

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

January 28, 2021

Commission Members

P John Hess, District I
P Everardo Chavez, District II
P Batsulwin Brown, District III
P Christina Price, District IV
P Lance Williams, District V

Staff Members

P Scott DeLeon, CDD Director
P Tocarra Thomas, Deputy Director
P Sateur Ham, Assistant Planner
P Nicole Johnson, Deputy Cty Counsel
P Trish Turner, Office Assistant

REGULAR MEETING

9:06 a.m. CALL TO ORDER

Pledge of Allegiance lead by Comm. Brown

9:06 a.m. ACTION ON MINUTES

Comm. Hess motioned, 2nd by Comm. Price to approve the minutes from the January 14, 2020 Planning Commission hearing.

9:06 a.m. CITIZEN'S INPUT - None

Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission, and is not already on today's agenda or scheduled for a future public hearing. Total time allotted for Citizen's Input shall be fifteen minutes. Speakers are requested to complete a simple form (giving name, address and subject) available in the Community Development Department office, prior to 9:00.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, California

Request for Disability-Related Modification or Accommodation: A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meetings should be made in writing to the Planning Commission Assistant at least 48 hours prior to the meeting.

9:07 A.M. Public Hearing to consider General Plan Conformity (GPC 12-10) and Mitigated Negative Declaration based on Initial Study (IS 12-27). The project applicant is County of Lake, Department of Public Works. Proposed Project: Bridge Replacement on First Street over Clover Creek. The project is located on a county-maintained right-of-way located on First Street between Rice Street and Washington Street, Upper Lake, CA; Adjacent to APN(s): 027-195-09, 027-197-05, 027-196-01, and 027-221-11.

Sateur Ham, Assistant Planner, provided a power point presentation. The presentation included the vicinity map, site plans, the initial study for

Public Works, mitigation monitoring and reporting, agency comments, and the Conditions of Approval.

Comm. Price asked was anything noted about where the traffic will be rerouted.

Ms. Ham, stated there will be a detour notification that will be delivered to interested parties one month prior to the start of the project.

9:17 a.m. Public Comment - None

Comm. Price moved, 2nd by Comm. Chavez find that the Planning Commission find that the General Plan Conformity, GPC 12-10 for Bridge Replacement over Clover Creek applied for by the Lake County Department of Public Works on property located on county-maintained right-of-way on First Street at Upper Lake, CA adjacent to APNs: 027-195-09, 027-196-01, 027-197-05, 027-221-11 will not have a significant effect on the environment as a mitigated negative declaration shall be issued with the findings listed in the Staff Report dated January 21, 2021.

5 Ayes, 0 Noes – Motion carried

Comm. Price moved, 2nd by Comm. Hess find that the Planning Commission find that the General Plan Conformity, GPC 12-10 for Bridge Replacement over Clover Creek applied for by the Lake County Department of Public Works on property located on county-maintained right-of-way on First Street at Upper Lake, CA adjacent to APNs: 027-195-09, 027-196-01, 027-197-05, 027-221-11 is in conformity with the Lake County General Plan with the findings listed in the Staff Report dated January 21, 2021.

5 Ayes, 0 Noes – Motion carried

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.

9:15 A.M. Public Hearing to consider General Plan Conformity Report for Land Exchange Between the County of Lake and the State of California for the purposes of affordable housing development; Lakeport Armory Land Swap General Plan Conformity 21-01 (GPC 21-01) and Categorical Exemption 21-05 (CE 21-05) 1431 Hoyt Avenue, Lakeport CA further described as APN 003-046-75

Tocarra Nicole Thomas, Deputy Director CDD, gave a verbal presentation of the Staff Report. The report included the project summary and description, background on the project, local and state housing goals. The report also touched on the environmental review with CEQA.

Comm. Price thanked Ms. Thomas, for the detailed report. A lot of people are excited to see this happen. I believe in the snow ball effect, if one thing gets streamlined, it will be an incentive for more people to come here and invest in our communities.

Comm. Williams thanked Ms. Thomas for her report as well. It was very informative. Comm. Williams shared his excitement to see progress towards the creation of affordable housing.

9:31 A.M. Public Comment – None

Comm. Price motioned, 2nd by Comm. Chavez that the Planning Commission report that the review of the property exchange between the State of California and the County of Lake for property located at 1431 Hoyt Avenue, Lakeport CA further described as APN 003-046-75 and further described as the Lakeport Armory as proposed by the County of Lake County Administrative Office and the State of California for the purposes of developing affordable housing is in conformity with the Lake County General Plan with the findings listed in the Staff Report dated January 28, 2021.

5 Ayes, 0 Noes – Motion carried

Comm. Price motioned, 2nd by Comm. Chavez that the Planning Commission find that the Categorical Exemption (CE 21-05) for property exchange with the State of California, property located 1431 Hoyt Avenue, Lakeport CA and further described as APN 003-046-75 for the purposes of the development of affordable housing will not have a significant effect on the environment and therefore a Categorical Exemption shall be approved with the findings listed in the staff report dated January 28, 2021.

5 Ayes, 0 Noes – Motion carried

NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.

9:38 a.m. Office news

Tocarra Nicole Thomas, Deputy Director CDD, reported out kudos to the CDD department, as the Department has undergone several changes in a short period of time and she wanted to publicly highlight the Department's efforts. Ms. Thomas continued on to share that on January 19, the Board of Supervisors closed the courthouse to the public and in response to that change the CDD team has made strides on implementing changes to go electronic as much as possible. Ms. Thomas continued on to share some of the innovations that CDD has worked on such as a phone tree, online

appointments, building applications online, and updates to the CDD website, etc. Ms. Thomas then shared her screen and reviewed the website changes such as planning, cannabis, building, and code enforcement. Ms. Thomas continued on to state that the CDD is encouraging the public to use the website as much as possible. Change is hard and the team is rising above the challenge.

Scott Deleon, CDD Director, spoke where he echoed Ms. Thomas' kudos to the department and continued on to reiterate that the CDD "is building the plane while flying it" as an analogy for the multiple changes that the CDD has had to adapt to with the changing conditions with Covid. The staff is balancing working part time in office and part time in the office. They are really pulling together and making things happen. I would like to show my appreciation to the staff. We are working on getting more projects to this commission. Ms. Thomas has really challenged the staff to present more projects to this commission.

Comm. Hess commented that even with the Covid interruptions the CDD has made this transition feel normal for the commissioners. There have been some hiccups along the way but for the most part Comm. Hess stated "I can't say that it feels different to me."

Comm. Williams also thanked the CDD department. Comm. Williams mentioned that serving so far has been very informative. Comm. Williams commented that he is directing people to use the GIS system to at the serpentine soils before attempting to begin the cannabis cultivation permitting process as the location of serpentine soil prevents successful testing. There are also limited uses as what can be done construction wise, in serpentine soiled areas.

9:46 a.m. ADJOURNED