



**CITY OF LAKEPORT  
PLANNING COMMISSION  
August 9, 2017**

**MINUTES**

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**CALL MEETING TO ORDER AND ROLL CALL:** Chairman Taylor called the meeting to order at 5:02 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 to accept the agenda.

The vote was called and was as follows:

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

NOES: None

ABSENT: None

**COMMUNICATIONS:** Community Development Director Ingram advised there was no citizen input outside the posted agenda.

**CONSENT AGENDA:** Commissioner Wicks stated after speaking with Administrative Specialist Sobieraj, appeared the minutes are incomplete. Wicks suggested the minutes be pulled and forwarded to the September meeting. Community Development Director Ingram stated the minutes could be left as "draft" minutes and voted on as is, as one of the items is going to City Council before the next Planning Commission Meeting.

Commissioner Green made a motion to accept the minutes as posted pending addition.

The vote was called and was as follows:

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

NOES: None

ABSENT: None

(Minutes from the Regular Planning Commission meeting of June 14, 2017).

**REGULAR AGENDA:**

## **Lakeport Lakefront Revitalization Plan – OA 17-02**

Ingram stated the project generated a tremendous amount of public comments at each phase of the process. Ingram advised Design Workshop did a phenomenal job of compiling the information, presenting it to them visually, and allowing the public to comment on the project.

Steve Noll with Design Workshop presented background information and a power point presentation for the Draft Lakeport Lakefront Revitalization Plan.

Ingram stated for a while they were overwhelmed with information, however once they got to the point where they divided the areas out individually and started putting in recommendations they had a good breakthrough. Ingram stated this illustrated and documented the community's vision for the area.

Ingram stated they learned right away that there was a real affinity in the community for what happens at Natural High. Ingram advised it's one of the only pieces of property where you can view the lake from Main Street, which is very important to the community to maintain that. Ingram advised another huge key piece was the promenade area that was first and foremost the number one thing the community wanted to see.

Commissioner Green asked a question regarding defining terms. Green asked what is the definition of promenade? Mr. Noll stated it stemmed from the different alternatives. Mr. Noll stated what the City has in Library Park is a promenade; it has a fortified edge, it fronts right on the water, and in some instances, has a marina. Mr. Noll advised a promenade as they were talking about in the document should mean the water's edge.

Green advised regarding the Special Commercial Development Zone of the Preferred Alternative Diagram on page 53, he proposed adding the Bank of America site at 500 N. Main Street and possibly the parcel north of that location as part of that area.

Green stated there is also a need for affordable housing that is not addressed in the document. Green advised he did not necessarily know that it would be a good idea to go forward in amending the zoning district to preclude affordable housing or any type of housing at this point. Green stated he would either suggest striking the residential or add a recommendation that in addition to evaluating a suitability for continued resort activity they also take a look at its suitability for residential, including affordable housing.

Green stated regarding the Short-term Recommendations and developing a memorandum of understanding (MOU) with LUSD on page 60, rather than having a long MOU discussion, have a simple recommendation for the City to prepare a property value assessment for the LUSD property with the goal of acquiring for public use and just preclude any consideration for private use.

Mr. Noll stated the MOU was more of a short-term solution until the City did something together with LUSD or until the City purchased the property. Community Development Director Ingram stated throughout the process the public process LUSD was given a specific presentation and made these recommendations to them. Ingram advised LUSD are open to any proposal and the MOU process leaves an avenue to look at the options regardless of who owns it.

Green stated he would like to add the band shell amphitheater for special events to the bullet list of any MOU.

Green stated regarding page 83, if the market is not there for a resort/retail concept and the City has a need for affordable housing, he would not want to eliminate residential uses from being considered. Ingram stated although he agrees there is a need for affordable housing in our community, but at the same time there is not a plethora of lakefront parcels and he thinks we need to be careful on what uses we allow there.

Public hearing opened at 6:01 p.m. Wilda Shock, Chair of the Volunteer Lakeport Economic Development Advisory Committee (LEDAC); Carol Cole-Lewis, Representative for Clear Lake Scullers; Tyra St. John, LEDAC Member; Erin McCarrick, future Lake County Resident; Jo Gossett, Meg Harper, and Peter Epindendio commented on the project.

Public hearing closed at 6:25 p.m.

Commissioner Green moved to adopt a resolution to approve the Lakeport Lakefront Revitalization Plan, with the revisions mentioned. 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

### **North Coast Opportunities – UP 17-01, AR 17-07 & CE 17-12**

Associate Planner Chance briefed the Planning Commission on the proposed application for a Use Permit for a Pre-school facility in an existing commercial building at 864 and 868 Lakeport Blvd. (Vista Point Shopping Center) and a small Architectural and Design Review for a fence, storage structure, and arbor on a commercial property, further described as APN 025-472-05.

Commissioner Russell stated she would like to see more protection around the back area with some screening to protect the children.

Commissioner Wicks advised there is currently no barrier between the building and the parking area to keep cars from going through the fence.

Public hearing opened at 7:25 p.m. Ron Meaux, architect for the project. Mr. Meaux advised they would be open to increasing the fence height and to putting in concrete bumper stops. Mr. Meaux stated if the Commission was concerned about visual screening the director was open to put in privacy slats.

Public hearing closed at 7:32 p.m.

Commissioner Wicks stated he would like to see concrete bumper stops to prevent cars from driving into the fenced area.

Consensus by voice to add concrete bumper stops approved 4-1.

### Categorical Exemption Approval

Commissioner Green moved that the Planning Commission find that UP 17-01 and AR 17-07 as applied for by North Coast Opportunities, Inc. is categorically exempt pursuant to Section 15303(e) of the CEQA Guidelines. 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

### Use Permit Approval

Commissioner Russell moved that the Planning Commission find that the Use Permit applied for by North Coast Opportunities, Inc., on property located at 864 and 868 Lakeport Boulevard meet the requirements of Sections 17.10.050.G and 17.24.110.L 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 August 9, 2017 staff report as amended. 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

### Architectural and Design Review Approval

Commissioner Wicks moves that the Planning Commission find that the Architectural and Design Review application as applied for by North Coast Opportunities, Inc., on property located at 864 and 868 Lakeport Boulevard 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 August 9, 2017 staff report as amended. Seconded by Commissioner Green.

The vote was called and was as follows:

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

NOES: None

ABSENT: None

### **CORRESPONDENCE:**

Ingram updated the Planning Commission on the Planning Pending Projects. Ingram advised the Commissioners the appeal for Dollar General will be heard by the City Council on August 15, 2017.

Commissioner Wicks asked for an update on Lake County Cars. Ingram stated the status is the same due to the limit amount of staff and the increase in submitted build permits recently. Associate Planner Chance advised with the flooding earlier in the year and the applicant's recent health issues, the building official and applicant have not been able to get together.

**COMMENTS FROM STAFF AND COMMISSIONERS:**

Commissioner Green provided information on a cannabis meeting he attended in Fresno.

**DISCUSS AND SET THE NEXT MEETING DATE:**

It was agreed by consensus that the next meeting be held on Wednesday, September 13, 2017 meeting adjourned closed 7:56 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.