



**CITY OF LAKEPORT  
PLANNING COMMISSION  
January 13, 2016**

**MINUTES**

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**CALL MEETING TO ORDER AND ROLL CALL:** Chairman Gayner called the meeting to order at 5:00 p.m., with Commissioners Wicks, Russell, Kauper, and Taylor present. Also present were Community Development Director, Kevin Ingram; Associate Planner, Dan Chance; and Administrative Specialist, Linda Sobieraj.

**ACCEPTANCE OF AGENDA:** A motion was made by Commissioner Taylor, seconded by Commissioner Russell, and unanimously carried by voice vote (5-0) to approve the agenda as posted.

**CONSENT AGENDA:** A motion was made by Commissioner Kauper to accept the minutes as posted; seconded by Commissioner Taylor, and unanimously carried by voice vote (5-0) to accept consent agenda item A with the minor change on page 7, paragraph 3. (Minutes from the regular Planning Commission meeting of September 9, 2015).

**REGULAR AGENDA:**

**Annual Election of Planning Commission Officers**

Commissioner Russell moved to nominate Commissioner Wicks as Chairperson, Commissioner Taylor as Vice Chairperson of the City of Lakeport Planning Commission for calendar year 2016, and Kevin Ingram, Community Development Director as Secretary. Motion was seconded by Commissioner Taylor.

The vote was called and was as follows:

AYES: Commissioner Taylor, Wicks, Russell, Kauper, and Chair Gayner (5-0)

NOES: None

ABSENT: None

**Ray Somberg – GPA 15-02, GPA 15-03, ZC 15-02, ZC 15-03, PM 15-01 & ER 15-03**

Associate Planner Dan Chance presented the staff report for the project.

Steve Bellah with Conser Land Surveying and applicant Ray Somberg spoke in favor of the project.

Project Condition Agreement #3 was amended by consensus to read, "A note shall be placed on the final map indicating a 20' setback from the **1,320' elevation of** the open channel traversing parcel 2 and 3."

Condition #21 was altered, and it was agreed by consensus to read, "Include stop sign and painted striping at the intersection of Queen Ann Way and S. Main Street, prior to the recordation of the final map.

Motions were made as follows:

**Mitigated Negative Declaration Approval**

Commissioner Gayner moved that the Planning Commission find that on the basis of the Initial Study ER 14-01 prepared by the Community Development Department that the Parcel Map, Zone Change and General Plan Change as applied for by Ray Somberg will not have a significant effect on the environment and, therefore, recommend to the City Council that it approve a Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act. Motion was seconded by Commissioner Taylor and unanimously carried by voice vote (5-0).

**Tentative Parcel Map Approval**

Commissioner Russell moved that the Planning Commission find that the tentative parcel map applied for by Ray Somberg on property located at 1930 South Main Street and 10 Queen Ann Way, is in conformity with the provisions of the California Subdivision Map Act and Chapter 16 of the Lakeport Municipal Code and, upon that basis, approve said map subject to the project conditions of approval and as amended January 13, 2016. Motion was seconded by Commissioner Kauper and unanimously carried by voice vote (5-0).

**General Plan Change Approval**

Commissioner Taylor moved that the Planning Commission recommend that the City Council amend the Lakeport General Plan Amendments applied for by Ray Somberg for the property at 1930 South Main Street (GPA 15-02) changing from Resort Residential to Major Retail, as well as, the property at 10 Queen Way (GPA 15-03) changing from Resort Residential to Residential, subject to the findings listed in the staff report dated January 13, 2016. Motion was seconded by Commissioner Russell and unanimously carried by voice vote (5-0).

**Zone Change Approval**

Commissioner Gayner moved that the Planning Commission recommend that the City Council amend the Lakeport Zoning Ordinance applied for by Ray Somberg for the property at 1930 South Main Street (ZC 15-02) changing from Resort/High Density Residential, Planned Development (R-5,PD) to Major Retail (C-2), as well as, the property at 10 Queen Way (ZC 15-03) changing from Resort/High Density Residential, Planned Development (R-5,PD) to Low Density

Residential (R-1), subject to the findings listed in the staff report dated January 13, 2016. Motion was seconded by Commissioner Kauper and unanimously carried by voice vote (5-0).

**Planning Department and Planning Commission 2016 Goals and Work Program**

Community Development Director Ingram presented the memorandum introducing the Planning Department's and Planning Commission's Goals and Work Program for 2016.

**CORRESPONDENCE:**

Community Development Director Ingram briefed the Commission on planning projects that are pending.

**COMMENTS FROM STAFF AND COMMISSIONERS:**

Commissioner Taylor expressed his concerns regarding vacant commercial buildings that are not utilized and asked what the status was on the Hillside Honda building.

Chair Wicks reiterated his concerns about the traffic congestion on Eleventh Street.

**DISCUSS AND SET THE NEXT MEETING DATE:** It was agreed by consensus that the next meeting be held on Wednesday, February 10, 2016.

There being no further business, the meeting adjourned at 7:24 p.m.

Respectfully submitted,

KEVIN M. INGRAM  
Community Development Director

These are the summary Minutes of the Planning Commission meeting. A recorded tape of the meeting is available at the Community Development Department at Lakeport City Hall, 225 Park Street, Lakeport, California for a period of 30 days after the approval of these Minutes.