



**CITY OF LAKEPORT
PLANNING COMMISSION
REGULAR MEETING
April 11, 2018**

MINUTES

CALL MEETING TO ORDER AND ROLL CALL: Chairman Wicks called the meeting to order at 5:01 p.m. with Commissioners Green, Russell, and Knorr. Commissioner Froio was absent. 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 Green, to accept the agenda as posted; seconded by Commissioner Russell and unanimously carried by voice vote (4-0).

COMMUNICATIONS: Community Development Director Ingram advised there was no citizens input.

CONSENT AGENDA: Commissioner Green advised of a minor change on page 2 paragraph 9 of "principals" to "principles". A motion was made by Commissioner Green, to accept the minutes, seconded by Commissioner Knorr, and unanimously carried by voice vote (4-0). (Minutes from the Planning Commission meeting March 21, 2018).

REGULAR AGENDA:

AutoZone – AR 17-10 & CE 17-18

Associate Planner Chance briefed the Planning Commission regarding an application for an Architectural Design and Review and Categorical Exemption to allow for the construction of a 6,816 square foot commercial retail building on a vacant lot at 2033 S. Main Street.

Chance advised as part of the project the applicant proposed to dedicate a sixteen-foot portion of the northern property to the Lakeport Police Department to be used to install a fenced and secured parking area. Director Ingram stated the dedicated sixteen-foot area was at the request of the City in regards to what is currently part of the shared parking area.

Commissioner Knorr made reference to General Plan Objective ED 2, cited in the staff report and area as there is already an auto parts store in the shopping center. Ingram stated the City did not have any ordinances prohibiting more than one of the same types of businesses in one location.

Chair Wicks asked if a decision was made on the definition of frontage as it pertains to the signage. Director Ingram stated the project actually was different than previously discussed projects as it is in a shopping center and is subject to different signage standards per Planning Commission Resolution 58.

Public hearing opened at 5:42 p.m. Bob Eynck with RFE Engineering, consultant for applicant, answered questions regarding soil samples, location, geotechnical report, possible damage to asphalt from heavy equipment, landscaping, and lighting.

Closed hearing at 6:11 p.m.

Chair Wicks made referrent to the geotechnical report and had concerns pertaining to the need for such deep excavation and whether or not this issue was adequately addressed in the CEQA Initial Study.

Public hearing reopened at 6:13 p.m. Bob Eynck spoke and answered questions regarding ground water. Closed hearing at 6:14 p.m.

Categorical Exemption Approval

Commissioner Green moved that the Planning Commission find that AR 17-10 as applied for by AutoZone Parts, Inc. is categorically exempt pursuant to Section 15332 of the CEQA Guidelines. Seconded by Commissioner Knorr.

The vote was called and was as follows:

AYES: Commissioners Russell, Knorr, and Green (3-1)

NOES: Chair Wicks

ABSENT: None

Architectural and Design Review Approval

Commissioner Russell moved that the Planning Commission find that the Architectural and Design Review applied for by AutoZone Parts, Inc. on the property located at 2033 South Main Street does meet the requirements of Section 17.27.080 of the Lakeport Zoning Ordinance; consistent with the objectives and policies of the Lakeport General Plan; and subject to the project conditions of approval (Attachment B), and with the findings listed in the April 11, 2018, staff report. Seconded by Commissioner Green.

The vote was called and was as follows:

AYES: Commissioners Russell, Knorr, and Green (3-1)

NOES: Chair Wicks

ABSENT: None

General Plan Land Use Element Review

Director Ingram stated it would be best to open the public meeting to allow for a member of the public to comment on the Land Use Element Review that was discussed at the last meeting.

Chair Wicks asked for clarification on Policy 1.8 on Specific Plan Area regarding service commercial. Wicks asked if the Peckham Court is impacted. Ingram advised the Peckham Court would still remain valid but the area within the sphere of influence was stricken.

Chair Wicks called for a break at 6:31 p.m. Meeting resumed at 6:37 p.m.

Public hearing opened at 6:37 p.m. Suzanne Lyons, Lakeport Citizen, spoke regarding the General Plan update Program LU 5.1 Water System Master Plan.

Chair Wicks stated regarding Page 11, Policy 5.3 Revenue Sources, language using "redevelopment funds" should be stricken as well as any further mention of the same.

Wicks stated in Policy 5.4, where it states the City does not contain compliant water conservation measures, he asked if that were still true. Ingram advised in regards to the State's recently adopted Model Water Efficient Landscape Ordinance (MWELO) it is true. Ingram stated a water conservation ordinance has been discussed however there has not been one adopted.

Page 12, Policy LU 6.4 Sewer System Funding Sources recommended striking the language "including redevelopment tax".

Page 14, Policy LU 7.3 Planning Commissioners discussed potential funding source strategies that should be considered for the implementation of this policy.

Public hearing closed at 7:47 p.m.

CORRESPONDENCE:

Commissioner Russell asked regarding progress on the project at Lake County Cars.

Director Ingram advised the Commission of the General Plan Amendment and Zoning Inconsistencies and the public noticing and outreach staff was conducting for this item.

COMMENTS FROM STAFF AND COMMISSIONERS:

Director Ingram was asked to advise the Commission this section was not intended to be an open dialog but a chance to note the items to possibly be added to future agendas.

Commissioner Russell asked on the three items noted at the last meeting and if and when they will be added to a future meeting. Russell asked to review landscape requirements for projects. Ingram noted these items would likely show up on the agenda after June as the next couple of agendas will be full with development project proposals.

Wicks would like to add "Zero Scaping" to any future landscape development standards discussion.

Commissioner Green advised the county is reviewing cannabis regulations at its next Board of Supervisors meeting.

Wicks advised Junior Giants baseball will be starting and they are looking for adult volunteers.

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next meeting be held on Wednesday, May 9, 2018, meeting adjourned closed 7:57 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.