



**CITY OF LAKEPORT
PLANNING COMMISSION
REGULAR MEETING
June 13, 2018**

MINUTES

CALL MEETING TO ORDER AND ROLL CALL: Chairman Wicks called the meeting to order at 5:03 p.m. with Commissioners Green, Russell, Froio, and Knorr present. Also present were Community Development Director, Kevin Ingram, and Administrative Specialist, Linda Sobieraj.

ACCEPTANCE OF AGENDA: A motion was made by Commissioner Green, to accept the agenda as posted; seconded by Commissioner Knorr and unanimously carried by voice vote (5-0).

COMMUNICATIONS: Community Development Director Ingram advised there was no citizens input. The request that was received was for an item already on the agenda.

CONSENT AGENDA: A motion was made by Commissioner Green, to accept the minutes, seconded by Commissioner Russell, and unanimously carried by voice vote (5-0). (Minutes from the Planning Commission meeting May 9, 2018).

REGULAR AGENDA:

Ralph Moody - Lot Line Adjustment LL 18-01 / CE 18-05

Commissioner Green recused himself at 5:03 p.m. as he resided on a property adjacent to the proposed project.

Director Ingram briefed the Commission on an application for a lot line to reconfigure lands between four (4) existing lots of record located at 1200 Armstrong Street, and 1201, 1209, 1265 Berry Street, and further described as APNs 025-093-16, 025-093-06, 025-093-07 and 025-093-14.

Public hearing opened at 5:12 p.m. Ken Caven, representative for the applicant spoke in favor of the application.

Curtis Wright, Lakeport resident, asked how this lot line would affect other residents on Berry Street. Director Ingram advised the current lot line adjustment was just a reconfiguration of the existing lines, there would be no improvements that would be required with the lot line adjustment.

Public hearing closed at 5:17 p.m.

Categorical Exemption Approval

Commissioner Russell moved that the Planning Commission find that the Lot Line Adjustment application LL 18-01 as applied for by Ralph Moody is categorically exempt from the California Environmental Quality Act pursuant to Section 15305(a) of the CEQA Guidelines. Seconded by Commissioner Knorr and carried by voice vote (4-0)

Lot Line Adjustment Approval

Commissioner Froio moved that the Planning Commission find that the Lot Line Adjustment application as applied for by Ralph Moody, for the properties located at 1201, 1209 & 1265 Berry Street and 1200 Armstrong Street does meet the requirements of Section 16.23.040 of the Subdivision Ordinance; the requirements of Section 17.04.060 A of the Zoning Ordinance; is consistent with the objectives and policies of the Lakeport General Plan; and grant the approval of LL 18-01, subject to the project conditions of approval and with the findings listed in the June 13, 2018 staff report. Seconded by Commissioner Knorr and carried by voice vote (4-0).

Commissioner Green returned at 5:21 p.m.

Rich Sauer – AR 18-02 CE 18-06

Director Ingram briefed the Commission on an application for an Architectural and Design Review and Categorical Exemption for a 1,050 square foot commercial metal shop building to support an existing automotive repair business at 1655 S. Main Street, APN 005-036-05.

Public hearing opened at 5:29 p.m. Richard Sauer, applicant spoke in regarding the project.

Wicks asked if any plumbing would be included and if the applicant intended to utilize any excessive fluids in the future. Mr. Sauer advised no. Green asked about ROW improvements in the future? Director Ingram noted that the Building Official calculated the projected cost of the proposed property improvements and concluded that they were below the threshold amount that would trigger a requirement for right-of-way improvements per the Lakeport Municipal Code.

Public hearing closed at 5:37 p.m.

Administrative Specialist Sobieraj provided additional information to the Planning Commission on how right-of-way building valuation amounts are calculated.

Public hearing reopened at 5:45 p.m. Applicant Richard Sauer spoke regarding the project. Public hearing closed at 5:48 p.m.

Categorical exemption Approval

Commissioner Knorr moved that the Planning Commission find that AR 18-02 as applied for by Transmission Exchange is categorically exempt pursuant to Sections 15303(c) and 15332 of the CEQA Guidelines. Seconded by Commissioner Russell and carried by voice vote. 5-0

Architectural and Design Review Approval

Commissioner Froio moved that the Planning Commission find that the Architectural and Design Review applied for by Transmission Exchange, on property located at 1665 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 June 13, 2018 staff report. Seconded by Commissioner Russell. Vote was called and approved by majority vote 4-1. (Commissioner Green opposed.)

Cellco Partnership dba Verizon Wireless – AR 18-01 / UP 18-02 & CE 18-03

Director Ingram briefed the Planning Commission on an application for a Use Permit and Architectural & Design Review to allow for the installation and operation of a new 82 foot high faux pine tree (monopine) Wireless Communication Facility (WCF) on a 30' x 40' with the leased area located to the rear of an existing commercial shopping center located at 818 Lakeport Boulevard (APN 025-472-05).

Commissioner Green stated in attachment E photo simulations, the last page showed an error in the direction showing south but it is actually looking west from the parcel to the east. Also, regarding study that was done was on a 82' height and not the original 72'.

Chair Wicks asked what the distance was from the tower to the Chamber of Commerce building on top of Vista Point. Ingram stated he could get that information if the Commission took a brief break. Chair Wicks called for a brief break at 6:10 p.m. Continued meeting at 6:15 p.m.

Director Ingram stated the distance from the proposed tower to the over look as the crow flies it was approximately 750 feet and approximately 900 feet to the Chamber of Commerce building.

Public hearing opened at 6:15 p.m. Benjamin Merritt, on behalf of applicant, spoke in favor of the project and provided a brief slide presentation providing more information.

Mr. Merritt requested Project Condition Agreement #25 be reconsidered as Verizon was concerned of the open-ended nature of the time frame to revoke or modify the Use Permit and suggested adding specific time frame for it to expire or remove the item all together.

Planning Commissioners discussed concerns regarding aesthetics, health concerns, location, and height of the proposed tower. Several Commissioners voiced concerns about the impact of the tower on the view shed from the vista point over look.

Mr. Merritt advised he could talk to the engineers about a design change to have more height at the top above the steel pole, so that it could have more space to taper into a narrower point.

Chair Wicks asked Mr. Merritt if there was a time limit for the project. Mr. Merritt advised as soon as possible would be preferred. Director Ingram stated the project was submitted on February 28, 2018, and deemed complete after 30 days. Ingram advised per the permit stream lining act and FCC regulations the City has 150 days from file date to provide a decision for approval or denial, which would be July 28, 2018.

Ingram asked if it would be possible for Verizon to place a temporary story pole at the location to give an idea of what it will look like and allow for a better understanding of what the actual visual impact of the structure would be. Mr. Merritt stated he could not authorize a story pole but he would confer with the project team on what options existed.

Public hearing closed at 7:57 p.m.

Chair Wicks asked if the item could be continued to the next regular meeting. Ingram advised there were scheduling conflicts for the next meeting, however there was the option to hold a special meeting.

Mr. Merritt stated he could ask for a more detailed schematic of the wave pattern to show it is at a healthy level from the Chamber of Commerce, etc. Mr. Merritt asked for clarification of alternative designs stating there are different tree types as well as a tower structure design. The Commission stated they would like alternative tree type designs.

Director Ingram stated staff will work with the applicant to answer the following questions: Is there a way to add more crown on the tree so that the monopine looks more like a tree? Can they get a better photo simulation from the top of Vista Point rather than just from the access driveway? Is there a way to get a story pole or some other means of seeing a physical representation on site of what the height will be?

Chair Wicks asked for consensus to continue the item to a special meeting to be held before July 28, 2018, and direct staff to work with Verizon to answer questions and get solutions, specifically as they relate to the visual impact of the tower. Consensus 4-1 to continue the item to a special meeting.

Wicks called a 5 minute break at 8:34 p.m. Continued meeting at 8:41 p.m.

Chair Wicks advised to continue the remaining items to the August 8, 2018, meeting at 5:00 p.m.

CORRESPONDENCE:

NONE

COMMENTS FROM STAFF AND COMMISSIONERS:

NONE

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next meeting be held on Wednesday, July 11, 2018, meeting adjourned closed 8:53 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.