



**CITY OF LAKEPORT
PLANNING COMMISSION
SPECIAL MEETING
April 24, 2019
MINUTES**

CALL MEETING TO ORDER AND ROLL CALL: Chairman Green called the meeting to order at 5:30 p.m. with Commissioners Froio, Wicks, Driver, and Mitchell present. Also, present were Community Development Director, Kevin Ingram, Associate Planner Daniel Chance, and Administrative Specialist, Linda Sobieraj.

ACCEPTANCE OF AGENDA: Commissioner Wicks made a motion to accept the agenda as posted. Seconded by Commissioner Froio and unanimously carried by voice vote (5-0).

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

CONSENT AGENDA: Commissioner Froio advised of a correction to the minutes of March 13, 2019, first page, last paragraph should read "Commissioner Froio asked" not "Commissioner Mitchell asked". Commissioner Froio also advised of a change to the second paragraph 2 of the eCannabis Use Permit should read "Commissioner Froio asked why an ADA parking space was required for a delivery business. Associate Planner Chance advised, based on comments from the City Engineer, it was a requirement for the Americans with Disabilities Act."

A motion was made by Commissioner Wicks, to accept the minutes, as amended, seconded by Commissioner Driver and unanimously carried by voice vote (5-0). (Minutes from the Special Planning Commission of February 27, 2019, and Planning Commission meeting March 13, 2019).

REGULAR AGENDA:

John M. Hagan – AR 19-01 & CE 19-02

Associate Planner Chance briefed the Planning Commission on an application for an Architectural and Design Review that allows the redesign of a 1400 square foot building that would include changing the roof pitch, roof material, front facade, siding material and color of an existing building at 650 South Main Street. No signage is currently proposed with this project.

Public hearing opened at 5:30 p.m. Applicant John Hagan spoke regarding the project; answering questions regarding color, signage, parking, types of possible businesses, and sidewalk changes.

Chair Green advised under the Categorical Exemption Approval motion it should actually read **John M. Hagan** not **Lakeport Express**.

Commissioner Mitchell advised California doesn't abide by ADA and project condition information should instead reference the California Building Code. Chair Green asked for consensus to change Project Condition Agreement number three (3) to read as follows: "The Building Permit plans for the front sidewalks and entries shall address all California Regulations 2016 CBC Chapter 11.B requirements. All accessibility requirements shall be in place prior to the issuance of Building Permit Final." Approved by consensus.

Categorical exemption Approval

Commissioner Wicks moved that the Planning Commission find that AR 19-01 as applied for by John M. Hagan was categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines. Seconded by Commissioner Driver and carried by voice vote (5-0).

Architectural and Design Review Approval

Commissioner Wicks moved that the Planning Commission find that the Architectural and Design Review applied for by Joh M. Hagan, on property located at 650 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), as amended, and with the findings listed in the April 24,2019, staff report. Seconded by Commissioner Driver and carried by voice vote (5-0).

City of Lakeport – OA 18-02 & ER 18-02

Associate Planner Chance briefed the Commission on an application for a photovoltaic solar generation facilities and related structures at the City of Lakeport Waste Water Treatment facilities. Project Located at 695 Linda Lane, (APN 005-035-18).

Commissioner Wicks stated regarding the Initial Study page 9 in the analysis of the language, Response III a it doesn't show it listed as "Less Than Significant with Mitigation Incorporation" as it is shown in the matrix above it. Associate Planner Chance stated staff would add wording in the language consistent with the matrix.

Public hearing opened at 6:04 p.m. Closed with no comment at 6:05 p.m.

Mitigated Negative Declaration adoption

Commissioner Froio moved that the Planning Commission find that on the basis of the Initial Study ER 18-02 prepared by the Community Development Department that the construction of solar photovoltaic facility on a field at the City of Lakeport Wastewater Treatment facility at 695 Linda Lane as applied for by City of Lakeport will not have a significant effect on the environment and, therefore, adopt a Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act and as amended. Seconded by Commissioner Mitchell and carried by voice vote (5-0).

General Plan of Conformity

Commissioner Froio moved that the Planning Commission report that the construction of solar photovoltaic facilities on a field at the City of Lakeport Wastewater Treatment facility at 695 Linda Lane is in conformity with the Lakeport General Plan as noted in the staff report

dated April 24, 2019 and as amended. Seconded by Commissioner Mitchell and carried by voice vote (5-0).

City of Lakeport – OA 18-02 & ER 18-03

Associate Planner Chance briefed the Commission on an application for a photovoltaic solar generation facilities and related structures at the City of Lakeport Green Ranch Water Wells. Project Located at 1387 Scotts Valley Road, (APN 005-027-95).

Director Ingram stated this project was different than the Linda Lane project just previously considered as it is located in the jurisdiction of the County of Lake, however as it is a City initiated project the city maintains the lead agency status over the CEQA documents. Ingram stated the county does have certain rights through CEQA as a responsible agency. The County did make comments on the CEQA document and these comments have been incorporated into the Initial Study. It should be noted a General Plan of Conformity Report by the County of Lake will be required and said application will be submitted to the County following review by the Lakeport Planning Commission.

Public hearing opened at 6:17 p.m. Closed with no comment at 6:18 p.m.

Commissioner Wicks asked what the county's threshold was for per acre reduction of agriculture land. Director Ingram advised the location was considered unique farm land not prime agriculture land.

Chair Green stated on page 24 of the Initial Study under XVI Transportation / Traffic a & d shows a "Less Than Significant Impact" and wasn't sure why. Director Ingram advised they both should be listed as "No Impact" to reflect the analysis.

Director Ingram corrected the suggested motion for the Mitigated Negative Declaration adoption to read "Move that the Planning Commission find that on the basis of the Initial Study ER 18-02 prepared by the Community Development Department that the construction of solar photovoltaic facility on the City of Lakeport Water Well Site at 1387 Scotts Valley Road as applied for by City of Lakeport will not have a significant effect on the environment and, therefore, recommend that the Planning Commission adopt a Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act and as amended on April 24, 2019"

Mitigated Negative Declaration adoption

Commissioner Mitchell moved that the Planning Commission find that on the basis of the Initial Study ER 18-02 prepared by the Community Development Department that the construction of solar photovoltaic facility on the City of Lakeport Water Well Site at 1387 Scotts Valley Road as applied for by City of Lakeport will not have a significant effect on the environment and, therefore, recommend that the Planning Commission adopt a Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act and as amended on April 24, 2019. Seconded by Commissioner Froio and carried by voice vote (5-0).

General Plan of Conformity

Commissioner Mitchell moved that the Planning Commission report that the construction of solar photovoltaic facility on the City of Lakeport Water Well Site at 1387 Scotts Valley Road is

in conformity with the Lakeport General Plan as noted in the staff report dated April 24, 2019. Seconded by Commissioner Froio and carried by voice vote (5-0).

CORRESPONDENCE:

Commissioner Froio asked on an update for the progress on eCannabis.

Director Ingram advised the next Planning Commission meeting would include California High Class and Wine Country along with the addition of the Telecommunications Urgency Ordinance.

Chair Green asked for an update on the General Plan Zoning Inconsistencies. Director Ingram advised that it still needed to go to City Council for approval.

COMMENTS FROM STAFF AND COMMISSIONERS:

Director Ingram updated Commission of the public meetings held on Monday, March 18 and Thursday, April 18, 2019, in relation to a parks grant application to help with funding the development of new parklands along the lakefront. This would include the property of Natural High and small waterfront property at 910 S. Main Street. Ingram stated the next meeting is scheduled for Monday, May 13, 2019.

Ingram briefed the Commission the City's local Hazard Mitigation Plan, the progress of the Annexation application, and the Martin Street Apartment Project.

Commissioner Froio asked on an update regarding the Dollar General sign light. Director Ingram stated the lighting meets Lakeport Municipal Code standards.

Chair Green asked for an update on Big Daddy's and the paved pathway along Lakeport Boulevard. Associate Planner Chance advised the business owner bonded for the cost of this and other improvements and should be done in June

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next meeting be held on Wednesday, May 8, 2019, meeting adjourned closed 6:45 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.