



**CITY OF LAKEPORT
PLANNING COMMISSION
June 14, 2017**

MINUTES

CALL MEETING TO ORDER AND ROLL CALL: Chairman Taylor called the meeting to order at 5:00 p.m. with Commissioners Russell, Green, Wicks, and Froio 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 Russell, to accept the agenda as posted; seconded by Commissioner Green and carried by voice vote (5-0) to accept the agenda.

COMMUNICATIONS: No citizen input.

CONSENT AGENDA: Commissioner Wicks requested amendment to minutes add his name as present. Commissioner Green requested addition of sentence under "Comments from Staff and Commissioners, first paragraph to read: *Green stated DaVita Inc. was the company behind the project and asked the company be identified in any future City meetings or documents.*"

A consensus was called for the addition to the minutes by Commissioner Green. Carried by voice vote (5-0).

A motion was made by Commissioner Russell, to accept the minutes as amended; seconded by Commissioner Green. (Minutes from the Special Planning Commission meeting of March 15, 2017).

The vote was called and was as follows:

AYES: Commissioners Wicks, Russell, Froio, Green and Chair Taylor (5-0)

NOES: None

ABSENT: None

REGULAR AGENDA:

Hospice of Lake Co. – AR 17-01 / ZP 17-03 / CE 17-03

Associate Planner, Daniel Chance briefed the Commission on the proposed application for an Architectural and Design Review and a Zoning Permit for construction of a 3,626 square foot accessory building for storage/distribution located in the rear of the property at 1862 Parallel Dr., APN: 005-045-23.

Commissioner Green advised the building appears to be more linked to the thrift store off site than to the on-site office. Green asked if the goal is long term to move towards a commercial use to join with the C-2 zoning, is it appropriate to do an Architectural and Design Review or is it more of a Zoning Variance situation for the accessory structure that doesn't necessarily fit well with the C-2 Zoning. Green asked if there was a rezone in the future.

Associate Planner Chance advised under the C-2 Zoning it is not uncommon to have storage of equipment or retail sales in the back of your building. Chance advised the office use is working with the different retail donation locations so Staff found that it fits in with the Zoning Ordinance definition of accessory use in this particular case. Community Development Director Ingram stated the building is smaller in size than the office and given its location in the back Staff felt that it did meet the accessory use requirements.

Commissioner Wicks advised when the Hospice office building initially was approved, the owner advised it was strictly going to be office use only. Wicks asked, what assurance is there that this structure will remain a warehouse and not in the future be subject to expansion into retail? Chance advised under the C-2 Commercial use be an allowed use, however they would have to meet the City's standards for parking, roadway, and would be and Administrative review. Ingram advised that operating a retail store would be an allowed use for the zoning at this location.

Public hearing opened at 5:27 p.m. Applicant, Corrigan Gommenginger, spoke in favor of the project and stated they had no plans to open a retail store at the Parallel Drive location. Lakeport, resident, Kim Beall asked about the project. Closed at 5:36 p.m.

Categorical exemption Approval

Commissioner Green moved that the Planning Commission find that AR 17-01 and ZP 17-03 as applied for by Hospice of Lake County is categorically exempt pursuant to Section 15332 of the CEQA Guidelines. Seconded by Commissioner Wicks.

The vote was called and was as follows:

AYES: Commissioners Wicks, Russell, Froio, Green and Chair Taylor (5-0)

NOES: None

ABSENT: None

Zoning Permit Approval

Commissioner Russell move that the Planning Commission find that the Zoning Permit applied for by Hospice of Lake County, on property located at 1862 Parallel Drive does meet the requirements of Section 17.22.010 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 14, 2017 staff report. Seconded by Commissioner Froio.

The vote was called and was as follows:

AYES: Commissioners Wicks, Russell, Froio, Green and Chair Taylor (5-0)

NOES: None

ABSENT: None

Architectural and Design Review Approval

Commissioner Green moved that the Planning Commission find that the Architectural and Design Review applied for by Hospice of Lake County, on property located at 1862 Parallel Drive 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 14, 2017 staff report. Seconded by Commissioner Russell.

The vote was called and was as follows:

AYES: Commissioners Wicks, Russell, Froio, Green and Chair Taylor (5-0)

NOES: None

ABSENT: None

AMG & Associates – AR 17-03 / ER 15-03

Community Development Director Ingram briefed the Commission on an application for an Architectural and Design Review for the construction of a 24-unit affordable multifamily apartment complex on an approximately 3.5 acre portion of 10.5 acre property located at 1255 Martin Street APN: 025-431-16. The project is a revision to a previously approved 32-unit affordable senior housing project at the same location.

Public hearing opened at 5:52 p.m. Applicant, Cameron Johnson spoke in favor of the project.

Commissioner Wicks stated in the previous project one of the conditions was a study to be done regarding the Raptor's in the wetlands. Wicks asked if any studies had been conducted and if not, what would the potential impacts be for this project should the evaluation come back negative. Mr. Johnson advised a full environmental study had been done, however he did not know if anything came back with respect to Raptor's. Ingram stated the Raptor issue was more of an issue of timing, its need to be completed is dependent upon what season construction is scheduled to occur.

Commissioner Russell stated she was unable to see a delineated area for a fire lane Associate Planner Chance advised that Project Condition Agreements #40 and #41 address the issues of fire access.

Public hearing closed at 6:34 p.m.

Ingram advised that the previously approved had been amended to include changes approved by the Planning Commission as part of the original plan. Commission Wicks advised a mistake on page 44, section A states "Pad should be 7 ½ inches thick with number four rebar at 12 feet on center each way." And should read "**12 inches** on center each way."

Wicks stated on Page 59, Condition 70 states: "Construction drawing and improvement plans for the apartment project shall conform to the plans by the Commission and to the conditions of approval and mitigation measures." Wicks advised, the Commission did not have these plans only the architectural and design review plan. Ingram recommended the language be changed to read: "Construction drawings and improvement plans for the apartment project shall conform to the **architectural and design review** plans approved by the Commission and to the conditions of approval and mitigation measures."

Reconsideration of Previously Adopted Mitigated Negative Declaration

Commissioner Green moved that the Planning Commission reconsider the previously adopted Mitigated Negative Declaration and approve the prepared Addendum to said Mitigated Negative Declaration ER 15-03 finding that the project as applied for by AMG & Associates, LLC is consistent with the CEQA Guidelines as described in Section 15162 and 15164. Seconded by Commissioner Russell.

The vote was called and was as follows:

AYES: Commissioners Wicks, Russell, Froio, Green and Chair Taylor (5-0)

NOES: None

ABSENT: None

Architectural and Design Review & Density Bonus/Incentive Approval

Commissioner Green moved that the Planning Commission approve the Architectural and Design Review, AR 17-03 and associated Density Bonus/Incentive request. The Planning Commission's approval is based on the information and documentation submitted by the project proponent; the information and documentation contained in the City's Staff Report and Initial Study on the project; the information and facts received at the public hearing conducted on June 14, 2017; and the finding that the project is in conformance with the criteria and standards specified in the Lakeport Municipal Code – Zoning ordinance.

The Planning Commission's approval of the project is subject to the conditions of approval / mitigation measures as specified in the June 14, 2017 Staff Report and as amended by the Planning Commission at the public hearing. Seconded by Commissioner Froio.

The vote was called and was as follows:

AYES: Commissioner Wicks, Russell, Green, Froio and Chair Taylor (5-0)

NOES: None

ABSENT: None

CORRESPONDENCE:

Commissioner Wicks asked staff what the status was of the painting on the back deck of Twisted Sisters. Associate Planner Chance advised staff did have a discussion with the business owner. Ingram advised staff is still trying to work out the details.

Wicks advised there is a locked gate behind Drinx's behind Lakeport Furniture, leaves only one egress from parking lot in a case of emergency to get out or turn around. Wicks asked, can they do this and what is the status of that alleyway? Ingram advised with the previous storms in 2014 that knocked out the bridge to Will-o-Point, staff was allowing temporary access to that alleyway to have access to the site. Ingram stated the owner of Drinx has problems with people cutting through his parking lot and the problem may be solved when the bridge is completed, but staff will look into the issue as it presents a possible safety concern.

Wicks asked if there had been a resubmittal for Napa Auto. Chance advised the project was resubmitted within the time frame stated by City Council and will be brought before the Commission in July.

Commissioners Russell asked if Lake County Cars project is moving forward. Ingram advised the owner is working with the City's Building Official Tom Carlton and making progress.

COMMENTS FROM STAFF AND COMMISSIONERS:

Commissioner Green commented regarding public projects and names being forth coming, as in the DaVita project from the last Planning Commission meeting.

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next meeting be held on Wednesday, July 12, 2017 meeting adjourned closed 7:15 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.