

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

August 22, 2013

Commission Members

**P Joseph Sullivan, District I
A Bob Malley, District II
P Olga Martin Steele, District III
P Don Deuchar, District IV
P Gil Schoux, District V**

Staff Members

**P Richard Coel, Director
P Kevin Ingram, Principal Planner
P Robert Bridges, Sr. Deputy County Counsel
P Danae Bowen, Office Assistant III**

10:08 a.m. CALL TO ORDER

Pledge of Allegiance was led by Gil Schoux.

Comm. Martin Steele moved, 2nd by Comm. Sullivan to approve the minutes of June 27, 2013.

10:08 a.m. CITIZEN'S INPUT – None

10:09 a.m. Consideration of DENIALS WITHOUT PREJUDICE ONLY for the following properties:

- A. DONALD F. DUPONT - Use Permit (UP 01-21)** proposing a Recreational Facility and Winery. The project is located at 16636, 16756 and 17320 Butts Canyon Road, Middletown and further described as APNs 014-003-082, 83 and 014-140-05. (Brian Horn)

Kevin Ingram, Principal Planner, provided background information.

10:13 a.m. Opened Public Hearing

No one present wished to speak.

10:13 a.m. Closed Public Hearing

Comm. Sullivan moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Donald F. DuPont's Use Permit (UP 01-20) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- B. YVONNE D. COX - Voluntary Merger (VM 06-20)** proposing to merge three lots. The property is located at 3798 Lakeview Terrace, Lucerne, and further described as APN 034-672-03. (Brian Horn)

Kevin Ingram, Principal Planner, provided background information.

10:15 a.m. Opened Public Hearing

No one present wished to speak.

10:15 a.m. Closed Public Hearing

Comm. Martin Steele moved, 2nd by Comm. Sullivan that the Planning Commission deny without prejudice Yvonne D. Cox's Voluntary Merger (VM 06-20) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- C. **TOM CARIVEAU – Voluntary Merger (VM 07-11)** proposing to merge two lots. The property is located at 12891 and 12911 Lakeview Drive, Clearlake Oaks, and further described as APNs 035-172-14 and 15. (Brian Horn)

Kevin Ingram, Principal Planner, provided background information.

10:16 a.m. Opened Public Hearing

No one present wished to speak.

10:16 a.m. Closed Public Hearing

Comm. Martin Steele moved, 2nd by Comm. Sullivan that the Planning Commission deny without prejudice Tom Cariveau's Voluntary Merger (VM 07-11) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- D. **TIMOTHY TOYE – Lot Line Adjustment (LLA 10-07)** proposing a lot line adjustment between two parcels. The properties are located at 15656 and 15676 Joseph Trail, Lower Lake, and further described as APNs 122-032-08 and 09. (Brian Horn)

Kevin Ingram, Principal Planner, provided background information.

10:18 Opened Public Hearing

No one present wished to speak.

10:18 Closed Public Hearing

Comm. Sullivan moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Timothy Toye's Lot Line Adjustment (LLA 10-07) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- E. **BLUE HERON DESIGN – Design Review (DR 06-07)** proposing to construct an approximately 10,000 square foot commercial building with a parking lot and drive through coffee service. The project is located at 9535 State Highway 53, Lower Lake and further described as APN 024-231-12. (Keith Gronendyke)

Kevin Ingram, Principal Planner, provided background information.

10:19 a.m. Opened Public Hearing

No one present wished to speak.

10:19 a.m. Closed Public Hearing

Comm. Deuchar moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Blue Heron Design's Design Review (DR 06-07) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- F. **ROBERTA PEIF – Voluntary Merger (VM 03-73)** proposing to merge two lots. The properties are located at 9080 and 9130 Rocky Creek Road in Lower Lake, and further described as APNs 122-251-03 and 04. (Keith Gronendyke)

Kevin Ingram, Principal Planner, provided background information.

10:21 a.m. Opened Public Hearing

No one present wished to speak.

10:21 a.m. Closed Public Hearing

Comm. Sullivan moved, 2nd by Comm. that the Planning Commission deny without prejudice Roberta Peif's Voluntary Merger (VM 03-73) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- G. **FLETCHER THORNTON – Mountain View Estates Subdivision (SD 06-03), and Oakmont Subdivision (SD 06-04 with Rezone (RZ 06-03) and General Plan Amendment (GPAP 06-03)** proposing to divide two properties into two forty lot subdivisions. The properties are located at 20684 and 20444 State Highway 175, Middletown, and further described as APNs 014-440-05 and 014-002-38. (Keith Gronendyke)

Richard Coel, Community Development Director, provided background information.

10:23 a.m. Opened Public Hearing

No one present wished to speak.

10:23 a.m. Closed Public Hearing

Comm. Sullivan moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Fletcher Thornton's Mountain View Estates Subdivision (SD 06-03) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

Comm. Sullivan moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Fletcher Thornton's Oakmont Subdivision (SD 06-04), Rezone (RZ 06-03) and General Plan Amendment (GPA 06-03) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- H. **ROBERT PUETT – Certificate of Compliance (CC 03-34)** seeking a certificate of compliance to certify that property located at 6498 North Road 15 #12, Lucerne, and further described as APN 004-038-01 is a legal lot of record. (Michalyn DelValle)

I.

Kevin Ingram, Principal Planner, provided background information.

10:25 a.m. Opened Public Hearing

No one present wished to speak.

10:25 a.m. Closed Public Hearing

Comm. Martin Steele moved, 2nd by Comm. Sullivan that the Planning Commission deny without prejudice Robert Puett's Certificate of Compliance (CC 03-34) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- J. NORM ALUMBAUGH – Minor Use Permit (MUP 05-68)** proposing the construction of a 12,500 square foot mixed use commercial building with second floor apartments. The property is located at 15642 Hill Avenue, Middletown, and further described as APN 024-487-01. (Michalyn DelValle)

Kevin Ingram, Principal Planner, provided background information.

10:27 a.m. Opened Public Hearing

No one present wished to speak.

10:27 a.m. Closed Public Hearing

Comm. Sullivan moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Norm Alumbaugh's Minor Use Permit (MUP 05-68) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- K. PHILIP SCULLY – Certificate of Compliance (CC 08-06)** seeking a certificate of compliance to certify that properties located at 2705 and 2725 Hill Road, Lakeport and further described as APNs 005-022-72 and 73 are separate legal lots of record. (Michalyn DelValle)

Kevin Ingram, Principal Planner, provided background information.

10:29 a.m. Opened Public Hearing

No one present wished to speak.

10:29 a.m. Closed Public Hearing

Comm. Deuchar moved, 2nd by Comm. Sullivan that the Planning Commission deny without prejudice Philip Scully's Certificate of Compliance (CC 08-06) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- L. JUDY MEDINAS – Minor Use Permit (MUP 08-17)** proposing a minor use permit to allow a travel trailer to be used as a hardship guesthouse. The project is located at 2085 Finley East Road, Finley, and further described as APN 024-201-16. (Michalyn DelValle)

Kevin Ingram, Principal Planner, provided background information.

10:30 a.m. Opened Public Hearing

No one present wished to speak.

10:30 a.m. Closed Public Hearing

Comm. Sullivan moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Judy Medinas Minor Use Permit (MUP 08-17) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

- M. MARK LAMIRANDE – Minor Use Permit (MUP 09-16)** proposing to allow a bed and breakfast inn with special events. The project is located at 14247 Bottle

Rock Road, Cobb, and further described as APN 011-012-94. (Michalyn DelValle)

Kevin Ingram, Principal Planner, provided background information.

10:32 a.m. Opened Public Hearing

No one present wished to speak.

10:32 a.m. Closed Public Hearing

Comm. Sullivan moved, 2nd by Comm. Martin Steele that the Planning Commission deny without prejudice Mark Lamiranda's Minor Use Permit (MUP 09-16) with the findings listed in the memo dated August 13, 2013.

DENIAL WITHOUT PREJUDICE 4 Ayes 0 Noes 1 Absent (Comm. Malley)

Comm. Schoux noted that there is a (7) calendar day appeal period provided by the Lake County Zoning Ordinance.

10:35 a.m. Break

10:46 a.m. Back to Order

10:46 a.m. Status Report on Lake County Zoning Ordinance Update. (Richard Coel and Kevin M. Ingram)

Richard Coel, Community Development Director and Kevin Ingram, Principal Planner, provided background information and a power point presentation report on the Lake County Zoning Ordinance referencing progress being made in creating a more user-friendly format and providing the Planning Commission overview of key areas of the ordinance that are intended to be updated, including, but not limited to: Planned Development process, Ag. Tourism, allowed uses in "CR" Zoning and increasing permitting efficiency.

Mr. Ingram also provided examples of the new User-Friendly Format and explained the intended uses of Land Use Matrixes Sample.

Mr. Coel pointed out that it was important to have clear definitions and more flexibility in certain zoning districts.

11:10 a.m. Overview of Key Issues concerning ridgeline and shore line development standards to be addressed in the Lake County Zoning Ordinance Update. (Richard Coel and Kevin M. Ingram)

Richard Coel, Community Development Director and Kevin Ingram, Principal Planner, provided a power point presentation and reviewed the General Plan, Development Standards Considerations and Lakefront Lot Coverage Issues.

Mr. Ingram also reviewed examples of hillside and shoreline protection development standards from other jurisdictions including: Ukiah Hillside Regulations, Hillside Development – Santa Clara General Plan Provisions, County of Napa – Viewshed Protection Program, Tiburon – Design Guidelines for Hillside Development and Lake Tahoe Basin – Design Review Guidelines.

Mr. Ingram noted that and draft ordinance would be brought before the Planning Commission and Board of Supervisors for public comment prior to any action of adoption. This is simply a preliminary investigative exercise.

ADJOURNED 11:58



Gil Schoux, Chair
Lake County Planning Commission

Respectfully Submitted,

By: 

Danae Bowen
Office Assistant III