



**CITY OF LAKEPORT
PLANNING COMMISSION
July 13, 2016
MINUTES**

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

COMMUNICATIONS: No citizen input.

CONSENT AGENDA: A motion was made by Commissioner Gayner, to accept the minutes as posted; seconded by Commissioner Russell, and unanimously carried by voice vote (5-0) to accept consent agenda item A (Minutes from the regular Planning Commission meeting of June 8, 2016).

REGULAR AGENDA:

James & Cindy Shuell – SD 16-01, UP 16-01, CE 16-03 & F 16-02

Associate Planner Chance briefed the Commission on the proposed Shoreline Development Permit, Use Permit, and Fence Permit for a single family dwelling in the R-5 (Resort High Density Residential) along the shoreline and a fence exception.

Public hearing was opened at 5:50 p.m., applicants James and Cindy Shuell spoke in favor of the project. James Shuell answered inquiries pertaining to the existing and proposed fence for 2468 and 2502 Lakeshore Blvd. Mr. Shuell agreed to the Commission's request to continue the fence proposed to the 2502 Lakeshore Blvd. property and two electric gates, one for each property to have a consistent look for both properties.

Public hearing closed at 6:08 p.m.

Planning Commissioners amended Condition 10 to read: The 6-foot fence shall be 3-feet of wood along the lower half and 3-feet of hog wire along the upper

half and shall extend along the frontage of both 2468 and 2502 Lakeshore Boulevard. The fence shall include two gates with entrance openings of 16 to 20 feet. The gates providing access to the property shall include an electric gate opening device be installed or the gate shall be removed from the plans. (Amended by consensus, 5-0)

Planning Commissioner's amended Condition 13 to read: The applicant shall prepare a plan identifying the frontage of the right of way and the location of approved fence. The plan shall be reviewed by the City Engineer prior to the fence construction. (Amended by consensus, 5-0)

Community Development Directory Ingram asked that public hearing reopened in order to ensure that the property owners understand and agreed to the revised condition language. The public hearing was reopened at 6:27 p.m. Public hearing closed 6:28 p.m.

Categorical exemption Approval

Commissioner Gayner moved that the Planning Commission find that SD 16-01, UP 16-01 and F 16-02 as applied for by James and Cindy Shuell is categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines and as amended. Seconded by Commissioner Taylor. Carried by voice vote (5-0).

Shoreline Development Permit Approval

Commissioner Taylor moved that the Planning Commission find that the Shoreline Development Permit applied for by James and Cindy Shuell, on property located at 2468 Lakeshore Boulevard does meet the requirements of Section 17.18.080 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 July 13, 2016 staff report and as amended. Seconded by Commissioner Spurr. Carried by voice vote (5-0).

Use Permit Approval

Commissioner Russell moved that the Planning Commission find that the Use Permit for a single family dwelling in the R-5 (Resort Residential) Zoning District applied for by James and Cindy Shuell, on property located at 2468 Lakeshore Boulevard does meet the requirements of Section 17.24.040 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 July 13, 2016 staff report and as amended. Seconded by Commissioner Gayner. Carried by voice vote (5-0).

Fence Permit Approval

Commissioner Spurr moved that the Planning Commission find that the Fence Permit for six-foot fence applied for by James and Cindy Shuell, on properties located at 2502 and 2468 Lakeshore Boulevard does meet the requirements of Section 17.28.010.O 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 July 13, 2016 staff report. Seconded by Commissioner Russell. Carried by voice vote and as amended (5-0).

Lake County Tribal Health – AR 16-04

Associate Planner Chance briefed the Commission on an application for Minor Architectural and Design Review (Small Project) for a temporary trailer to be located in the rear of the Lake County Tribal Health building at 925 Bevins Court, further described as APN 025-462-23.

Public hearing opened at 6:44 p.m.; applicant, Steven Rugg, spoke in favor of the project. Public hearing closed at 6:54 p.m.

Categorical exemption Approval

Commissioner Gayner moved that the Planning Commission find that AR 16-04 as applied for by Lake County Tribal Health is categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines. Seconded by Commissioner Spurr. Carried by voice vote (5-0).

Architectural and Design Review Approval

Commissioner Russell moved that the Planning Commission find that the Architectural and Design Review applied for by Lake County Tribal Health, on property located at 925 Bevins Court 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 July 13, 2016 staff report. Seconded by Commissioner Taylor. Carried by voice vote (5-0).

CORRESPONDENCE:

Ingram updated the Commission on the projects on the July Planning Project Pending list.

COMMENTS FROM STAFF AND COMMISSIONERS:

Ingram updated the Commissioners on the Downtown Improvement Project.

Dan updated the Planning Commission on the Lakeport Lakefront Revitalization Project.

Ingram updated the Planning Commission on the Carnegie Bid Project and Senior Housing Projects.

DISCUSS AND SET THE NEXT MEETING DATE: It was agreed by consensus that the next meeting be held on Wednesday, August 10, 2016.

There being no further business, the meeting adjourned at 7:33 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.