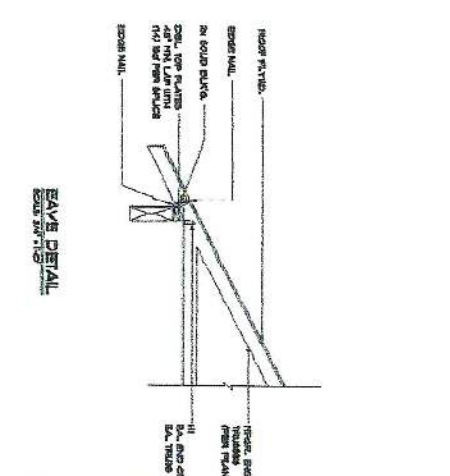
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SHEET No. **2**



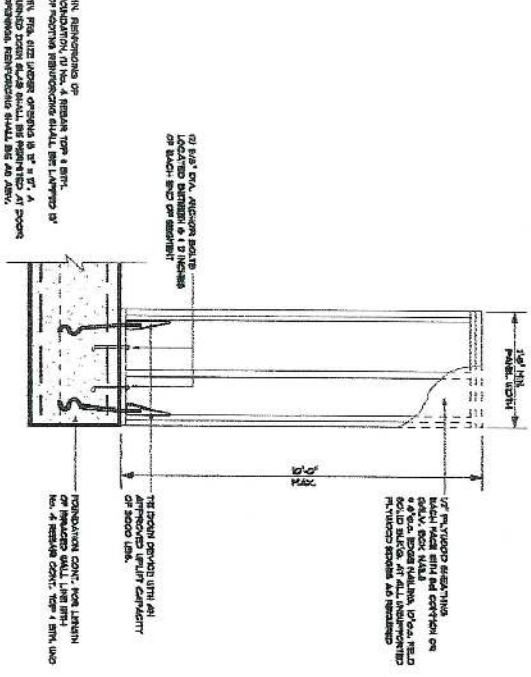
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING
SCALE: 1/2" = 1'-0"



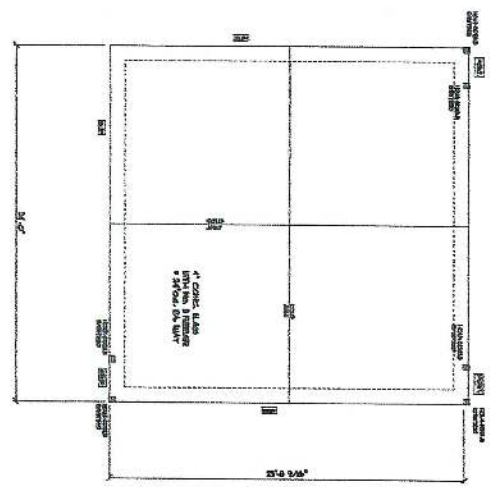
GABLE END DETAIL
SCALE: 1/2" = 1'-0"



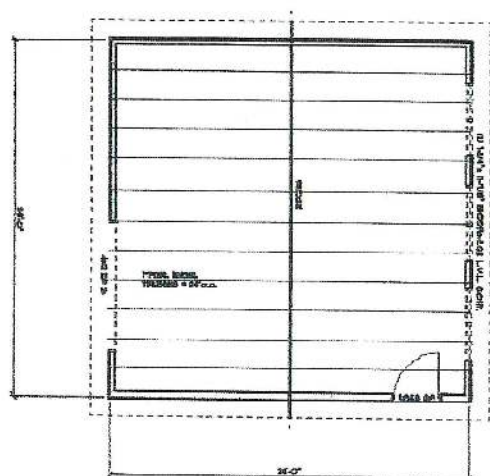
EAVE DETAIL
SCALE: 1/2" = 1'-0"



PORTAL FRAME DETAIL
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



ROOF PLAN
SCALE: 1/2" = 1'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL RESIDENTIAL CODE (IRC). ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND ROOF SYSTEMS.

Attachment 2

Draft Resolution No. 3-2025

RESOLUTION NO. 3-2025

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING THE VARIANCE APPLICATION FOR JACE AND LORRAINE COMFORT TO ALLOW THE CONSTRUCTION OF A NEW GARAGE WITH A REDUCED SIDE YARD SETBACK

WHEREAS, Jace and Lorriane Comfort submitted a Variance application on September 5, 2025, requesting a reduced side yard setback for parcel 025-067-011 located in the Residential One-Family (R-1) Zone at the corner of Wahl Street and C Street. City standards require detached accessory structures on corner lots to provide a side yard setback consistent with the front yard setback of the adjacent lot, which in this case is 15 feet. The applicants are seeking a Variance to allow an 8-foot 9-inch side yard setback from the C Street property line instead of the required 15 feet; and

WHEREAS, City planning staff has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing City departments for comments and recommendations; 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 October 20, 2025; 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 project is categorically exempt pursuant to the following sections of the City's duly adopted California Environmental Quality Act "CEQA" guidelines:
 - a. Categorically exempt pursuant to CEQA Guidelines section 15303(e) (Class 3) new construction or conversions of small structures including garages. This exemption applies because the project proposes to construct a new garage.
 - b. Categorically exempt pursuant to section 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. This exemption applies because the project requests a setback variance to construct a new garage within the required setbacks and does not involve the creation of a new parcel.
2. The Planning Commission finds that the proposed garage is a principally permitted use in the Residential One-Family (R-1) Zone.
3. The Planning Commission further finds pursuant to Blue Lake Municipal Code Section 17.28.020(A) that any variance granted will be subject to such conditions as will assure that the adjustment thereby authorized does not constitute a grant of special privilege,

RESOLUTION NO. 3-2025

inconsistent with the limitation upon other properties in the vicinity, and zone in which the property is situated, and that because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The special circumstances and conditions are as follows:

- a. The existing garage structure on the property currently contains a 4-foot 9-inch side yard setback and does not currently comply with the side yard setback requirements in the Residential One- Family (R-1) Zone.
 - b. The applicant is proposing a new garage with a greater side yard setback compared to the existing garage on the parcel.
 - c. Many of the properties in the vicinity of the project site, including those directly east and west of the site, have structures with reduced setbacks similar to what is being requested by the applicant.
 - d. The reduced side yard setback proposed by this Variance application would provide greater compatibility with the historic development pattern in the surrounding neighborhood.
 - e. The reduced side yard setback will not be contrary to the public interest, safety, health, and welfare.
4. Subject to the terms and conditions set forth in Exhibit "A," attached hereto and made a part hereof, the Planning Commission approves the Variance and allows a setback of 8 feet 9 inches from the side property line for a new garage that is proposed to be constructed on parcel 025-067-011.

INTRODUCED, PASSED, AND ADOPTED this 20th day of October 2025, the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

ATTEST:

Chairman, Planning Commission,
City of Blue Lake

Secretary, Planning Commission

RESOLUTION NO. 3-2025

EXHIBIT "A"

To the Resolution No. 3-2025

Conditions of Approval

1. The applicant shall reimburse the City for all fees involved in processing this application and any costs incurred ensuring compliance with the conditions of approval.
2. Approval is for the project as defined in the Variance Request Plan (dated 9/16/2025).
3. The applicant must meet all requirements of the various City Departments and other agencies including, but not limited to, the City Manager, the Building Inspector, Public Works Department, City Engineer, and Blue Lake Volunteer Fire Department.
4. The applicant must meet all requirements of and obtain all required permits from the Building Department for demolition of the existing garage and construction of the proposed garage.



CITY OF BLUE LAKE

Post Office Box 458 • 111 Greenwood Road • Blue Lake, CA 95525
Phone 707.668.5655 Fax 707.668.5916

Agenda Item #: 5

Date: October 20, 2025

Item Subject: **Housing Element Implementation Program HI-14 (Rezoning and By Right Procedures)**

Recommendation: That the Planning Commission:

1. Receive a presentation from City staff on Housing Element Implementation Program HI-14 (Rezoning and By Right Procedures) and CEQA Mitigated Negative Declaration.
2. Open the public hearing and receive public comment.
3. Close the public hearing.
4. Ask questions of City staff.
5. Adopt Resolution No 2-2025.

Background

The City is currently in the process of updating its General Plan Housing Element for the 2019-2027 planning period (6th cycle). The City Council adopted the Housing Element Update on July 22, 2025, but the City must implement one of the programs in the Housing Element Update (Program HI-14) before the element can be found in substantial compliance with State Housing Law. As stated in the recent determination letter (dated August 21, 2025) from the California Department of Housing and Community Development (HCD):

"The adopted element meets statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). The adopted element was found to be substantially the same as the revised draft element that HCD's September 20, 2023 review determined met statutory requirements. However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones as described below. The housing element will substantially comply with State Housing Element Law when all necessary rezoning is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Generally, pursuant to Government Code section 65584.09, if a city did not make available

sites to accommodate the regional housing need allocation (RHNA), then the city shall, within the first year of the planning period of the new element, rezone adequate sites to accommodate the unaccommodated portion of the RHNA from the prior planning period. The City has an unaccommodated need from the prior planning period (Table 21). Since more than a year has lapsed from the beginning of the current planning period, the element cannot be found in compliance until the required rezoning is complete. Specifically, the element cannot be found in compliance until Program HI14 (Rezoning and By Right Procedures) is implemented to meet the unaccommodated need from the 5th cycle RHNA. Once the rezoning has been completed, the City should submit documentation (e.g., resolution, ordinance) to HCD and HCD will review and approve the element in accordance with Government Code section 65585."

Housing Element Update Program HI-14 proposes the creation of a new combining zone (Multi-Family or MF combining zone) to address the requirements in State Housing Law to have a zone in the City that allows multi-family development without discretionary review (i.e., Conditional Use Permit or Site Plan Approval). Projects that are allowed without discretionary review are also referred to as being allowed by-right or principally permitted. The intent of the MF combining zone is to provide a zoning tool that will allow the City to meet the by-right zoning requirements in State Housing Law on a specific site or sites in the City each Housing Element planning cycle (every 8 years) to ensure there are adequate sites to provide housing for a variety of income levels. During the current planning cycle (6th cycle), the MF combining zone must be applied to a single site that is greater than 1-acre.

For reference, the text of Program HI-14 is provided below.

HI-14 To ensure that the use permit process for multi-family projects does not impact the timing, cost, or supply of multi-family development, the City will adopt and apply a Combining Zone to sites in the Residential Multiple-Family (R-3), Mixed-use (MU), Opportunity (O), and/or Planned Development Residential (PDR) zones to allow multi-family residential uses by-right at a density of 16 units per acre.

Responsibility: City Council, City Clerk, and Planning Staff.

Time Frame: Adopt the Combining Zone and apply to sites zoned Residential Multiple-Family (R-3), Mixed-use (MU), Opportunity (O), and/or Planned Development Residential (PDR) to allow multi-family residential uses by-right by December 2024. Capacity for at least 11 units (5th cycle RHNA) will meet all by right requirements pursuant to Government Code Section 65583.2, subdivisions (h) and (i).

Funding Source: General Fund and/or Grants.

Adding the MF combining zone to the City's Municipal Code requires amendment of Chapter 17.20 (Regulations for the Combining of Zones and for Open Space Lands). Applying the combining zone to a site in the City requires a Zoning Map Amendment. Attached to this staff report is the current draft of the MF combining zone, which has been reviewed and revised by HCD for compliance with State Housing Law. **Attachment 1** to this staff report is Municipal Code Chapter 17.20 with the draft language for the new MF

combining zone (Section 17.20.070) shown in bold and underlined text.

On August 8, 2025, the City Planner met with HCD to discuss potential sites for the rezoning action prescribed by Program HI-14. Through this discussion, HCD provided guidance on a suitable site for application of the MF combining zone. The recommended rezoning site is a 1-acre portion of a City-owned property in the Powers Creek District that is zoned Opportunity (APN 025-201-023). **Attachment 2** to this staff report are two maps showing the existing zoning in the Powers Creek District (Figure 1) and the proposed zoning recommended for the 1-acre rezoning site (Figure 2).

California Environmental Quality Act

On August 12, 2025, HCD emailed the City Planner with a determination that the City's rezoning action (implementation of Program HI-14) would be exempt from the California Environmental Quality Act (CEQA) under Public Resources Code § 21080.085. This recent change to CEQA was enacted by SB 131 and exempts rezoning actions that implement an approved Housing Element. However, upon further review, City staff determined that the proposed rezoning site does not meet the criteria specified in the exemption. This is for the following reasons:

- PRC § 21080.085(b)(B) states that the exemption does not apply to a rezoning that would allow for construction to occur within the boundaries of any "natural and protected lands" as defined pursuant to Section 21067.5.
- The definition of "natural and protected lands" in Section 21067.5 includes the following language: "(l) On or within a 300-foot radius of, a wetland, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)."
- The definition of a wetland in the referenced USFWS manual is rather broad and applies to many aquatic features including the creek (Powers Creek) that is within 300 feet of the proposed rezoning site.

After determining the exemption was not applicable to the City's proposed rezoning action, City staff prepared a CEQA Initial Study (IS). The analysis in the IS determines that future development on the proposed rezoning site could result in potentially significant impacts without mitigation. As such, mitigation measures were included in the Initial Study to address potential impacts related to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and utilities and service systems. As discussed in each section of the IS requiring mitigation, with the implementation of the proposed mitigation measures, impacts of future development on the rezoning site would be less than significant. Therefore, it is recommended by City staff that a Mitigated Negative Declaration is the appropriate CEQA determination for the implementation of Housing Element Program HI-14.

As required by CEQA Guidelines Sections 15073(d) and 15105(b), the CEQA document prepared for the project was sent to the State Clearinghouse (SCH# 2025091327) for a 30-day circulation period. The circulation period began on 9/29/25 and ends on 10/28/25. As required by CEQA Guidelines Section 15072(a), a 'Notice of Intent to Adopt a Negative Declaration' was submitted to the State Clearinghouse, posted in 3 public places in the City, and filed with the County Clerk-Recorder's Office prior to the beginning of the circulation

period. The CEQA document was also posted on the City’s website prior to the beginning of the circulation period. No comments have been received on the Draft IS to date. The Draft IS (dated September 2025) is available on the City’s website at the link provided below. Also, see **Attachment 3** for the CEQA Mitigation, Monitoring, and Reporting Program.

<https://bluelake.ca.gov/wp-content/uploads/2025/09/20250926-CEQA-DRAFT-IS-MND-HI-14-BlueLake.pdf>

Planning Commission Recommendation

The next step in the process for the implementation of Housing Element Program HI-14 is for the Planning Commission to make a recommendation to the City Council regarding adoption of a CEQA Mitigated Negative Declaration and amendment of Title 17 (Zoning) of the Blue Lake Municipal Code as follows:

- Addition of a new Section 17.20.070, Multi-Family or MF Combining Zone (see **Attachment 1**).
- Amendment of the Blue Lake Zoning Map, Section 17.12.050 (Zoning Map), to add the combining zone to assessor’s parcel number 025-201-023 (see **Attachment 2**).

Attachment 4 to this staff report is Draft Resolution No. 2-2025, which contains recommended language for the Planning Commission’s recommendation to the City Council for the implementation of Housing Element Program HI-14 and adoption of a CEQA Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program (see **Attachment 3**).

Remaining Steps to Achieve Substantial Compliance

On July 18, 2025, at the request of HCD, the City Planner submitted a letter outlining their opinion of the quickest possible timeline for the City to achieve substantial compliance with State Housing Law. Table 1 below is from the letter and provides the timeline for the implementation of Program HI-14 with the preparation of a CEQA Initial Study. Prior to submittal of the timeline by the City Planner, the City Council committed to HCD that the City will complete the actions necessary to achieve substantial compliance with State Housing Law by December 15, 2025.

Table 1. Implementation of Rezoning Action with CEQA Initial Study

Task	Timeline
Prepare CEQA Initial Study for rezoning action and circulate for 30-day comment period	Draft CEQA Initial Study prepared by late-August and 30-day comment period end in late-September
Planning Commission recommend adoption and application of Multi-Family (MF) Combining Zone to a site in the City (1 acre or larger)	October 20, 2025 Planning Commission meeting
City Council consider recommendation from Planning Commission and conduct first reading of ordinance	November 11, 2025 City Council meeting

Task	Timeline
City Council conduct second reading of ordinance	November 25, 2025 City Council meeting
File CEQA Notice of Determination	File with County Clerk-Recorder's Office by November 26, 2025
Submittal of ordinance to HCD	Submit by December 1, 2025
City of Blue Lake determined to be in substantial compliance with State Housing Law	HCD provide determination by January 2026

As outlined in Table 1, the remaining steps the City must complete to achieve substantial compliance with State Housing Law is for the City Council to hold public hearings, consider the recommendations from the Planning Commission, and complete the ordinance adoption process for the implementation of Housing Element Program HI-14.

ATTACHMENTS:

1. Draft Municipal Code Section 17.20.070 (Multi-Family or MF Combining Zone)
2. Existing and Proposed Zoning Maps
3. CEQA Mitigation, Monitoring, and Reporting Program
4. Draft Resolution No. 2-2025

Attachment 1

**Draft Municipal Code Section 17.20.070 (Multi-Family or MF
Combining Zone)**

Chapter 17.20 REGULATIONS FOR THE COMBINING OF ZONES AND FOR OPEN SPACE LANDS

17.20.010 General Regulations.

The regulations set forth in this chapter for each of the Combining Zones shall modify the regulations for the principal zones with which they are combined. All uses and regulations of the principal zone shall apply in the Combined Zone, except insofar as they are modified or augmented by the uses and regulations set forth in the Combining Zone regulations.

17.20.020 Planned Development or P-D Zone.

The purpose of the Planned Unit Development Combining Zone is to allow diversification in the relationships of various buildings, structures, and open spaces in planned building groups and the allowable heights of the buildings and structures, while ensuring substantial compliance to the zoning regulations and other provisions in order that the intent in requiring adequate standards related to the public health, safety, and general welfare, shall be observed without unduly inhibiting the advantages of modern large-scale site planning for residential, commercial, or industrial purposes. A site may be joined together with a combined zone permitting a planned unit development provided that the development complies with the following regulations.

- A. Uses. Any use or combination of uses which are so arranged or designed as to result in an overall development in conformity with the standards, intents and purposes of the Blue Lake General Plan may be permitted with a use permit. A P-D Zone may be combined with any of the R, C, M or A Zones.
- B. Development Plan. Applications for use permits for the development of land in Planned Development Zones shall be accompanied by a plan of the development. Such plan shall include a map or maps and such written material as may be required to show:
 - 1. Topography of the land at five-foot intervals; location of major existing trees and other major natural features.
 - 2. Proposed access, traffic and pedestrian ways.
 - 3. Lot design and easements.
 - 4. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses.
 - 5. Areas proposed for commercial uses, loading and off-street parking, multiple and single-family dwellings, and all other uses proposed to be established within the Zone.
 - 6. Proposed location of buildings on the land, including all dimensions necessary to indicate size of structure, setback and yard areas.
 - 7. Proposed landscaping, fencing and screening.

8. Provisions for drainage of surface waters, watercourses and sewage disposal plans.
 9. The application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the numbers of the various dwelling types proposed and the average net site area per dwelling unit for each dwelling type.
 10. Such other detailed elevations, plans and other information as may be required by the Planning Commission to enable it to evaluate adequately the proposed development and its impact upon the community.
- C. Conformity. All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses, except where the overall development will be improved by a deviation from such regulations. In all cases, each structure shall conform to the precise development plan, which shall be made a part of the approved use permit.
- D. Site Area. The site shall be at least two acres in area and shall have a frontage of at least 100 feet on a public street.
- E. Site Area Per Dwelling Unit. For the purpose of determining the number of dwelling units permitted in a P-D Zone, all street rights-of-way or equivalent private vehicular access ways and all area occupied by nonresidential uses other than community open space occupied by landscaping, natural vegetation or water, and available for the use of all residents of the P-D Zone shall be subtracted, and the remaining area shall be divided by the minimum site area per dwelling unit required in the zone with which the PD Zone is combined. The maximum number of units that would be permitted if the site were not in a PD Zone may be increased by not more than 10%.
- F. Open Space. In addition to the usable open space per dwelling unit required in the R-2 Zone and yards requiring adjoining walls with openings, a planned unit development containing dwellings shall include open space occupied by landscaping, natural vegetation or water, and available for the use of all residents of the P-D Zone, equal to not less than 10% of the minimum site area per dwelling unit in the zone with which the P-D Zone is combined times the number of dwelling units in the P-D Zone. The City Planning Commission shall require the appropriate location, development and provision for perpetual maintenance of the open space to serve the needs of residents of a planned unit.
- G. One-Family Dwelling Sites. The site of one-family dwelling shall comply with all of the requirements for the R1 Zone except that one-family dwellings with no interior side yards shall be permitted on interior lots not less than 30 feet in width and 2,500 square feet in area, with a basic floor area not exceeding 100% of the site area. The minimum side yard on the street side of a corner lot that is the site of a one-family dwelling with no interior side yard shall be 12 feet, the minimum site width shall be 42 feet, and the basic floor area shall not exceed 75% of the site area.
- H. Use Permit Required. No zoning shall be issued for any site in a P-D Zone until a use permit for the entire P-D Zone has been granted in accord with the provisions of Chapter **17.28**.

- I. Development Completion Period. Use permits may specify a development completion period of not more than three years, and provide for reversion to prior zoning classification unless an extension has been granted.
- J. Action by Commission. In taking action, the Commission may deny a permit, may grant a permit as submitted or may grant a permit subject to additional conditions.
- K. Public Hearings. No public hearing need be held, provided that no zoning amendment is required; provided, however, that a hearing may be held by the Commission in any case when it deems such hearing to be necessary in the public interest. Such a public hearing shall be held by publishing notice thereof at least 10 days prior to the hearing in a newspaper of general circulation printed and published in the City of Blue Lake.
- L. Development Subject to Conditions. Any planned unit development, as authorized, shall be subject to all conditions imposed, and shall be excepted from other provisions of this chapter only to the extent specified in the permit.
- M. Appeals. Appeals shall be governed by Section **17.28.050** of this title.
- N. Revocation of Permit. A planned unit development permit may be revoked in any case where the conditions of such permit have not been or are not being complied with, in which case the Commission shall give the permittee notice of intention to revoke such permit at least 10 days prior to review of the permit by the Commission. After conclusion of such review, the Commission may revoke such permit if the Commission finds that a violation in fact exists and has not been remedied prior to such hearing.
- O. Other Regulations.
 - 1. Off-street parking as prescribed in Section **17.24.100**.
 - 2. Off-street loading as prescribed in Section **17.24.110**.
 - 3. Signs as prescribed in Section **17.24.120**.

17.20.030 (Reserved)

17.20.040 Special Density or D Combining Zone.

The Special Density or D Combining Zone and subzones thereunder are intended to be combined with any principal zone where density is not specified, or where sound and orderly planning indicate that the density of that zone be modified.

- A. Applicability. The following regulations shall apply in any zone which is combined with the D Combining Zone in lieu of the lot area requirements normally applicable. In no case shall the D Combining Zone be applied so as to allow the creation of lots smaller than the minimum lot size specified by the principal zone.

B. Density.

D-3	One dwelling unit per 3,000 sq. ft. of lot area
D-4	One dwelling unit per 4,000 sq. ft. of lot area
D-5	One dwelling unit per 5,000 sq. ft. of lot area
D-6	One dwelling unit per 6,000 sq. ft. of lot area
D-8	One dwelling unit per 8,000 sq. ft. of lot area
D-10	One dwelling unit per 10,000 sq. ft. of lot area
D-20	One dwelling unit per 20,000 sq. ft. of lot area
D-1 AC	One dwelling unit per acre of lot area
D-2½ AC	One dwelling unit per 2½ acres of lot area
D-5 AC	One dwelling unit per 5 acres of lot area

17.20.050 Open Space Lands.

Attached to the ordinance codified in this chapter is a map entitled "Open Space Element," reference to which is made for further particulars, and which areas as set forth thereon shall be known as "Open Space Lands."

- A. In Open Space Lands, no structure shall be erected nor shall vegetation be modified, altered, or destroyed, provided that: (1) upon application to the Planning Commission as provided in Section **17.28.030**, Use Permits, limited development for recreation, trails and picnic area may be permitted; (2) as to that area identified as number three on the map attached hereto, a City hall or any other municipal building shall be permitted without necessity for filing an application to the Planning Commission; (3) upon application to the Planning Commission, as provided in Sections **17.28.030** and **17.28.040**, a permit to engage in the activities mentioned in this section—i.e., erection of structures or modification, alteration or destruction of vegetation—may be granted if in the opinion of the Planning Commission the granting of the permit will not result in unreasonable alteration to the Open Space Lands.
- B. In those areas of Open Space Lands where there are presently existing structures, such as identified as number one and number two on the map attached hereto, nothing in this chapter shall restrict the present use thereof.

17.20.060 Historic Overlay or H Combining Zone.

The Historical Overlay or H Combining Zone is intended to be combined with any principal zone for the purpose of the preservation of historical features and character of a neighborhood or area of the City.

A. Designation of Landmark Sites and Historic Districts.

1. The City Council may by ordinance designate one or more areas containing a number of structures having special character or special historical, architectural, or aesthetic interest or value, and constituting distinct sections of the City, with the Historical Overlay Zone.

2. The Criteria for Designating Historical Zones specified in subsection L of this section shall be used as a guide in the evaluation and designation process.
 3. Each designating ordinance shall include a description of the characteristics of the historical area which justify its designation, and a list of any particular features that should be preserved, and shall specify the location and boundaries of the historical area.
 4. The property designated shall be subject to the controls and standards contained in this section. In addition, the property shall be subject to such further controls and standards as the Council finds necessary or desirable, including, but not limited to, façade, setback, and height controls.
 5. The Council may amend or rescind a designation only by ordinance, after Planning Commission and Council hearings as required for original designations.
- B. Initiation of Designation. Designation proceedings may be initiated by written application of the owner or owners of the property or by resolution of the Planning Commission or the City Council.
- C. Procedure. Except as otherwise provided in this section, the proceedings for Historical Overlay or H Zone are the same as for any other zoning of land.
- D. Exclusion from Zone on Showing of Hardship. If any affected property owner presents facts clearly demonstrating to the satisfaction of the Planning Commission or the City Council that inclusion of his or her property in an Historical Overlay or H Zone will work immediate and substantial hardship, the Planning Commission or the City Council may exclude the property from the Historical Overlay or H Zone.
- E. Hearing by Planning Commission.
1. Hearings shall be conducted in conformance with the standards of Section **17.28.010**.
 2. The Commission shall consider the degree of conformity of the proposed designation with the purposes and standards of this title and the General Plan.
- F. Designation by City Council. The City Council shall hold a public hearing as specified in Section **17.28.010(J)** to determine the matter.
- G. Notice of Designation by Council. When an Historical Overlay Zone has been designated by the Council, the City Clerk shall promptly notify the owners of the property included therein.
- H. Design Review Approval. Design review approval as set forth in Section **17.16.120** shall be required for all properties subject to the Historical Overlay Zone. In evaluating applications, the Planning Commission shall consider the Standards for Review set forth in Section **17.16.120**. None of the provisions of this title shall be used to prohibit the installation of solar heating and cooling devices on structures by the applicant; however, such equipment shall be subject to design review procedures.

- I. Showing of Hardship in Cases of Proposed Alterations or Construction. If the applicant presents facts clearly demonstrating to the satisfaction of the Planning Commission that failure to approve his or her application will work immediate and substantial hardship because of conditions peculiar to the particular structure or other feature involved, and not created by an act of the owner, the Commission may approve the application even though it does not meet the standards set forth in either the enabling or designating ordinance. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not justifiable hardships.
- J. Good Repair. The City of Blue Lake encourages all persons in actual charge or possession of property in a designated Historical Overlay Zone to keep the resource in good repair. The City shall provide information to property owners to aid them in obtaining loans and grants for rehabilitation.
- K. Appeals. Appeals from actions of the Planning Commission shall be governed by Section **17.28.050**.
- L. Criteria for Designating Historical Zones.
 - 1. Historical and Cultural Significance.
 - a. Are the structures particularly representative of a distinct historical period, type, style, region, or way of life?
 - b. Are they an example of a type of structure which was once common and is now rare?
 - c. Are the structures of greater age than most of their kind?
 - d. Are the structures connected in any way with someone who was famous, important, or a local personality?
 - e. Are the structures connected with a business or use which was once common but is now rare?
 - f. Is the architect or builder famous or well recognized?
 - 2. Architectural Significance.
 - a. Are construction materials used in an unusual, significant, or effective manner or style?
 - b. Is the overall effect of the design of the structures beautiful, or are its details beautiful or unusual?
 - c. Is the style of the structures unusual for its area, for Blue Lake, for California, or is it unusual for any place?
 - d. Do the structures contain original materials or workmanship which can be valued in themselves?

- e. Is the method of construction employed or the floor plans used ones which are unusual, ingenious, or significant?
 - f. Are the structures especially well-preserved or could they be restored to their former condition?
3. Neighborhood Setting.
- a. Are the structures particularly well-related to their sites or to existing buildings?
 - b. Do they express function or method of construction well?
 - c. Are the structures visible or accessible to the public?
 - d. Is the present setting appropriate (trees, walls, yard, etc.)?
 - e. Is the surrounding land use a significant factor in preservation of the structures?

17.20.070 Multi-Family or MF Zone

The Multi-Family or MF Combining Zone is intended to be combined with the Residential Multiple Family (R-3), Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PD-R) zones for the purpose of facilitating multi-family housing for a variety of income levels.

- A. **Applicability.** The following regulations shall apply in the R-3, MU, O, and PD-R zones, when combined with the MF Combining Zone in lieu of the requirements normally applicable.
- B. **Density.** A minimum of 16 dwelling units per acre (1 unit per 2,723 square feet of lot area) and a maximum of 20 dwelling units per acre (1 unit per 2,178 square feet of lot area), except as may be modified by State Density Bonus Law.
- C. **Percentage of Residential Development.** A minimum of 50 percent of the square footage in a mixed-use development shall be residential. A development shall not be precluded from providing 100 percent residential square footage due to the requirements of the principal zone.
- D. **No Discretionary Review Required.** Residential development in the MF Combining Zone shall be principally permitted and shall not require Site Plan Approval by the Planning Commission when at least 20 percent of the units are affordable to lower-income households.
- E. **Objective Design Standards.** New residential or mixed-use structures or additions/renovations to existing residential or mixed-use structures in the MF Combining Zone shall be subject to the objective design standards applicable to the principal zone.

Attachment 2

Existing and Proposed Zoning Maps

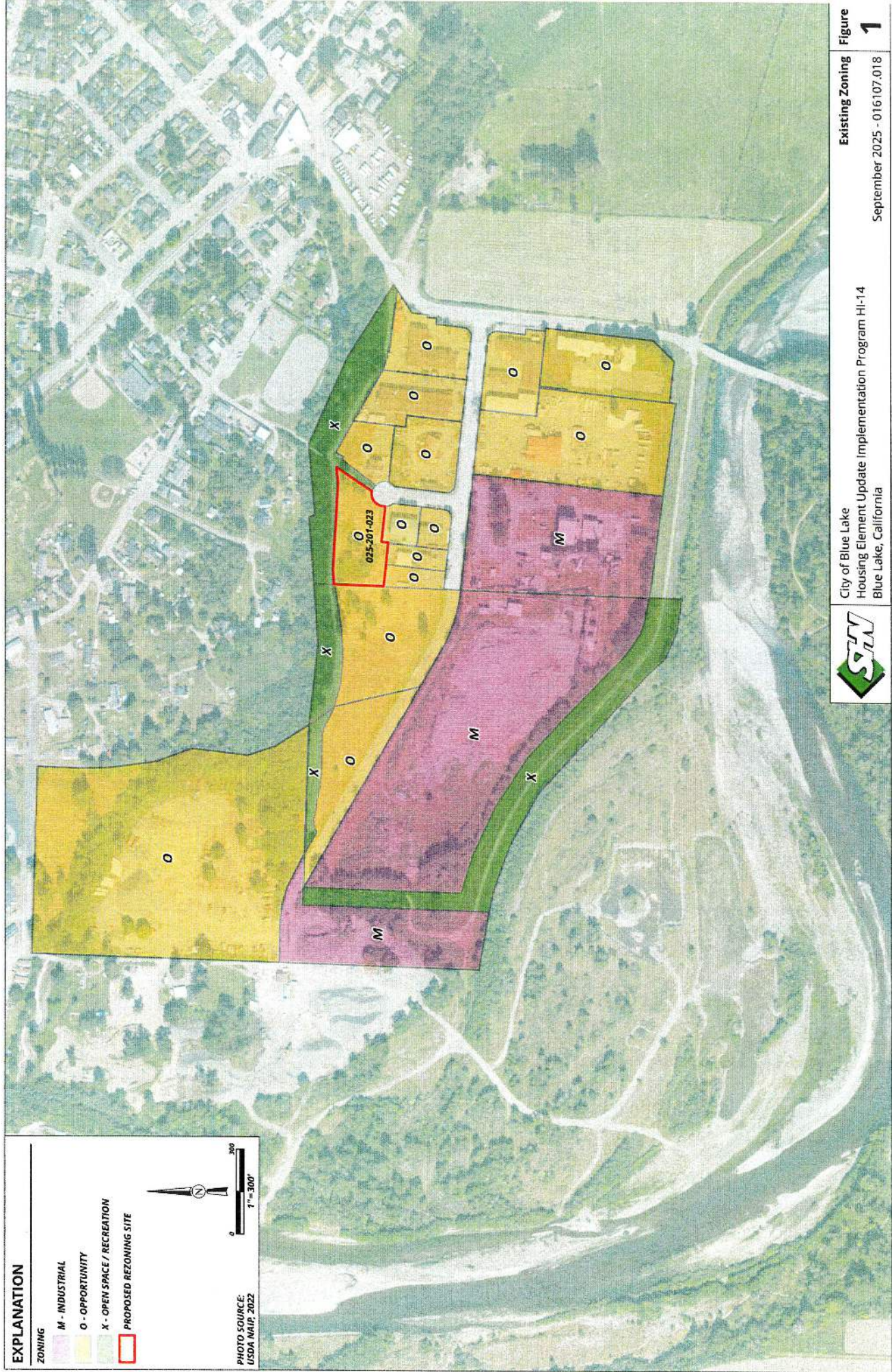
EXPLANATION

- ZONING
- M - INDUSTRIAL
 - O - OPPORTUNITY
 - X - OPEN SPACE / RECREATION
 - PROPOSED RETONING SITE



PHOTO SOURCE:
USDA NAIP, 2022

1" = 300'



City of Blue Lake
Housing Element Update Implementation Program HI-14
Blue Lake, California

Existing Zoning

September 2025 - 016107.018

Figure

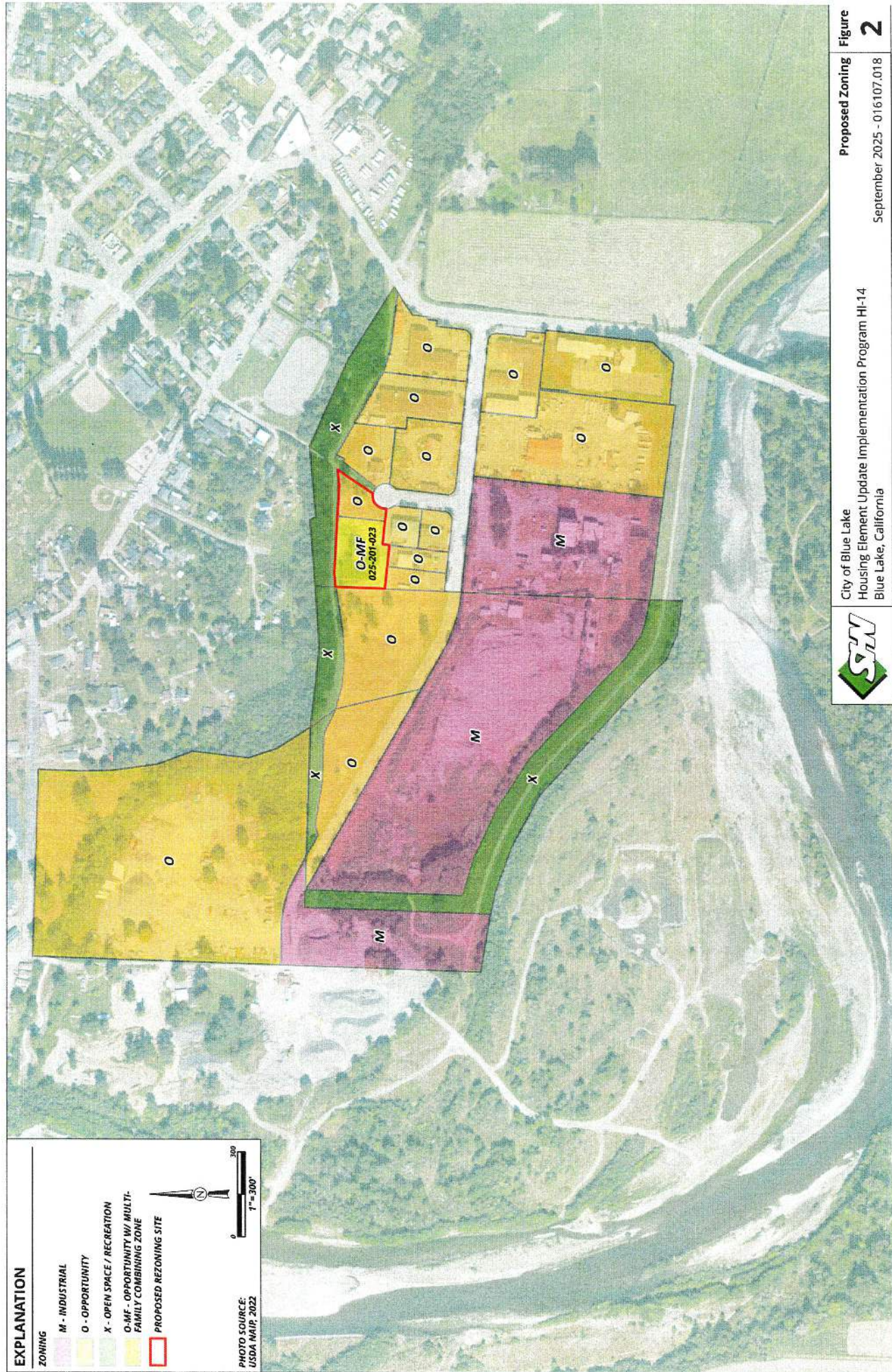
1

EXPLANATION

- ZONING**
- M - INDUSTRIAL
 - O - OPPORTUNITY
 - X - OPEN SPACE / RECREATION
 - O-MF - OPPORTUNITY W/ MULTI-FAMILY COMBINING ZONE
 - PROPOSED REZONING SITE



PHOTO SOURCE:
USDA NAIP, 2022



City of Blue Lake
Housing Element Update Implementation Program HI-14
Blue Lake, California

Proposed Zoning
September 2025 - 016107.018

Attachment 3

CEQA Mitigation, Monitoring, and Reporting Program

CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
Blue Lake 2019-2027 Housing Element Update - Implementation Program HI-14 (Multi-Family or MF Combining Zone)

Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Initials	Date	Verification Compliance	Remarks
Aesthetics								
The IS-MND does not identify significant effects or mitigation measures in this resource area.								
Agriculture and Forestry Resources								
The IS-MND does not identify significant effects or mitigation measures in this resource area.								
Air Quality								
The IS-MND does not identify significant effects or mitigation measures in this resource area.								
Biological Resources								
BIO-1: Pre-construction Special-status Plant Survey								
<ul style="list-style-type: none"> Prior to the commencement of ground disturbance and construction related activities, CDFW protocol-level botanical survey(s) shall be conducted within the blooming period(s) for the special-status plants with potential to occur on the rezoning site (including, but not limited to, Oregon goldthread, Pacific gilia, harlequin lotus, nodding semaphore grass, and maple-leaved checkerbloom). If any special-status plant species are observed within the rezoning site, they are to be avoided if possible. If avoidance is not possible, a qualified botanist shall prepare a Salvage-Relocation Plan in consultation with CDFW. The Plan must include annual monitoring requirements that address the duration of monitoring and the specific success criteria. It is anticipated that a potential relocation site would occur on City-owned property within the Powers Creek District. The Plan shall be prepared, reviewed by CDFW, and then implemented prior to the completion of construction related activities. 	Permittee and construction contractor responsibility prior to construction activities	Permittee and construction contractor responsibility prior to construction activities	City of Blue Lake Planning and CDFW	Less Than Significant				
BIO-2: Pre-construction Special-status Reptile and Amphibian Exclusion and Survey								
<p>Prior to the commencement of ground disturbance and construction related activities, exclusion fencing shall be installed between the development footprint and the Powers Creek riparian corridor. Fencing will be installed by construction personnel according to the following specifications:</p> <ul style="list-style-type: none"> Use a silt fence material (smooth plastic, not mesh) at least 2 feet high, stapled or otherwise securely adhered to wooden stakes for installation in the ground. With a biological monitor present to watch for reptiles and amphibians and turtle nests in the ground, trench and bury the bottom of the fencing at least 4 to 6 inches deep and/or use all-fiber wattles to weigh down the bottom of the fencing, preventing any gaps. Tilt the fence slightly toward Powers Creek and leave the top of the fence slightly bent over toward Powers Creek. 	Permittee and construction contractor responsibility prior to construction activities	Permittee and construction contractor responsibility prior to construction activities	City of Blue Lake Planning, CDFW, and USFWS	Less Than Significant				

**CEQA Mitigation, Monitoring, and Reporting Program (WIMRP)
Blue Lake 2019-2027 Housing Element Update - Implementation Program HI-14 (Multi-Family or MF Combining Zone)**

Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification Compliance	
					Initials	Date
<ul style="list-style-type: none"> Wrap the ends of the fence toward Powers Creek, disallowing reptile and amphibian access around the ends of the fencing and directing them back to Powers Creek. If construction fencing is used during development activities, place it inside the exclusion fence (between the exclusion fence and the work area). Fencing materials acquisition and installation will be the responsibility of the contractor, with guidance from a qualified biologist. Exclusion fencing will remain in place and be checked periodically (weekly at a minimum) for integrity until project construction is complete. If silt fencing is used between the development footprint and Powers Creek riparian corridor for stormwater management during construction, this may also be used as the reptile and amphibian exclusion fence. If there will be any gaps in the silt fence used for stormwater management, separate reptile and amphibian exclusion fencing must be installed to close the gap but not secured to the silt fence. Prior to the commencement of ground disturbance and construction activities, a Worker Environmental Awareness Training Program shall be conducted for all construction personnel to review the description, biology, and conservation measures to follow in case special-status reptiles and amphibians move into the site during construction. This should include prohibiting pets on the work site. <p>After exclusion fencing is installed and immediately prior to vegetation removal, ground disturbance, and/or equipment mobilization onto the development site, a CDFW-approved biologist shall conduct a pre-construction visual survey for special-status reptiles and amphibians. If no special-status reptiles or amphibians are observed, no further surveys or monitoring will be required. If special-status reptiles or amphibians are observed within the development footprint, the biologist shall coordinate with CDFW staff regarding relocation outside of the development site.</p>						
<p>BIO-3: Pre-Construction Nesting Bird Survey</p> <ul style="list-style-type: none"> In compliance with the Federal Migratory Bird Treaty Act, vegetation removal and ground disturbance should occur outside the nesting bird season to avoid potential impacts to nesting birds. The typical nesting season in the project area is between March 15 to August 31 annually. If vegetation removal and ground disturbance will commence during the nesting season, a qualified biologist shall conduct a nesting bird survey within seven calendar days prior to the commencement of construction related activities. If active nests (containing eggs or nestlings) are found, the biologist shall determine and assist the contractor in implementing an appropriate no-disturbance buffer around the nest(s). Once no-disturbance buffer(s) are in place, the biologist shall monitor the nest(s) on a weekly basis until they determine the nest(s) are no longer active. If construction activities cease for more than seven calendar days during the nesting season and further vegetation removal is to be done, an additional nesting bird survey shall be conducted by a qualified biologist prior to re-starting construction activities. 	<p>Permittee and construction contractor responsibility prior to construction activities and if construction activities cease for more than 7 days after the commencement of construction</p>	<p>Permittee and construction contractor responsibility prior to construction activities and if construction activities cease for more than 7 days after the commencement of construction</p>	<p>City of Blue Lake Planning, CDFW, and USFWS</p>	<p>Less Than Significant</p>		

CEQA Mitigation, Monitoring, and Reporting Program (MIMRP)
Blue Lake 2019-2027 Housing Element Update - Implementation Program HI-14 (Multi-Family or MF Combining Zone)

Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification Compliance	
					Initials	Date
Cultural Resources						
CUL-1: Cultural Monitoring Due to the density of known sites within the project area in the context of historically manipulated drainages, cultural monitoring shall be conducted by a professional archaeologist and tribal monitor during initial ground-disturbing activities as part of future development on the rezoning site. The professional archaeologist and tribal monitor shall be approved by the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria, and Wiyot Tribe. The project proponent and contractor are responsible for coordinating with the approved professional archaeologist and tribal monitor including providing the construction schedule and notification of the commencement of initial ground-disturbing activities.	Permittee and construction contractor responsibility during initial ground-disturbing activities	Permittee and construction contractor responsibility during initial ground-disturbing activities	City of Blue Lake Planning, Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of Rohnerville Rancheria	Less Than Significant		
Energy						
The IS-MND does not identify significant effects or mitigation measures in this resource area.						
Geology and Soils						
The IS-MND does not identify significant effects or mitigation measures in this resource area.						
Greenhouse Gas Emissions						
The IS-MND does not identify significant effects or mitigation measures in this resource area.						
Hazards and Hazardous Materials						
HAZ-1: Pre-Construction Characterization of Site Soils Due to legacy contamination above regulatory screening levels on a specific area of the proposed rezoning site, pre-construction characterization of site soils shall be conducted prior to the issuance of the building permit for future development to reduce potential impacts to future residents to a less than significant level. The pre-construction characterization shall comply with relevant regulations and occur in coordination with applicable regulatory agencies (e.g., DTSC, SWRCB, etc.) including submitting a sampling plan for review and approval. If the pre-construction characterization sampling indicates that contaminant levels are above residential screening levels, then remediation activities shall occur in compliance with relevant regulations and in coordination with applicable regulatory agencies including the submittal of a remediation plan for review and approval and the implementation of the approved remediation plan. Prior to the occupancy of the proposed buildings for any use (residential or mixed-use), clearances shall be received from the applicable regulatory agencies determining that the site is suitable for the proposed uses.	Permittee and construction contractor responsibility prior to issuance of the building permit and prior to occupancy if contaminant levels are determined to be above residential screening levels	Permittee and construction contractor responsibility prior to issuance of the building permit and prior to occupancy if contaminant levels are determined to be above residential screening levels	City of Blue Lake Building, Planning, and Engineering Departments, DTSC, and SWRCB	Less Than Significant		
HAZ-2: Soil and Groundwater Management Plan Due to past industrial use on the proposed rezoning site, a Soil and Groundwater Management Plan (SGMP) shall be developed and implemented during future	Permittee and construction contractor responsibility throughout construction activities	Permittee and construction contractor responsibility throughout construction activities	City of Blue Lake Building, Planning, and Engineering	Less Than Significant		

CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
Blue Lake 2019-2027 Housing Element Update - Implementation Program HI-14 (Multi-Family or MF Combining Zone)

Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification Compliance	
					Initials	Date
construction activity to reduce potential impacts to construction workers to a less than significant level. The SGMP should include a summary of planned development and earthwork, a summary of known and potential environmental conditions, and measures to address environmental impacts that may be encountered. The SGMP should also include provisions for health and safety, proper handling of soil, groundwater management measures, contingency measures, and construction best practices as they relate to potentially impacted soil and groundwater.			Departments, DTSC, and SWRCB			
Hydrology and Water Quality						
HYD-1: Phase II MS4 Permit Compliance Based on the size of the rezoning site (1-acre) and the allowable development potential (up to 20 residential units), compliance with the Phase II MS4 Permit requirements is required for the proposed project to reduce potential stormwater runoff impacts to a less than significant level. This requires that onsite stormwater management facilities be designed and constructed to be consistent with the Humboldt Low Impact Development Stormwater Manual (NCSG, 2021). Prior to issuance of the building permit for future development on the rezoning site, the project proponent shall submit a Stormwater Control Plan and Soil Report for review and approval by the City Engineer. The Plan shall demonstrate that the stormwater management facilities will have adequate capacity to percolate stormwater from the applicable design storm event. Prior to the occupancy of the proposed buildings for any use (residential or mixed-use), the project proponent shall receive verification from the City Engineer that the requirements of the Phase II MS4 Permit and Humboldt Low Impact Development Stormwater Manual have been met.	Permittee and construction contractor responsibility prior to issuance of the building permit and prior to occupancy	Permittee and construction contractor responsibility prior to issuance of the building permit and prior to occupancy	City of Blue Lake Building, Planning, and Engineering Departments	Less Than Significant		
Land Use and Planning						
Implementation of Mitigation Measures BIO-1 to BIO-3, CUL-1, HAZ-2, HYD-1, and UTL-1.	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, HYD-1, and UTL-1	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, HYD-1, and UTL-1	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, HYD-1, and UTL-1	Less Than Significant		
Mineral Resources						
The IS/MND does not identify significant effects or mitigation measures in this resource area.						
Noise						
The IS/MND does not identify significant effects or mitigation measures in this resource area.						
Population and Housing						
The IS/MND does not identify significant effects or mitigation measures in this resource area.						
Public Services						
The IS/MND does not identify significant effects or mitigation measures in this resource area.						

CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
Blue Lake 2019-2027 Housing Element Update - Implementation Program HI-14 (Multi-Family or MF Combining Zone)

Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Initials	Date	Verification Compliance Remarks
Recreation							
The IS/MND does not identify significant effects or mitigation measures in this resource area.							
Transportation							
The IS/MND does not identify significant effects or mitigation measures in this resource area.							
Tribal Cultural Resources							
Implementation of Mitigation Measure CUL-1.	Per CUL-1	Per CUL-1	City of Blue Lake Planning, Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of Rohnerville Rancheria	Less Than Significant			
Utilities and Service Systems							
Implementation of Mitigation Measures BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, and HYD-1. UTL-1: Wastewater System Development Impact Fees The project proponent shall be responsible for paying an impact fee for their fair share contribution for the planned improvements to the City's wastewater treatment plant (WWTP). The planned improvements will include electrical panel upgrades and the installation of two (2) 5 horsepower aerators, which are estimated to increase the capacity of the WWTP by one hundred eighty (180) residential equivalent units. The recommended calculation for determining a fair share contribution is provided below. <i>Total cost of WWTP improvements / Total number of additional REUs created = Fee for each REU of wastewater capacity needed for a project.</i> The project proponent shall pay the impact fee to the City prior to issuance of building permit(s).	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, and HYD-1 Permittee responsibility prior to issuance of building permit(s)	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, and HYD-1 Permittee responsibility prior to issuance of building permit(s)	City of Blue Lake Building, Planning, and Engineering Departments	Less Than Significant			
Wildfire							
The IS/MND does not identify significant effects or mitigation measures in this resource area.							
Mandatory Findings of Significance							
Implementation of Mitigation Measures BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, HYD-1, and UTL-1.	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, HYD-1, and UTL-1	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, HYD-1, and UTL-1	Per BIO-1 to BIO-3, CUL-1, HAZ-1, HAZ-2, HYD-1, and UTL-1	Less Than Significant			

Attachment 4

Draft Resolution No. 2-2025

RESOLUTION NO. 2-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE RECOMMENDING ADOPTION OF A DRAFT MITIGATED NEGATIVE DECLARATION, AMENDMENT OF TITLE 17 (ZONING) OF THE CITY OF BLUE LAKE MUNICIPAL CODE BY ADDING SECTION 17.20.070, MULTI-FAMILY OR MF COMBINING ZONE, AND AMENDING THE ZONING MAP TO APPLY THE MULTI-FAMILY COMBINING ZONE TO A 1-ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 025-201-023

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

A. Addition of a new Section 17.20.070, Multi-Family or MF Combining Zone, as set forth in Exhibit "A", attached hereto and made a part hereof;

B. Amendment of the Blue Lake Zoning Map, Section 17.12.050 (Zoning Map) of the Blue Lake Municipal Code, as set forth in Exhibit "B", attached hereto and made a part hereof; and

WHEREAS, a draft Initial Study-Mitigated Negative Declaration (IS-MND) has been prepared with respect to said project pursuant to the California Environmental Quality Act (CEQA), and all notices have been given with respect to said IS-MND (SCH# 2025091327); and

WHEREAS, after due notice of hearing, a public hearing was held at a regular meeting of the Blue Lake Planning Commission on October 20, 2025, to consider said project; and

WHEREAS, at said public hearing, due consideration was given to the proposed IS-MND and Mitigation, Monitoring, and Reporting Program, the environmental effect of the project, and any changes connected therewith. The Planning Commission reviewed and considered the whole record before it and found that there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment; and

WHEREAS, at said public hearing, due consideration was given to all oral and written comments regarding the project, and the Planning Commission concluded that the draft IS-MND should be approved, and Title 17 (Zoning) of the Blue Lake Municipal Code should be amended as hereinafter set forth.

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

1. The Planning Commission finds on the basis of the IS-MND and any comments received by the Planning Commission that there is not substantial evidence that the project will have a significant effect on the environment as mitigated and recommends adoption of the said IS-MND (SCH# 2025091327) and Mitigation, Monitoring, and Reporting Program.

RESOLUTION NO. 2-2025

2. The Planning Commission finds that the proposed amendments to Title 17 (Zoning) of the Blue Lake Municipal Code are 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 the amendment of Title 17 (Zoning) of the Blue Lake Municipal Code as follows:

A. Addition of a new Section 17.20.070, Multi-Family or MF Combining Zone, as set forth in Exhibit "A", attached hereto and made a part hereof;

B. Amendment of the Blue Lake Zoning Map, Section 17.12.050 (Zoning Map) of the Blue Lake Municipal Code, as set forth in Exhibit "B", attached hereto and made a part hereof; and

4. The reasons for this recommendation are set forth in the staff report and minutes of October 20, 2025, 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 20th day of October 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Chairman, Planning Commission,
City of Blue Lake

ATTEST:

Secretary, Planning Commission

EXHIBIT "A"
To Resolution No. 2-2025

Chapter 17.20 REGULATIONS FOR THE COMBINING OF ZONES AND FOR OPEN SPACE LANDS

17.20.010 General Regulations.

The regulations set forth in this chapter for each of the Combining Zones shall modify the regulations for the principal zones with which they are combined. All uses and regulations of the principal zone shall apply in the Combined Zone, except insofar as they are modified or augmented by the uses and regulations set forth in the Combining Zone regulations.

17.20.020 Planned Development of P-D Zone.

The purpose of the Planned Unit Development Combining Zone is to allow diversification in the relationships of various buildings, structures, and open spaces in planned building groups and the allowable heights of the buildings and structures, while ensuring substantial compliance to the zoning regulations and other provisions in order that the intent in requiring adequate standards related to the public health, safety, and general welfare, shall be observed without unduly inhibiting the advantages of modern large-scale site planning for residential, commercial, or industrial purposes. A site may be joined together with a combined zone permitting a planned unit development provided that the development complies with the following regulations.

- A. Uses. Any use or combination of uses which are so arranged or designed as to result in an overall development in conformity with the standards, intents and purposes of the Blue Lake General Plan may be permitted with a use permit. A P-D Zone may be combined with any of the R, C, M or A Zones.
- B. Development Plan. Applications for use permits for the development of land in Planned Development Zones shall be accompanied by a plan of the development. Such plan shall include a map or maps and such written material as may be required to show:
 - 1. Topography of the land at five-foot intervals; location of major existing trees and other major natural features.
 - 2. Proposed access, traffic and pedestrian ways.
 - 3. Lot design and easements.
 - 4. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses.
 - 5. Areas proposed for commercial uses, loading and off-street parking, multiple and single-family dwellings, and all other uses proposed to be established within the Zone.
 - 6. Proposed location of buildings on the land, including all dimensions necessary to indicate size of structure, setback and yard areas.

EXHIBIT "A"
To Resolution No. 2-2025

7. Proposed landscaping, fencing and screening.
 8. Provisions for drainage of surface waters, watercourses and sewage disposal plans.
 9. The application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the numbers of the various dwelling types proposed and the average net site area per dwelling unit for each dwelling type.
 10. Such other detailed elevations, plans and other information as may be required by the Planning Commission to enable it to evaluate adequately the proposed development and its impact upon the community.
- C. Conformity. All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses, except where the overall development will be improved by a deviation from such regulations. In all cases, each structure shall conform to the precise development plan, which shall be made a part of the approved use permit.
- D. Site Area. The site shall be at least two acres in area and shall have a frontage of at least 100 feet on a public street.
- E. Site Area Per Dwelling Unit. For the purpose of determining the number of dwelling units permitted in a P-D Zone, all street rights-of-way or equivalent private vehicular access ways and all area occupied by nonresidential uses other than community open space occupied by landscaping, natural vegetation or water, and available for the use of all residents of the P-D Zone shall be subtracted, and the remaining area shall be divided by the minimum site area per dwelling unit required in the zone with which the PD Zone is combined. The maximum number of units that would be permitted if the site were not in a PD Zone may be increased by not more than 10%.
- F. Open Space. In addition to the usable open space per dwelling unit required in the R-2 Zone and yards requiring adjoining walls with openings, a planned unit development containing dwellings shall include open space occupied by landscaping, natural vegetation or water, and available for the use of all residents of the P-D Zone, equal to not less than 10% of the minimum site area per dwelling unit in the zone with which the P-D Zone is combined times the number of dwelling units in the P-D Zone. The City Planning Commission shall require the appropriate location, development and provision for perpetual maintenance of the open space to serve the needs of residents of a planned unit.
- G. One-Family Dwelling Sites. The site of one-family dwelling shall comply with all of the requirements for the R1 Zone except that one-family dwellings with no interior side yards shall be permitted on interior lots not less than 30 feet in width and 2,500 square feet in area, with a basic floor area not exceeding 100% of the site area. The minimum side yard on the street side of a corner lot that is the site of a one-family dwelling with no interior side yard shall be 12 feet, the minimum site width shall be 42 feet, and the basic floor area shall not exceed 75% of the site area.

EXHIBIT "A"
To Resolution No. 2-2025

- H. Use Permit Required. No zoning shall be issued for any site in a P-D Zone until a use permit for the entire P-D Zone has been granted in accord with the provisions of Chapter **17.28**.
- I. Development Completion Period. Use permits may specify a development completion period of not more than three years, and provide for reversion to prior zoning classification unless an extension has been granted.
- J. Action by Commission. In taking action, the Commission may deny a permit, may grant a permit as submitted or may grant a permit subject to additional conditions.
- K. Public Hearings. No public hearing need be held, provided that no zoning amendment is required; provided, however, that a hearing may be held by the Commission in any case when it deems such hearing to be necessary in the public interest. Such a public hearing shall be held by publishing notice thereof at least 10 days prior to the hearing in a newspaper of general circulation printed and published in the City of Blue Lake.
- L. Development Subject to Conditions. Any planned unit development, as authorized, shall be subject to all conditions imposed, and shall be excepted from other provisions of this chapter only to the extent specified in the permit.
- M. Appeals. Appeals shall be governed by Section **17.28.050** of this title.
- N. Revocation of Permit. A planned unit development permit may be revoked in any case where the conditions of such permit have not been or are not being complied with, in which case the Commission shall give the permittee notice of intention to revoke such permit at least 10 days prior to review of the permit by the Commission. After conclusion of such review, the Commission may revoke such permit if the Commission finds that a violation in fact exists and has not been remedied prior to such hearing.
- O. Other Regulations.
 - 1. Off-street parking as prescribed in Section **17.24.100**.
 - 2. Off-street loading as prescribed in Section **17.24.110**.
 - 3. Signs as prescribed in Section **17.24.120**.

17.20.030 (Reserved)

17.20.040 Special Density or D Combining Zone.

The Special Density or D Combining Zone and subzones thereunder are intended to be combined with any principal zone where density is not specified, or where sound and orderly planning indicate that the density of that zone be modified.

EXHIBIT "A"
To Resolution No. 2-2025

- A. Applicability. The following regulations shall apply in any zone which is combined with the D Combining Zone in lieu of the lot area requirements normally applicable. In no case shall the D Combining Zone be applied so as to allow the creation of lots smaller than the minimum lot size specified by the principal zone.
- B. Density.

D-3	One dwelling unit per 3,000 sq. ft. of lot area
D-4	One dwelling unit per 4,000 sq. ft. of lot area
D-5	One dwelling unit per 5,000 sq. ft. of lot area
D-6	One dwelling unit per 6,000 sq. ft. of lot area
D-8	One dwelling unit per 8,000 sq. ft. of lot area
D-10	One dwelling unit per 10,000 sq. ft. of lot area
D-20	One dwelling unit per 20,000 sq. ft. of lot area
D-1 AC	One dwelling unit per acre of lot area
D-2½ AC	One dwelling unit per 2½ acres of lot area
D-5 AC	One dwelling unit per 5 acres of lot area

17.20.050 Open Space Lands.

Attached to the ordinance codified in this chapter is a map entitled "Open Space Element," reference to which is made for further particulars, and which areas as set forth thereon shall be known as "Open Space Lands."

- A. In Open Space Lands, no structure shall be erected nor shall vegetation be modified, altered, or destroyed, provided that: (1) upon application to the Planning Commission as provided in Section **17.28.030**, Use Permits, limited development for recreation, trails and picnic area may be permitted; (2) as to that area identified as number three on the map attached hereto, a City hall or any other municipal building shall be permitted without necessity for filing an application to the Planning Commission; (3) upon application to the Planning Commission, as provided in Sections **17.28.030** and **17.28.040**, a permit to engage in the activities mentioned in this section—i.e., erection of structures or modification, alteration or destruction of vegetation—may be granted if in the opinion of the Planning Commission the granting of the permit will not result in unreasonable alteration to the Open Space Lands.
- B. In those areas of Open Space Lands where there are presently existing structures, such as identified as number one and number two on the map attached hereto, nothing in this chapter shall restrict the present use thereof.

17.20.060 Historic Overlay or H Combining Zone.

The Historical Overlay or H Combining Zone is intended to be combined with any principal zone for the purpose of the preservation of historical features and character of a neighborhood or area of the City.

EXHIBIT "A"
To Resolution No. 2-2025

- A. Designation of Landmark Sites and Historic Districts.
 - 1. The City Council may by ordinance designate one or more areas containing a number of structures having special character or special historical, architectural, or aesthetic interest or value, and constituting distinct sections of the City, with the Historical Overlay Zone.
 - 2. The Criteria for Designating Historical Zones specified in subsection L of this section shall be used as a guide in the evaluation and designation process.
 - 3. Each designating ordinance shall include a description of the characteristics of the historical area which justify its designation, and a list of any particular features that should be preserved, and shall specify the location and boundaries of the historical area.
 - 4. The property designated shall be subject to the controls and standards contained in this section. In addition, the property shall be subject to such further controls and standards as the Council finds necessary or desirable, including, but not limited to, façade, setback, and height controls.
 - 5. The Council may amend or rescind a designation only by ordinance, after Planning Commission and Council hearings as required for original designations.
- B. Initiation of Designation. Designation proceedings may be initiated by written application of the owner or owners of the property or by resolution of the Planning Commission or the City Council.
- C. Procedure. Except as otherwise provided in this section, the proceedings for Historical Overlay or H Zone are the same as for any other zoning of land.
- D. Exclusion from Zone on Showing of Hardship. If any affected property owner presents facts clearly demonstrating to the satisfaction of the Planning Commission or the City Council that inclusion of his or her property in an Historical Overlay or H Zone will work immediate and substantial hardship, the Planning Commission or the City Council may exclude the property from the Historical Overlay or H Zone.
- E. Hearing by Planning Commission.
 - 1. Hearings shall be conducted in conformance with the standards of Section **17.28.010**.
 - 2. The Commission shall consider the degree of conformity of the proposed designation with the purposes and standards of this title and the General Plan.
- F. Designation by City Council. The City Council shall hold a public hearing as specified in Section **17.28.010(J)** to determine the matter.
- G. Notice of Designation by Council. When an Historical Overlay Zone has been designated by the Council, the City Clerk shall promptly notify the owners of the property included therein.

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- H. Design Review Approval. Design review approval as set forth in Section **17.16.120** shall be required for all properties subject to the Historical Overlay Zone. In evaluating applications, the Planning Commission shall consider the Standards for Review set forth in Section **17.16.120**. None of the provisions of this title shall be used to prohibit the installation of solar heating and cooling devices on structures by the applicant; however, such equipment shall be subject to design review procedures.
- I. Showing of Hardship in Cases of Proposed Alterations or Construction. If the applicant presents facts clearly demonstrating to the satisfaction of the Planning Commission that failure to approve his or her application will work immediate and substantial hardship because of conditions peculiar to the particular structure or other feature involved, and not created by an act of the owner, the Commission may approve the application even though it does not meet the standards set forth in either the enabling or designating ordinance. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not justifiable hardships.
- J. Good Repair. The City of Blue Lake encourages all persons in actual charge or possession of property in a designated Historical Overlay Zone to keep the resource in good repair. The City shall provide information to property owners to aid them in obtaining loans and grants for rehabilitation.
- K. Appeals. Appeals from actions of the Planning Commission shall be governed by Section **17.28.050**.
- L. Criteria for Designating Historical Zones.
 - 1. Historical and Cultural Significance.
 - a. Are the structures particularly representative of a distinct historical period, type, style, region, or way of life?
 - b. Are they an example of a type of structure which was once common and is now rare?
 - c. Are the structures of greater age than most of their kind?
 - d. Are the structures connected in any way with someone who was famous, important, or a local personality?
 - e. Are the structures connected with a business or use which was once common but is now rare?
 - f. Is the architect or builder famous or well recognized?
 - 2. Architectural Significance.
 - a. Are construction materials used in an unusual, significant, or effective manner or style?

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- b. Is the overall effect of the design of the structures beautiful, or are its details beautiful or unusual?
 - c. Is the style of the structures unusual for its area, for Blue Lake, for California, or is it unusual for any place?
 - d. Do the structures contain original materials or workmanship which can be valued in themselves?
 - e. Is the method of construction employed or the floor plans used ones which are unusual, ingenious, or significant?
 - f. Are the structures especially well-preserved or could they be restored to their former condition?
3. Neighborhood Setting.
- a. Are the structures particularly well-related to their sites or to existing buildings?
 - b. Do they express function or method of construction well?
 - c. Are the structures visible or accessible to the public?
 - d. Is the present setting appropriate (trees, walls, yard, etc.)?
 - e. Is the surrounding land use a significant factor in preservation of the structures?

17.20.070 Multi-Family or MF Zone

The Multi-Family or MF Combining Zone is intended to be combined with the Residential Multiple Family (R-3), Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PD-R) zones for the purpose of facilitating multi-family housing for a variety of income levels.

- A. **Applicability.** The following regulations shall apply in the R-3, MU, O, and PD-R zones, when combined with the MF Combining Zone in lieu of the requirements normally applicable.
- B. **Density.** A minimum of 16 dwelling units per acre (1 unit per 2,723 square feet of lot area) and a maximum of 20 dwelling units per acre (1 unit per 2,178 square feet of lot area), except as may be modified by State Density Bonus Law.
- C. **Percentage of Residential Development.** A minimum of 50 percent of the square footage in a mixed-use development shall be residential. A development shall not be precluded from providing 100 percent residential square footage due to the requirements of the principal zone.

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- D. No Discretionary Review Required. Residential development in the MF Combining Zone shall be principally permitted and shall not require Site Plan Approval by the Planning Commission when at least 20 percent of the units are affordable to lower-income households.
- E. Objective Design Standards. New residential or mixed-use structures or additions/renovations to existing residential or mixed-use structures in the MF Combining Zone shall be subject to the objective design standards applicable to the principal zone.

EXPLANATION

ZONING

- M - INDUSTRIAL
- O - OPPORTUNITY
- X - OPEN SPACE / RECREATION
- PROPOSED REZONING SITE



0 300'

1" = 300'

PHOTO SOURCE:
USDA NAIP, 2022

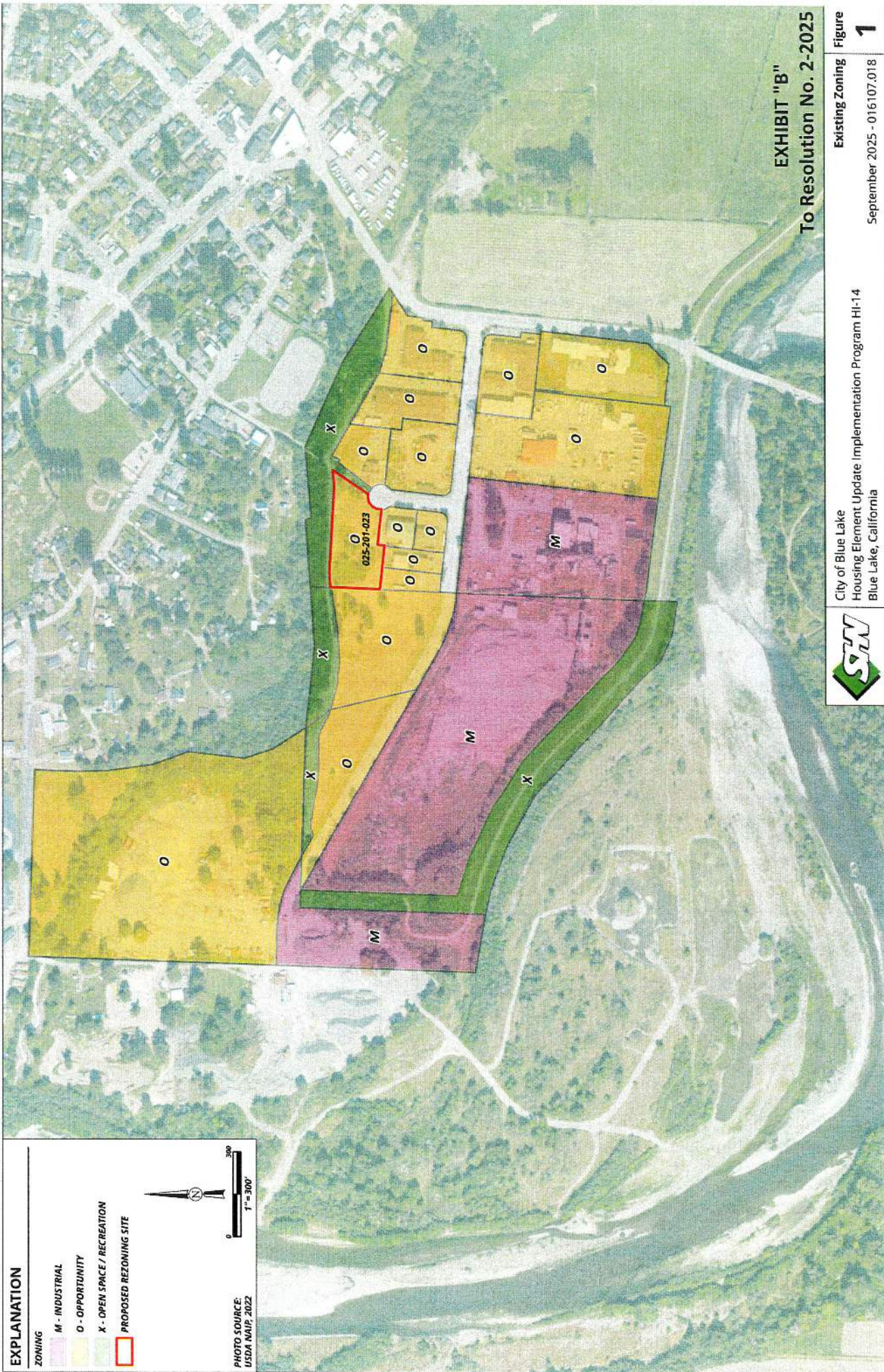


EXHIBIT "B"

To Resolution No. 2-2025

Existing Zoning

City of Blue Lake
Housing Element Update Implementation Program HI-14
Blue Lake, California



Figure

1

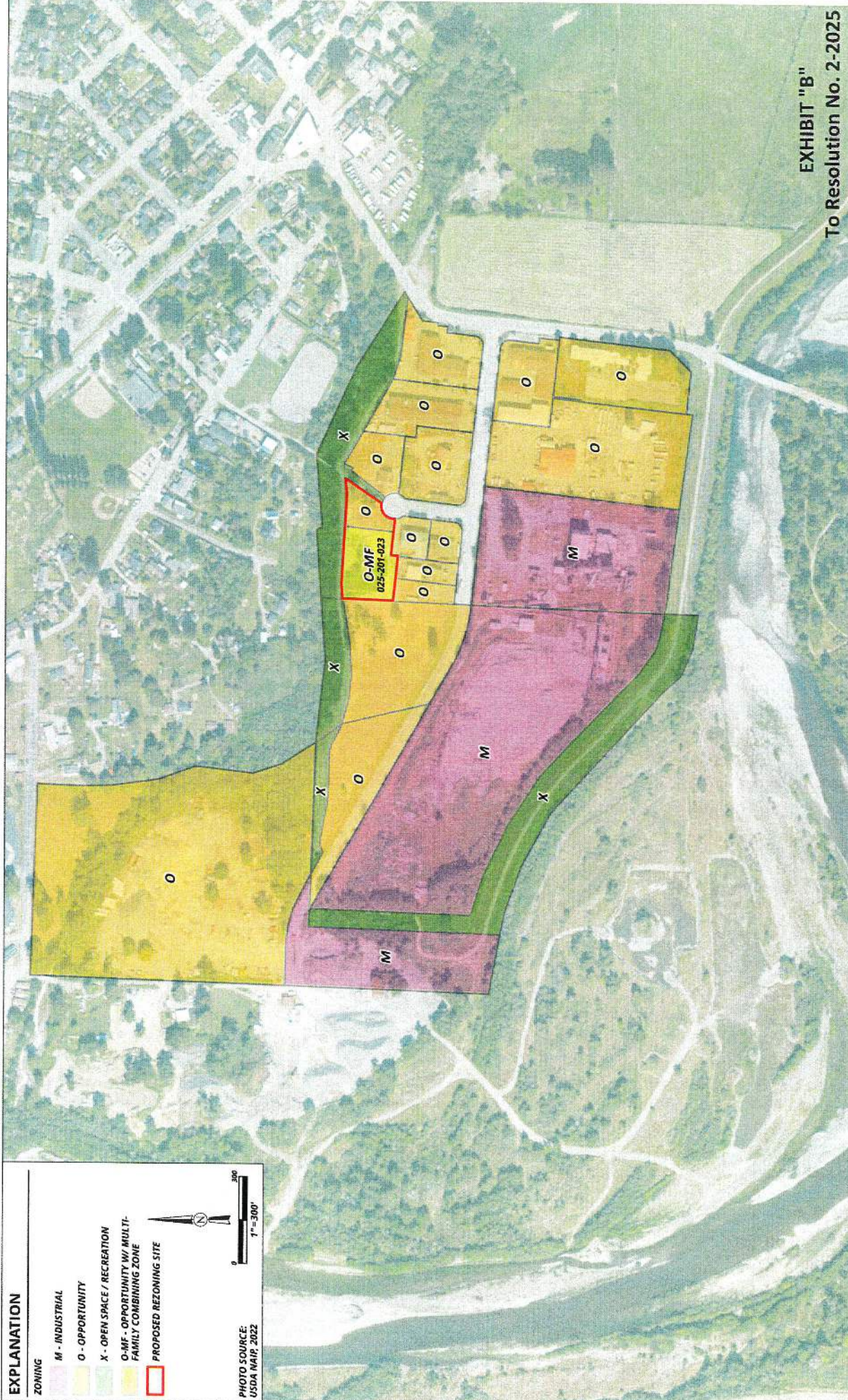
September 2025 - 016107.018

EXPLANATION

- ZONING
- M - INDUSTRIAL
- O - OPPORTUNITY
- X - OPEN SPACE / RECREATION
- O-MF - OPPORTUNITY W/ MULTI-FAMILY COMBINING ZONE
- PROPOSED RETZONING SITE



PHOTO SOURCE:
USDA NAIR, 2022



City of Blue Lake
Housing Element Update Implementation Program HI-14
Blue Lake, California



Proposed Zoning
September 2025 - 016107.018
Figure
2