



A G E N D A

CITY OF LAKEPORT

PLANNING COMMISSION

REGULAR MEETING: Wednesday, December 11, 2019 5:30 P.M.
City Hall Council Chambers, 225 Park Street

I. CALL MEETING TO ORDER: 5:30 p.m.

II. ROLL CALL:

III. ACCEPTANCE OF AGENDA: **Urgency Items:** To add an item, the Commission is required to make a majority decision that an urgency exists (as defined in the Brown Act) and a two-thirds determination that the need to take action arose subsequent to the Agenda being posted.

Move to accept the agenda as posted or move to add or delete items.

IV. COMMUNICATIONS:

A. Public Input:

Any person may speak for three minutes about any subject within the authority of the Planning Commission, provided that the subject is not already on tonight's agenda. Persons wishing to address the Planning Commission are required to complete a Citizen's Input form and submit it to the Community Development Director prior to the meeting being called to order. While not required, please state your name and address for the record.

V. CONSENT CALENDAR:

The following Consent Agenda items are expected to be routine and non-controversial. They will be acted upon by the Commission at one time without any discussion. Any Planning Commissioner may request that any item be removed from the Consent Agenda for discussion under the Regular Agenda.

A. Minutes:

Approval of the completed minutes from the Regular Planning Commission meeting of September 11, 2019.

VI. REGULAR CALENDAR:

**A. Strong Financial Network –
AR 19-09 & CE 19-17**

Application for a Minor Architectural and Design Review, that allows a 504 square foot addition along the west side of a commercial building and an 800 square foot covered carport along the south west corner of the property, for the Strong Financial Network at 1605 South Main Street, further described as APN 005-036-40.

**B. Lakeport Local Hazard
Mitigation Plan**

Presentation regarding the Lakeport Local Hazard Mitigation Plan.

VII. Correspondence

**VIII Comments from Staff
or Commissioners:**

IV. SCHEDULE NEXT MEETING: Discuss and set the next meeting date (January 8, 2020).

X. ADJOURNMENT:

APPEALS:

The applicant or affected persons not satisfied with the decision of the Planning Commission may file an appeal. Affected persons include individuals who received notice of a land use application, or who attended the Planning Commission meeting and made verbal comments or submitted written comments in response to the notice. An appeal of a decision made by the Planning Commission shall be filed with the Community Development Director within five business days of the decision. Said appeal shall be filed on the prescribed form and accompanied by the fee in the amount set by Resolution of the City Council.

ACCESSIBILITY:

The City of Lakeport, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact City Clerk's Office, (707) 23-5615, 72 hours prior to the scheduled meeting to ensure reasonable accommodations are provided.



**CITY OF LAKEPORT
PLANNING COMMISSION
REGULAR MEETING
September 11, 2019**

MINUTES

CALL MEETING TO ORDER AND ROLL CALL: Chairman Green called the meeting to order at 5:30 p.m. with Commissioners Froio, Wicks, and Mitchell present. Also, present were Community Development Director, Kevin Ingram, Associate Planner Daniel Chance, and Administrative Specialist, Linda Sobieraj.

Chair Green asked for a moment of silence.

ACCEPTANCE OF AGENDA:

Commissioner Wicks made a motion to accept the agenda as posted. Seconded by Commissioner Mitchell and unanimously carried by voice vote (4-0).

COMMUNICATIONS: Community Development Director Ingram advised there was no public input.

CONSENT AGENDA:

Commissioner Froio advised of a correction to the minutes from August 14, 2019 on page 3, paragraph 6 should read "Commissioner" not "Chair".

A motion was made by Commissioner Froio, to accept the minutes as amended, seconded by Commissioner Mitchell and unanimously carried by voice vote (4-0). (Minutes from the Regular Planning Commission of July 10, 2019, and August 14, 2019, and the Special Planning Commission meeting of August 28, 2019).

REGULAR AGENDA:

O'Meara Bros. Brewery / Fossa's Backhoe Service – AR 19-07, ZP 19-03 & OA 19-02

Associate Planner Chance briefed the Planning Commission on an application for a Minor Architectural and Design review that allows for, a 648 square foot outdoor patio dining area and pergola along the east side of the building, Zoning Permit to allow outdoor dining and Other Application to grant a minor exception to the parking regulations for the O'Meara Bothers Brewery and Restaurant at 901 Bevins Street.

Staff presented detailed information pertaining to its analysis of the general parking in the Gateway Shopping Center.

Public hearing opened at 6:03 p.m. Applicant Dan Fossa and business owner Alex O'Meara spoke answering questions regarding customer and employee parking, patio construction, signage and lighting. Melissa Fulton, CEO of Lake County Chamber of Commerce spoke in favor of the project.

Public hearing closed at 6:19

Commissioner Wicks advised of the minor change to Project Conditions Agreement #5 should read: *"Decorative/accent lighting may be incorporated into the outdoor dining area. Said lights shall not **create** any significant off-site glare, and shall meet all municipal code requirements"*.

Categorical Exemption Approval

Commissioner Froio moved that the Planning Commission find that AR 19-07, ZP 19-03, and OA 19-02 as applied for by Fossa's Backhoe Service, Inc. is categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines. Seconded by Commissioner Mitchell and carried by voice vote (4-0).

Architectural and Design Review Approval

Commissioner Froio moved that the Planning Commission find that the Architectural and Design Review applied for by Fossa's Backhoe Service, Inc., on property located at 901 Bevins Street 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 finding listed in the September 11, 2019, staff report. Seconded by Commissioner Mitchell and carried by voice vote (4-0).

Zoning Permit Approval

Commissioner Mitchell moved that the Planning Commission find that the Zoning Permit applied for by Fossa's Backhoe Service, Inc. on property located at 901 Bevins Street 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 September 11, 2019 staff report, as amended. Seconded by Commissioner Froio and carried by voice vote (4-0).

Minor Exception Approval

Commissioner Mitchell moved that the Planning Commission find that the Zoning Permit applied for by Fossa's Backhoe Service, Inc., on property located at 901 Bevins Street does meet the requirements of Section 17.25.030 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 September 11, 2019, staff report, as amended. Seconded by Commissioner Wicks and carried by voice vote (4-0).

Lake County Pedestrian Facilities Study-

Director Ingram presented the Planning Commission with an update and slide show on the Lake County Pedestrian Facilities Study and the projects that will be done in Lakeport. The project includes a deliverable of 10 shovel ready projects for the City of Lakeport. Plan approval by Lake APC expected by the end of the year.

Public hearing opened at 6:42 p.m. Closed with no input at 6:43 p.m.

Change of Meeting Time-

Director Ingram discussed the possibility to change the meeting time back to 5:00 p.m. Agreed by consensus to keep the meeting at 5:30 p.m.

CORRESPONDENCE:

Chair Green advised he spoke with the assistant curator at the museum regarding historical buildings in the city.

Chair Green asked staff about Dollar General project to address the two items not completed yet and review of the Project Conditions of Approval. Director Ingram advised he met with the Building Official to go over the items of concern and staff would like to have a meeting with Commissioner Wicks to go over the answers the building official provided and determine if it needs to come back before the Planning Commission.

COMMENTS FROM STAFF AND COMMISSIONERS:

Director Ingram advised the Planning Commissioners of the upcoming meetings on October 2, 2019, at 10:00 a.m. and 5:00 p.m., regarding signage. Staff will meet with business owners to discuss needs and possible Zoning Ordinance changes.

Commissioner Wicks asked when a full comprehensive review of Sign Ordinance. Director Ingram advised there were a couple large projects ahead of the Sign Ordinance, such as the updating the Housing Element to be consistent with state law.

Commissioner Froio asked for an update on the Martin Street Apartments.

Commissioner Wicks asked that staff take a look at the vegetation growing near the intersection of Sixteenth and Mellor Streets as the area has high vegetation and makes it hard to see when pulling out. Director Ingram advised staff was familiar with the area and had sent out a hazardous weed letter out to problem areas.

Chair Green asked about the chip seal on Berry Street and if they were going to put in asphalt. Director Ingram stated the city will be monitoring the double chip seal to see how it performs over the next year to see if it would be a cost-effective option the city can use for other local streets as a way of improving surfacing around Lakeport.

Chair Green briefed the Planning Commission of a recent ruling by the Supreme Court regarding Union of Medical Marijuana Patients vs City of San Diego which has do with when to do an initial study for Zoning Ordinances.

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next meeting be held on Wednesday, October 9, 2019, meeting adjourned closed 7:18 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.



CITY OF LAKEPORT COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: December 11, 2019

FILE NO: AR 19-09 & CE 19-17

**APPLICANT/
OWNER:** Jennifer Strong
Strong Financial Network
PO Box 670
Lakeport, CA 95453

ENGINEER: Scott Deleon
PO Box 940
Lakeport, CA. 95453

LOCATION: 1605 South Main Street (005-036-40)

GENERAL PLAN: Major Retail

ZONING: C-2, Major Retail

STAFF CONTACT: Daniel D. Chance, Associate Planner

REQUESTED ACTION: The Planning Commission is being asked to review and approve an application for a Minor Architectural and Design Review, that allows a 504 square foot addition along the west side of a commercial building and an 800 square foot covered carport along the south west corner of the property, for the Strong Financial Network at 1605 South Main Street, further described as APN 005-036-40.

GENERAL PLAN AND ZONING DISTRICT: The subject property is designated Major Retail according to the City of Lakeport General Plan Land Use Map and is within the C-2, Major Retail zoning district according to the City Zoning Map. Approval of this Minor Architectural and Design Review project allows a 504 square foot addition and an 800 square foot is consistent with the intent of the General Plan and 17.27, Architectural and Design Review, in respect to community design.

Section 17.27.020 of the Municipal Code indicates that Architectural and Design Review is required for the proposed exterior commercial buildings that result in altered appearances, additions, extensions, or enlargements. It further indicates that no building permit or other entitlement for remodel shall be issued until the site plan; the architectural elevations and related plans have been reviewed and approved by either the Planning Commission or Community Development Director as provided for in the Zoning Ordinance.

The size of the project at a total of 1304 square feet requires the project be reviewed and approved by the Planning Commission.

As proposed, the allowance for the expansion of a commercial business at this site is consistent with the objective ED 2 of the General Plan which seeks to: "provide support for the promotion of businesses... (Page VI-3)"

PROJECT DESCRIPTION: The proposed project consists of constructing a 504 square foot addition to the rear of an existing commercial business and an 800 square foot covered parking area in the rear of the property for an existing business, Strong Financial Network. The purpose of the project is to provide an additional office and conference room. The addition would be located along the western side of the existing building and would be the same height as the existing building (16.5 feet in height) minimizing the views of the addition from South Main Street. Siding, colors and roof pitch for the addition would match the existing building. The carport in the rear corner of the property consists of six 6-inch square steel posts supporting a roof structure. The height of the carport would be 14 feet in height. The roof of the carport would be covered with solar panels.

Staff reviewed all of the criteria applicable to this project and has determined that the proposed improvements are in compliance with the architectural and design review standards set forth in the Municipal Code at this location. The existing business is located in an original single family dwelling that was converted to office space, consistent with the commercial use in the immediate area. The use of the natural siding for the structure and carport design would complement and add to the architectural interest of the building.

The project will not require the removal of any existing landscaping to site improvements. The project site proposed 11 parking spaces, which exceeds the parking requirements by 2 spaces (9 parking spaces would be required).

FRONTAGE IMPROVEMENTS: The improvements proposed by the applicant in all probability could exceed the City's threshold for requiring curb, gutter, sidewalk and pave-out for the frontage along South Main Street. A condition has been added requiring that if the building costs exceed the City's threshold, the applicant would be responsible for the installation of the curb, gutter and sidewalk, as well as total pave-out for the entire frontage along South Main Street.

AGENCY REVIEW COMMENTS: The submitted plans were provided to the Building Official, City Engineer, City Public Works, Air Quality Management District, Police and Fire District for their review.

- Building Official: the ADA parking layout reversed; no other significant issues.
- City Engineer: Frontage Improvements? (See Tom) Verify ADA van accessible space and travel path comply with current requirements.
- Public Works, Roads: Frontage improvements need to be made.
- Public Works, Utilities: No comments.
- Fire District: No comments at this time.
- City Police: There are no law enforcement concerns regarding this project.

The conditions of approval and the Building Permit review would address many of the concerns raised, while other concerns raised would be addressed as part of the Building Permit process. Project Conditions of Approval and vicinity map are attached.

ARCHITECTURAL AND DESIGN REVIEW APPLICATION FINDINGS: As described, the attached plans depict the design of an addition and carport located in the rear portion of an existing commercial building that would not create a significant visual impact or have a significant impact on the aesthetics of the immediate area.

Finding 1: The proposed project is consistent with the purpose of the Lakeport Zoning Ordinance. The property is zoned C-2, Major Retail which permits the commercial use of the building. The project as proposed is consistent with the Lakeport Zoning Ordinance.

Finding 2: The project is in substantial compliance with the design criteria. The materials associated with the addition and carport located towards the rear of the property reflects a design consistent with the existing building, adding an architectural design element to the overall design of the property, and a harmonious design for the immediate area. The project is in compliance with the criteria and standards for 17.27.110 Architectural and Design Review.

Finding 3: The project is consistent with the Lakeport General Plan. The project as proposed is consistent with the objective and policies of the Lakeport General Plan. Objective CD-2 of the General Plan encourages commercial development designs which foster economic growth, reduce land consumption, and compliment adjacent land uses. Furthermore, the addition and carport promotes commercial success along the South Main Street commercial area in our community consistent with objective ED 2 of the General Plan.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS:

Finding 6: The project is categorically exempt from the California Environmental Quality Act. The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act according to Section 15303(c) of the 2018 CEQA guidelines. This section allows the construction of:

- (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.

CONCLUSION, RECOMMENDATION, AND CONDITIONS: Based on the information provided by the applicant and the comments received from City staff, a finding is made that the 504 square foot addition and 800 square foot carport located at the west side of the Strong Financial Network property located at 1605 South Main Street is in general conformance with the Lakeport Municipal Code Section 17.27.110 (Architectural and Design Review criteria and standards. The proposed improvements will not significantly impact the appearance of the buildings and will improve the functionality of the existing commercial building. The addition and carport structure is consistent with the requirements of the Zoning Ordinance.

The proposed project has been determined to be exempt from the provisions of the California Environmental Quality Act according to Section 15303(c) of the 2018 CEQA guidelines. This section categorically exempts projects that represent small additions under 2,500 square feet.

Staff recommends that the Planning Commission approve the Minor Architectural and Design Review application subject to the conditions of approval set forth in the staff report (Attachment B).

SAMPLE MOTION

Categorical exemption Approval

I move that the Planning Commission find that AR 19-09 as applied for by Strong Financial Network is categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines.

Architectural and Design Review Approval

I move that the Planning Commission find that the Architectural and Design Review applied for by Strong Financial Network on property located at 1605 Main Street 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 December 11, 2019 staff report.

The Planning Commission's approval of the applications shall be subject to the conditions of approval specified in the staff report and/or as amended by the Planning Commission at the public hearing.

Attachment A: Vicinity Map
Attachment B: Project Conditions Agreement
Attachment C: Application; Site Plan, Floor Plan, & Elevations

cc: Applicant/Property Owner
Planning Commission

Attachment A: Vicinity Map



Strong Financial Addition Project (AR 19-09) Vicinity Map

Attachment B:
Project Conditions
Agreement



CITY OF LAKEPORT
Community Development Department
225 Park Street
Lakeport, Ca 95453

PROJECT CONDITIONS AGREEMENT

Land Use Application File No. AR 19-09

*This Agreement is entered into by **Strong Financial Network**
(hereinafter Applicant/Owner).*

RECITALS

WHEREAS, Applicant/Owner applied to the City of Lakeport for a Minor Architectural and Design Review approval for a 504-square foot addition and 800-square foot carport; and

WHEREAS, the City of Lakeport has reviewed and approved the project for conformance with the Architectural and Design Review criteria and standards set forth in Section 17.27.110 of the Lakeport Municipal Code; and

WHEREAS, the proposed project is hereby approved subject to the following conditions:

1. The applicant/owner shall sign a standard City of Lakeport Project Conditions Agreement which lists the conditions of approval and shall agree to said conditions. A copy of the signed agreement shall be returned to the Community Development Department.
2. The project shall be developed in accordance with the plans and specifications received by the City in October 24, 2019 and as approved by the Planning Commission on December 11, 2019. Minor alterations may be approved in writing by the City of Lakeport Community Development Director or his designee.
3. The applicant/owner shall maintain the exterior building features in good condition for the life of the project. Damaged or dilapidated portions of the structure or related improvements shall be repaired or replaced as necessary.
4. The final building plans shall include extending the walkway for the entryway to the parking area, and all future sidewalks. Walkway shall meet ADA standards.
5. If the project exceeds the City's Valuation Threshold, the applicant/owner shall install the frontage improvements which would include construction of curb, gutter and sidewalk, as well as any necessary pave-out for the along the entire 93-foot frontage with South Main Street.

NOW, THEREFORE, IT IS AGREED:

1. That the applicant/owner has read and agrees to each and every item and condition herein.
2. That the development and use of the real property described herein shall conform to the conditions listed above and all City of Lakeport Ordinances and Resolutions where applicable.
3. That said conditions shall be binding on all owners or persons having or acquiring any right, title, or interest in said real property, or any part thereof, subject to this agreement.

APPLICANT/OWNER

Dated: _____

SIGNATURE- Jennifer Strong
Strong Financial Network

PLEASE PRINT NAME

cc: Project File

Attachment C:
Application; Site Plan,
& Elevations



City of Lakeport
225 Park St – Lakeport CA 95453
Phone: (707) 263-5613 EXT. 205 FAX: (707) 263-9314
www.cityoflakeport.com


LAND USE APPLICATION WITH OR WITHOUT CATEGORICAL EXEMPTION

APPLICANT'S INFORMATION	LAND OWNER'S INFORMATION
Name <u>Jennifer Strong</u>	Name <u>SAME</u>
Company Name <u>Strong Financial Network</u>	Company Name _____
Mailing Address <u>PO Box 670</u>	Mailing Address _____
City, State, Zip <u>Lakeport, CA 95453</u>	City, State, Zip _____
Phone <u>707.262.1880</u> Fax <u>707.262.1883</u>	Phone _____ Fax _____
Email <u>jenniferstrong@jstrong.com</u>	Email _____

AGENT, ENGINEER, OR ARCHITECT'S INFORMATION (if any)	
Name <u>Scott DeLeon</u>	Company Name _____
Mailing Address <u>PO Box 940</u>	Phone _____ Fax _____
City, State, Zip <u>Lakeport, CA 95453</u>	Email _____

PROJECT INFORMATION	
Project location: <u>1605 SO. MAIN ST.</u>	Assessor Parcel No.(s): <u>005-036-40</u>
Current land use:	Size of existing parcel:
Current Zoning:	Current General Plan Designation:
Subdivision tract name:	Lot and block numbers:
Description of proposed project:	

ATTACH SUPPLEMENTAL INFORMATION AS REQUIRED

	<u>10/23/19</u>		
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF LAND OWNER	DATE

LAND USE APPLICATIONS REQUIRED FOR PROPOSED PROJECT:

<input type="checkbox"/>	\$661.60	Abandonment of Right-of-Way	<input type="checkbox"/>	\$ 855.23	Lot Line Adjustment
<input type="checkbox"/>	1,901.44*	Annexation	<input type="checkbox"/>	114.23	Minor Exception
<input type="checkbox"/>	142.47	Archeological Review	<input type="checkbox"/>	448.46*	Formal Concept Plan Review
<input type="checkbox"/>	2,701.64*	Architectural & Design Review	<input type="checkbox"/>	88.87 & up**	Reapportionment – Sewer Assessment
<input type="checkbox"/>	684.43	Arch. & Design Review (Minor)	<input type="checkbox"/>	228.03	Shoreline Development
<input checked="" type="checkbox"/>	86.04	Arch. & Design Review (Small Project)	<input type="checkbox"/>	1,788.97*	Tentative Parcel Map
<input type="checkbox"/>	284.93	Approved Plan Revision	<input type="checkbox"/>	2,582.23*	Tentative Subdivision Map
<input checked="" type="checkbox"/>	128.35	Categorical Exemption	<input type="checkbox"/>	627.20	Use Permit, Major
<input type="checkbox"/>	256.70	Certificate of Compliance	<input type="checkbox"/>	165.40	Use Permit, Minor
<input type="checkbox"/>	1,197.50	Development Agreement	<input type="checkbox"/>	655.87	Variance
<input type="checkbox"/>	812.45	Environmental Review	<input type="checkbox"/>	213.70	Voluntary Merger
<input type="checkbox"/>	235.20	Fence Request	<input type="checkbox"/>	998.13	Zone Change
<input type="checkbox"/>	313.60	Free-Standing Sign	<input type="checkbox"/>	174.11*	Zoning Permit
<input type="checkbox"/>	741.43	General Plan Amendment	<input type="checkbox"/>		Other

*Planning and Engineering Fees ** Engineering Fee

Total Fees Collected: \$ _____ Receipt # _____ Initials _____ Date _____

Revised 7/1/2018



October 23, 2019

Lakeport Planning Commission Members

RE: Existing Building Addition Approval Request
Strong Financial Network Building located at 1605 South Main Street, Lakeport

This letter is intended to give a narrative of the proposed project located at the above business address. I need of more space in my Financial Planning office as I need to hire several additional employees so I am requesting approval for a building addition. I have included the site plans, aerial photo with proposed project noted as well as site photos.

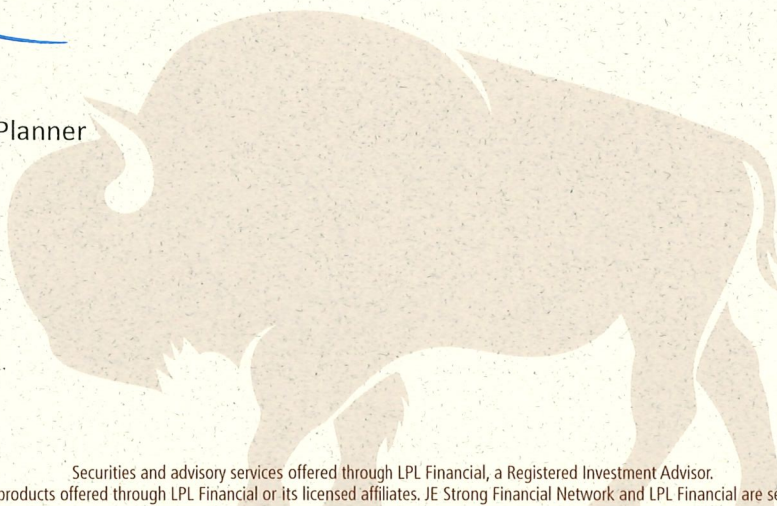
The project is comprised of 2 parts: a solar carport and the addition of square footage to the existing office building.

Solar Carport: I have an existing roof mounted solar system on the building. Due to the need for additional panels as well as the current panel location impeding the addition work, I would like to install a solar carport over the parking lot in the rear of the property. I will be using aesthetically pleasing steel materials constructed by Davis Fabrication for the posts and frame. I have already consulted with the property owner behind my property and he has agreed to the structure.

Building Addition: The proposed project will increase the current break room and storage room as well as provide for an additional conference room and office space. Once complete, I will be able to hire 2 additional full time employees. The addition will result in the loss of only 1 parking space once the handicap space is moved over. The remaining parking space count will be 11 in addition to the handicap space. All building materials on the addition will tie in with the existing structure.

Thank you for your consideration.

Jennifer Strong
Certified Financial Planner



Securities and advisory services offered through LPL Financial, a Registered Investment Advisor.
Member FINRA/SIPC. Insurance products offered through LPL Financial or its licensed affiliates. JE Strong Financial Network and LPL Financial are separate and unrelated companies.

De Leon Engineering
PO Box 940
Lakeport CA 95453
707-263-6111

Date: August 14, 2019

Sheet 1 of 7

CLIENT: Jennifer Strong
PROJECT: Structural Calculations for a carport with solar panel support at
1605 South Main Street, Lakeport CA APN:005-036-40

GOVERNING CODE: 2016 California Building Code (CBC)

STRUCTURAL CALCULATIONS ARE BASED ON THE FOLLOWING CRITERIA,
UNLESS NOTED OTHERWISE:

Structural Steel (shapes, plates, bars).....ASTM A36
Welding.....AWS D1.1 – Latest
Bolts.....ASTM A307

Wood Members:

Studs.....DF-L Standard or better
4x Joists and Beams.....DF-L No. 2 or better
6x (& larger) Beams and Girders.....DF-L No. 2 or better
6x (& larger) Posts and TimbersDF-L No. 2 or better
Glulams.....20F-V12



PROJECT: STROUD FINANCIAL CENTER

ASSUMPTIONS: ROOF LL = 25 PSF

ROOF DL = 12 PSF + SOLAR PANEL WEIGHT

WIND LOAD =

SEISMIC =

SOLAR PANEL CALCULATIONS: EACH PANEL = 55 #

SIZE = 40" x 68" (3.33' x 5.67')

$$\frac{55 \#}{3.33 \times 5.67} = 2.9 \#/\text{SF} \text{ CALL } 3 \text{ PSF}$$

TOTAL DEAD LOAD = 15 PSF

ROOF RAFTERS

• CHECK 2 LOAD CONDITIONS

• ROOF SLOPE IS 20° MIN

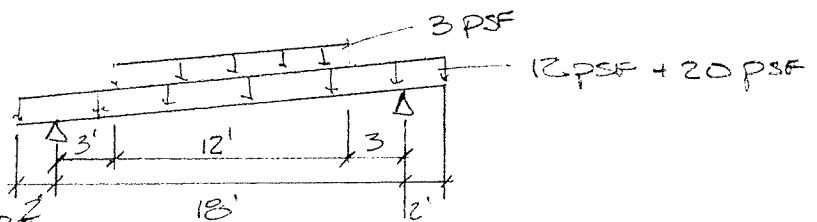
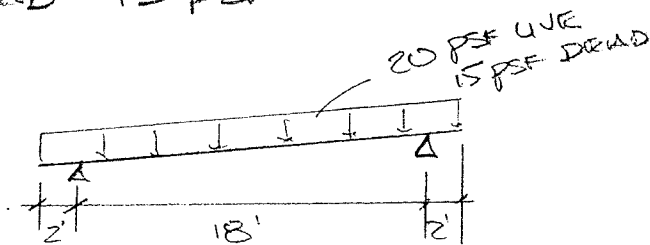
$$\sin 20 = \frac{y}{18} \Rightarrow y = 6.2'$$

4:12

1 3/4 x 11 7/8 IS ACCEPTABLE

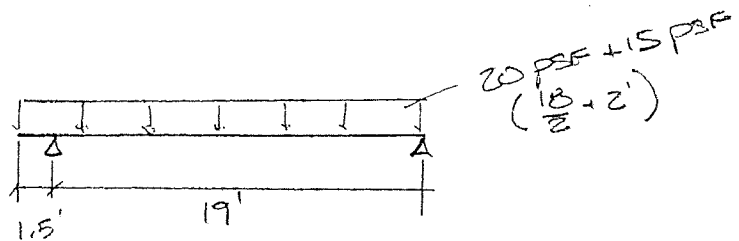
BUT THERE IS NO PRODUCT THAT IS SUITABLE FOR EXPOSURE

CHECK 2 x 14 #1 D.F. → OK



ROOF SUPPORT BEAM

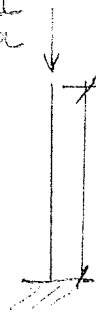
USE ALASKAN
YELLOW CEDAR
FOR THE GLULAM
DUE TO EXPOSURE



5 1/2 x 11 7/8 AS SHOWN ON PLAN AREN'T ADEQUATE
USE 5 1/2 x 15

SUPPORT POST - ASSUME WORSE-CASE LENGTH OF 14'
(FRONT OPENING IS 8' + 6' ROOF SLOPE)
AND LOAD ON CENTER SUPPORT

3420 LL
3000 DL

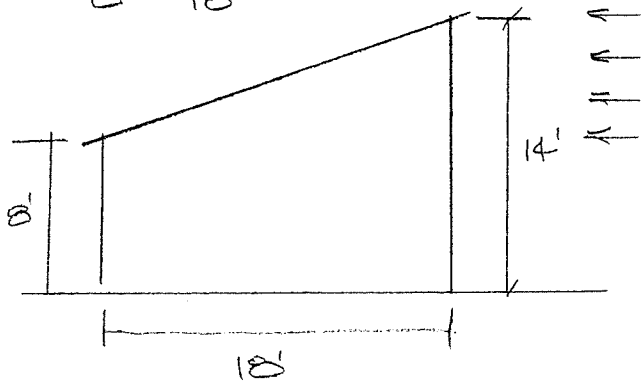


← LATERAL WIND OR
SEISMIC LOAD $\frac{6100\#}{6 \text{ COLUMNS}} = 1017\#$

6x6x 3/16 TUBE STEEL IN 18" ϕ CONCRETE
FOOTING THAT IS 4' DEEP IS ADEQUATE

LATERAL LOAD - USE SECTION 6.5.13 OF ASCE 7-05
WHERE $P = 9G + G_h$

$$\frac{h}{L} = \frac{8+3}{18} = .61$$



G_h IS DETERMINED BY
SECTION 6.5.6.3 WHICH
REFERS TO FIG. 6.6

$$C_p = -0.7$$

$G =$ GUST EFFECT FROM
6.5.8 \rightarrow USE 0.85

C_N FROM FIG. 6.18A-D
USE -2.4 FOR 22 1/2° SLOPE

$$P = (17.8)(-0.7)(.85)(-2.4) = 25.4 \text{ psf}$$

$$\text{TOTAL HORIZ. LOAD FROM WIND} = 25.4 \text{ psf} (6' \times 40') = 6100\#$$

SEISMIC LOADING - $V = \frac{F S_d S_w}{R}$ WHERE $F = 1.0$

$$S_d S_w = .821$$

$$R = 7$$

$$W = 40 \times 20 (15 \text{ psf})$$

$$V = \frac{(1.0)(.821)}{7} (12,000\#)$$

$$V = 1407\# < 6100\# \therefore \text{WIND GOVERNS}$$

CHECK UPLIFT ON RAFTERS : $\frac{6100\#}{2} = 3050\#$ PER END

$$\frac{40'}{\frac{16}{12}} = 30 \text{ RAFTERS} \rightarrow \frac{3050}{30} = 100\#/\text{RAFTER}$$

WHICH COULD BE RESISTED
W/ NAILS. PLANS SHOW
A SIMPSON CONNECTOR

Project: Strong Financial 2019

Location: Roof Rafters-timber

Roof Rafter


[2016 California Building Code(2015 NDS)]

1.5 IN x 13.25 IN x 20.0 FT (1 + 18 + 1) @ 16 O.C.

#1 - Douglas-Fir-Larch (North) - Wet Use

Section Adequate By: 68.7%

Controlling Factor: Moment



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DEFLECTIONS	Left	Center	Right
Live Load	-0.04 IN 2L/682	0.21 IN L/1090	0.00 IN 2L/MAX
Dead Load	-0.02 in	0.13 in	0.00 in
Total Load	-0.06 IN 2L/420	0.34 IN L/672	0.00 IN 2L/Infinity
Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180			

REACTIONS	A	B
Live Load	334 lb	334 lb
Dead Load	211 lb	211 lb
Total Load	545 lb	545 lb
Bearing Length	0.87 in	0.87 in

SUPPORT LOADS	A	B
Live Load	251 plf	251 plf
Dead Load	158 plf	158 plf
Total Load	409 plf	409 plf

MATERIAL PROPERTIES

#1 - Douglas-Fir-Larch (North)

	Base Values	Adjusted
Bending Stress:	Fb = 850 psi Cd=1.15 CF=0.90 Cr=1.15	Fb' = 1012 psi
Shear Stress:	Fv = 180 psi Cd=1.15 Cm=0.97	Fv' = 201 psi
Modulus of Elasticity:	E = 1600 ksi Cm=0.90	E' = 1440 ksi
Comp. \perp to Grain:	Fc \perp = 625 psi Cm=0.67	Fc \perp = 419 psi

Controlling Moment: 2193 ft-lb

9.003 Ft from left support of span 2 (Center Span)

Created by combining all dead loads and live loads on span(s) 2

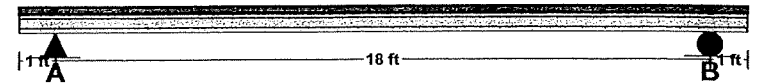
Controlling Shear: -465 lb

18.025 Ft from left support of span 2 (Center Span)

Created by combining all dead loads and live loads on span(s) 2, 3

Comparisons with required sections:	Req'd	Provided
Section Modulus:	26.01 in3	43.89 in3
Area (Shear):	3.48 in2	19.88 in2
Moment of Inertia (deflection):	124.51 in4	290.78 in4
Moment:	2193 ft-lb	3700 ft-lb
Shear:	-465 lb	2660 lb

LOADING DIAGRAM



RAFTER DATA

	Left	Interior	Eave
Span Length	1 ft	18 ft	1 ft
Rafter Pitch	4	:12	
Roof sheathing applied to top of joists-top of rafters fully braced.			
Roof Duration Factor	1.15		
Peak Notch Depth	0.00		
Base Notch Depth	0.00		

RAFTER LOADING

Uniform Roof Loading

Roof Live Load:	LL =	25 psf
Roof Dead Load:	DL =	15 psf

Slope Adjusted Spans And Loads

Left Span:	L-adj =	1.05 ft
Interior Span:	L-adj =	18.97 ft
Eave Span:	L-Eave-adj =	1.05 ft
Left Live Load:	wL-adj =	30 plf
Interior Live Load:	wL-adj =	30 plf
Eave Live Load:	wL-Eave-adj =	30 plf
Left Dead Load:	wD-adj =	19 plf
Interior Dead Load:	wD-adj =	19 plf
Eave Dead Load:	wD-Eave-adj =	19 plf
Left Total Load:	wT-adj =	49 plf
Interior Total Load:	wT-adj =	49 plf
Eave Total Load:	wT-Eave-adj =	49 plf

Project: Strong Financial 2019

Location: Roof Support Beam

Multi-Span Roof Beam

[2016 California Building Code(2015 NDS)]

5.5 IN x 15.0 IN x 21.0 FT (2 + 19)

20F-V12 - Visually Graded Western Species - Wet Use

Section Adequate By: 54.5%

Controlling Factor: Deflection



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DEFLECTIONS	Left	Center
Live Load	-0.09 IN 2L/522	0.27 IN L/835
Dead Load	-0.08 in	0.24 in
Total Load	-0.17 IN 2L/278	0.51 IN L/444
Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180		

REACTIONS	A	B
Live Load	1794 lb	1710 lb
Dead Load	1626 lb	1517 lb
Total Load	3420 lb	3227 lb
Bearing Length	2.10 in	1.98 in

BEAM DATA	Left	Center
Span Length	2 ft	19 ft
Unbraced Length-Top	0 ft	0 ft
Unbraced Length-Bottom	2 ft	19 ft
Roof Pitch	4	:12
Roof Duration Factor	1.15	
Notch Depth	0.00	

MATERIAL PROPERTIES

20F-V12 - Visually Graded Western Species

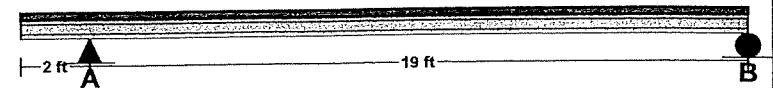
	Base Values	Adjusted
Bending Stress:	Fb = 2000 psi Fb_cmpr = 1400 psi Cm=0.80 Cv=0.98	Controlled by: Fb' = 1805 psi
Shear Stress:	Fv = 265 psi Cd=1.15 Cm=0.88	Fv' = 267 psi
Modulus of Elasticity:	E = 1500 ksi Cm=0.83	E' = 1250 ksi
Comp. \perp to Grain:	Fc \perp = 560 psi Cm=0.53	Fc \perp = 297 psi

Controlling Moment: 15301 ft-lb
9.5 Ft from left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 2

Controlling Shear: 3241 lb
At left support of span 2 (Center Span)
Created by combining all dead loads and live loads on span(s) 1, 2

Comparisons with required sections:	Req'd	Provided
Section Modulus:	101.74 in ³	206.25 in ³
Area (Shear):	18.23 in ²	82.5 in ²
Moment of Inertia (deflection):	1001.29 in ⁴	1546.88 in ⁴
Moment:	15301 ft-lb	31018 ft-lb
Shear:	3241 lb	14666 lb

LOADING DIAGRAM



ROOF LOADING

	Left	Center
Roof Live Load	RLL = 20 psf	20 psf
Roof Dead Load	RDL = 15 psf	15 psf
Roof Tributary Width Side One	TW1 = 2 ft	9 ft
Roof Tributary Width Side Two	TW2 = 0 ft	0 ft
Wall Load	WALL = 0 plf	0 plf
Non-Snow Roof Loaded Area	RLA = 175 plf	

BEAM LOADING

	Left	Center
Total Live Load	40 plf	180 plf
Total Dead Load (Adjusted for Roof Pitch)	32 plf	142 plf
Beam Self Weight	18 plf	18 plf
Total Load	90 plf	340 plf

Project: Strong Financial 2019

Location: COL3

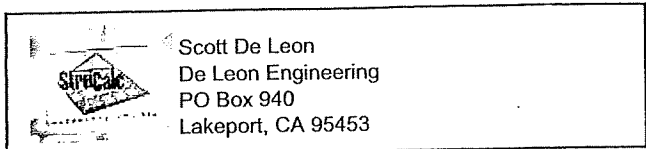
Column

[2016 California Building Code(AISC 14th Ed ASD)]

HSS 6 x 6 x 3/16 x 14.0 FT /ASTM A500-GR.B-46

Section Adequate By: 75.5%

Footing Design Adequate



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CAUTIONS

- * This column has been designed as a cantilever.
- * The design results are a lateral force only. Vertical force design for a footing and/or collar are to be designed separately.
- * Allowable lateral soil bearing pressure is doubled based on the assumption that a 1/2 inch horizontal motion at ground level will not adversely affect the structure in this design per IBC 1806.3.4.
- * Footing exceeds design requirements. StruCalc suggests decreasing footing width or depth.

DEFLECTIONS

Deflection due to lateral loads only: Defl = 0 IN = L/MAX

Live Load Deflection Criteria: L/180

VERTICAL REACTIONS

Live Load: Vert-LL-Rxn = 3420 lb
Dead Load: Vert-DL-Rxn = 3204 lb
Total Load: Vert-TL-Rxn = 6624 lb

HORIZONTAL REACTIONS

Total Reaction at Top of Column: TL-Rxn-Top = 0 lb
Total Reaction at Bottom of Column: TL-Rxn-Bottom = 1017 lb

COLUMN DATA

Total Column Length: 14 ft
Unbraced Length (X-Axis) Lx: 14 ft
Unbraced Length (Y-Axis) Ly: 14 ft
Column End Condition-K (e): 2.1

COLUMN PROPERTIES

HSS 6 x 6 x 3/16 - Square

Steel Yield Strength: $F_y = 46$ ksi
Modulus of Elasticity: $E = 29000000$ ksi
Column Section: $d_x = 6$ in $d_y = 6$ in
Column Wall Thickness: $t = 0.174$ in
Area: $A = 3.98$ in²
Moment of Inertia (deflection): $I_x = 22.3$ in⁴ $I_y = 22.3$ in⁴
Section Modulus: $S_x = 7.42$ in³ $S_y = 7.42$ in³
Plastic Section Modulus: $Z_x = 8.63$ in³ $Z_y = 8.63$ in³
Rad. of Gyration: $r_x = 2.37$ in $r_y = 2.37$ in

Column Compression Calculations:

KL/r Ratio: $KL_x/r_x = 148.86$ $KL_y/r_y = 148.86$

Controlling Direction for Compr. Calcs: (Y-Y Axis)

Flexural Buckling Stress: $F_{cr} = 11.33$ ksi

Controlling Equation: F7-2

Nominal Compressive Strength: $P_c = 27$ kip

Column Bending Calculations per AISC 14th Edition Steel Manual:

Controlling Load Case: Axial Total Load (D + L)

Eccentricity Moment: $M_x - e_x = 0$ ft-lb $M_y - e_y = 0$ ft-lb

Lateral Moment + Eccentricity: $M_{rx} = 0$ ft-lb $M_{ry} = 0$ ft-lb

Flange Buckling Ratio: $FBR = 31.48$

Allow. Flange Buckling Ratio: $AFBR = 28.12$

Allow. FBR for Non-Compact: $NC = 35.15$

Web Buckling Ratio: $WBR_x = 31.48$ $WBR_y = 0$

Allow. WBR for Eqn. F7-5: $AWBR = 60.76$

Noml. Flex. Str. w/ Sfty Factor: $M_{cx} = 18.5$ ft-kip $M_{cy} = 18.5$ ft-kip

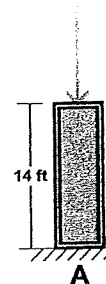
Controlling Equation: F7-2

Combined Stress Calculations:

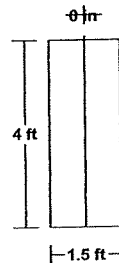
H1-1a Controls : 0.25

Controlling Combined Stress Factor: 0.25

LOADING DIAGRAM - Embedded Column



LOADING DIAGRAM - Round Footing



AXIAL LOADING

Live Load: $PL = 3420$ lb
Dead Load: $PD = 3000$ lb
Column Self Weight: $CSW = 204$ lb
Total Axial Load: $PT = 6624$ lb

LATERAL LOADING

(Dy Face)

Uniform Lateral Load: $w_L - Lat = 0$ plf
Point Load: One
Live Load: 1017 lb
Location: 13.5 ft

Embedded Footing Properties

Footing Width: 1.5 ft
Footing Depth: 4 ft
Depth Required: 1.33 ft per IBC Equation 18-1 (Non-constrained)



BOISE GLULAM® Cedar Beam Allowable Stress Values

Boise Cascade manufactures both Alaska Yellow and Port Orford cedar glulam beams. Allowable design stresses are listed in the table below for dry-use conditions. Since both cedars are considered durable species, these beams may be installed in exposed conditions. For an explanation of dry and wet-use conditions, please see Boise Cascade technical note BG-8: ***Cedar Glulam Design in Exterior Applications***. The project's design professional and/or building official shall determine the use; wet-use conditions shall be assumed if the use has not been determined. Please note that wet-use reductions are currently not included in the BC Calc software program.

Boise Cedar Glulam Allowable Stresses

Species & Grade	Bending F_b [psi]		Horizontal Shear F_v [psi]	Modulus of Elasticity E [psi]	Compression Parallel to Grain F_c [psi]	Compression Perp to Grain F_c [psi]
	Tension Zone in Tension	Compression Zone in Tension				
Alaska Yellow Cedar 20F-V12	2000	1400	265	1,500,000	1500	560
Port Orford Cedar 22F-V14	2200	1650	265	1,700,000	2100	560

Note: Reductions factors shall be applied to design stresses in wet-use conditions.

See Boise Cascade EWP Tech Note BG-8 for further information.

The grades listed above are unbalanced layups. Balanced layups (AYC 20F-V13 and POC 22F-V15) are also available on a custom order basis. For further information, please contact Boise Cascade EWP Engineering at 888.234.0056.

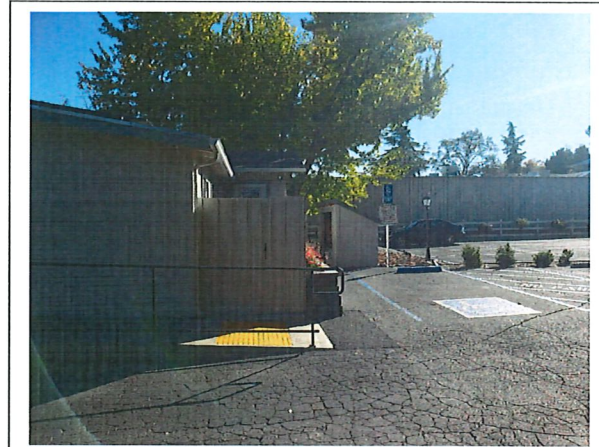
Strong Financial Network – Jennifer Strong

Solar Carport and Building Addition Project

1605 South Main Street – Lakeport



Entrance to building. Siding/paint color on new addition will be matched



Back of building – new addition will go here back to the right border of the handicapped spot. That spot will be moved over to the right. The space is available



Parking lot – the solar carport will be back in the corner essentially covering the vehicles in the picture

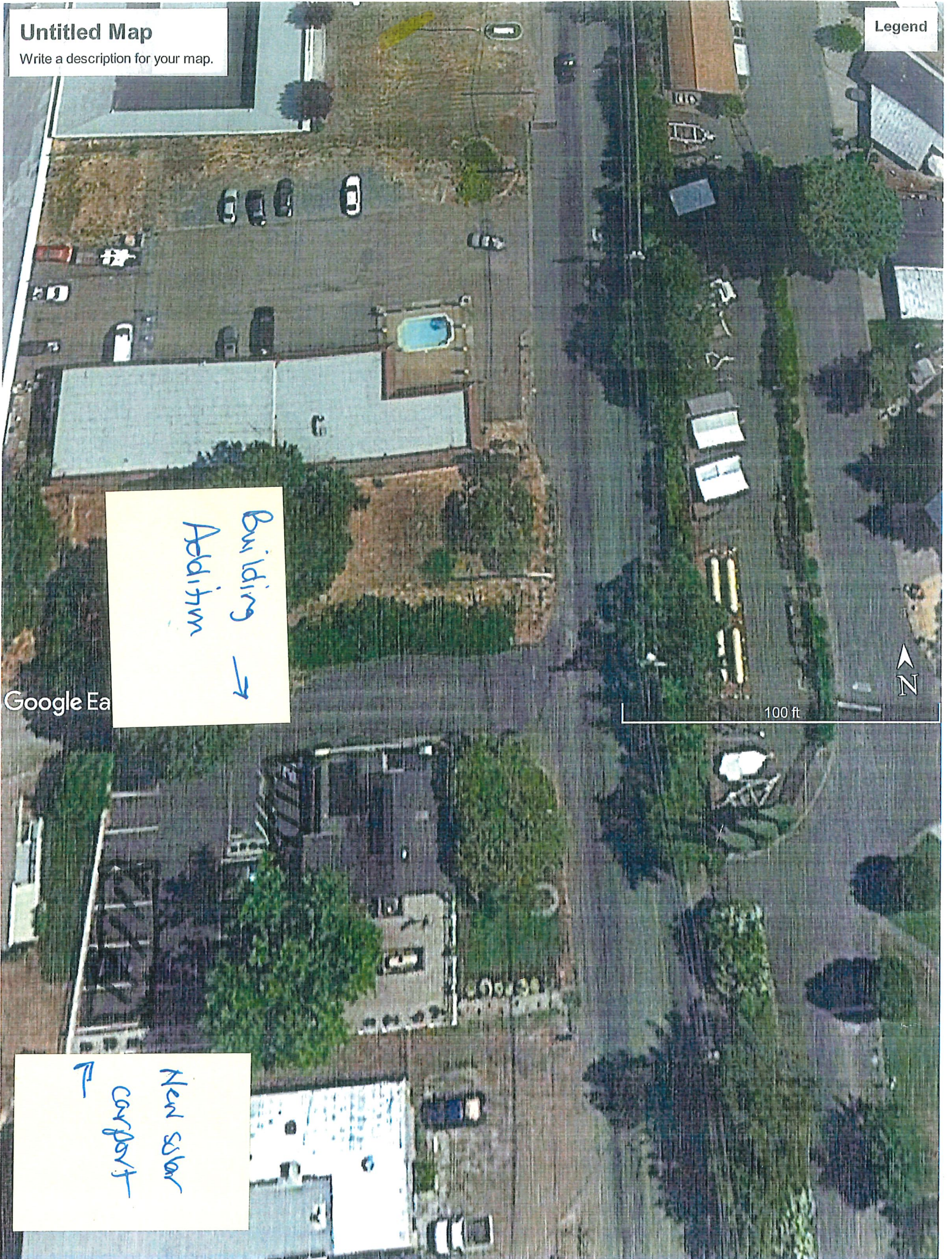


Back of building where the addition will go. Existing shed will come down

Untitled Map

Write a description for your map.

Legend

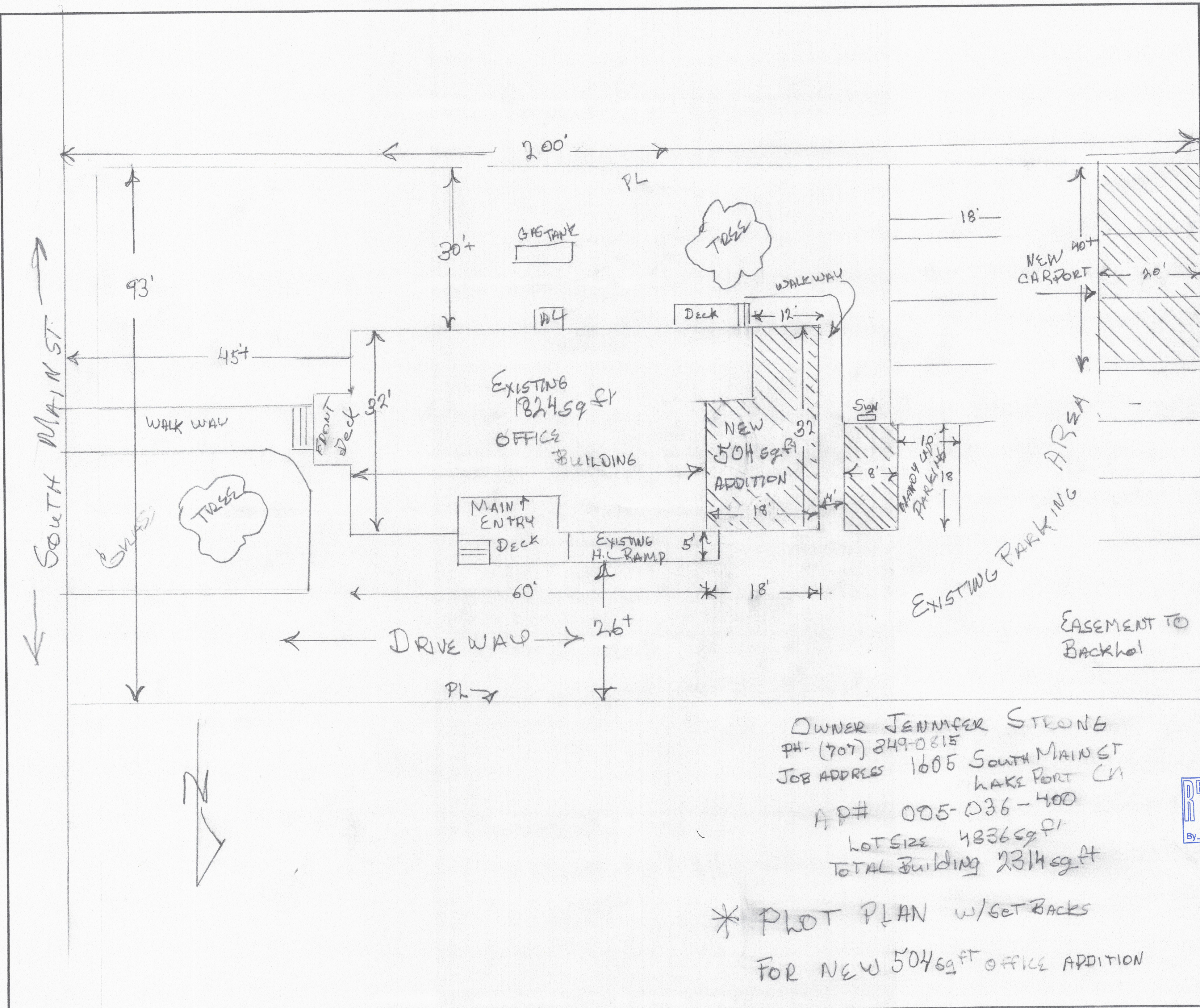


Google Ea

Building →
Addition

New solar
carport →

REVISIONS	BY



OWNER JENNIFER STRONG
 PH- (707) 249-0815
 JOB ADDRESS 1605 SOUTH MAIN ST
 LAKEPORT CA
 AP# 005-036-400
 LOT SIZE 4836 sq ft
 TOTAL BUILDING 2314 sq ft

* PLOT PLAN w/SET BACKS
 FOR NEW 504 sq ft OFFICE ADDITION

RECEIVED
 OCT 24 2019
 By _____

Date	July 24
Scale	1"=10'
Drawn	CIANPDD
Job	295-7722
Sheet	1
Of	7 Sheets



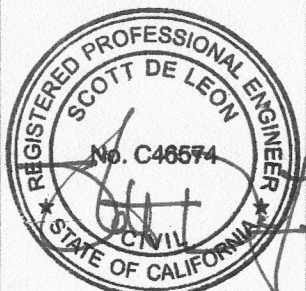
REVISIONS	BY

Date	MAY 2019
Scale	1/4" = 1'
Drawn	
Job	
Sheet	2
Of	7 Sheets



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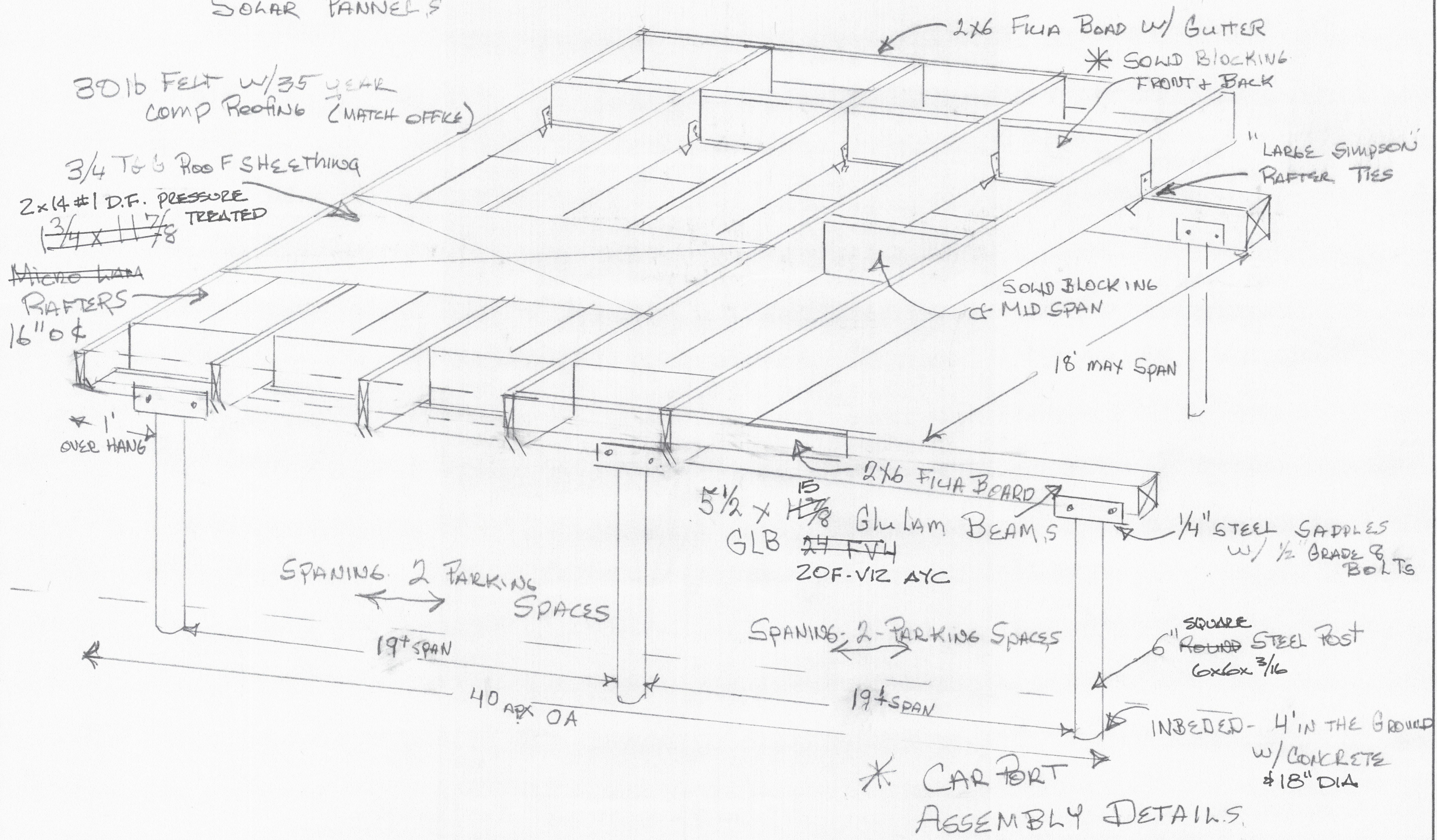
REVISIONS	BY



Date	7/24/19
Scale	NOT
Drawn	CLAUDIO 295-7722
Job	STRONG
Sheet	7
Of	7 Sheets

* NOTE Roof Pitch is - 20° MIN

* INSTALLING 32-40"x68" SOLAR PANNELS



PLANNING PROJECTS PENDING
as of
December 5, 2019

No.	Staff Assigned	File No./Name	Date Received	Progress	Next Action	PC / Staff Level
1.	Dan	GPA & Zoning Inconsistencies	6/2/2016	Staff currently preparing required exhibit maps and ordinance language for recommended General Plan and Zone changes.	C.C. review (July / August)	P.C. Approved 8/15/2018
2.	Kevin / Dan	City of Lakeport – Telecommunications Urgency Ordinance No. 921- ZC 19-02	4/2/2019	Urgency ordinance to comply with recent FCC regulations.		C.C Review 11/19/2019
3.	Kevin / Dan	Element 7 Lakeport LLC – UP 19-03, CE 19-07 1775 S. Main St.	4/24/2019	Application for a Use Permit and Categorical Exemption for a cannabis micro-business.	Waiting on further items from Applicant.	P.C.
4.	Kevin / Dan	Element 7 Lakeport LLC – CAN 19-02 1775 S. Main St.	4/24/2019	Application for a cannabis micro-business.	Waiting on further items from Applicant.	City Mgr. Review
5.	Kevin / Dan	North Coast Dining – ZP 19-02 & CE 19-10 350 N. Main St.	7/2/2019	Application for a Zoning Permit for outdoor seating area in front of restaurant.	Waiting on further items from applicant.	Staff
6.	Kevin / Dan	New Hope Fellowship Church – AR 19-05 & CE 19-11 - 305 Peckham Ct.	7/9/2019	Application for Architectural and Design review and Categorical Exemption for a 5,160 square foot metal building.	P.C. Review	PC Review 9/11/2019
7.	Kevin / Dan	Bridges Construction – AR 19-06 & CE 19-12 1125 N. Main St.	7/9/2019	Application for Architectural and Design review and Categorical Exemption that allows the design of a 10,720 square foot, two story building significantly impacted by fire damage.	Building Permit Issuance	PC Approved 8/28/2019
8.	Kevin / Dan	City of Lakeport Hartley Street Pedestrian Improvement – ER 19-01		Proposed roadway widening, paving, and the installation of concrete sidewalk,	P.C. Approval	

				curb, and gutter along an approximately 2,800-foot length portion of Hartley Street.		
9.	Kevin / Dan	City of Lakeport Eleventh Street Corridor Study – OA 19-01		Proposed expansion of bicycle, pedestrian, and transit improvements along the Eleventh Street Corridor and nearby roadways.	P.C. Review	PC Review
10.	Kevin / Dan	Steve Kallerman – SD 19-01 & CE 19-15 430 Esplanade	9/9/2019	Application for Shoreline Development to construct a 5 x 6 ft walkway to ramp and floating dock.		Staff Approved 11/4/2019
11.	Kevin / Dan	Jennifer Strong Financial – AR 19-09, CE 19-17 1605 S. Main St.	9/9/2019	Application for Architectural and Design review for construction of a 504 square foot addition and an 800 square foot carport with solar panels.	P.C. Review	P.C. Review 12/11/2019
12.	Kevin / Dan	New Vista Development - AR 19-08, S 19-01, UP 19-04, ZP 19-05, and ER 19-03	10/7/2019	Application for a Combined Development Permit for the property at 1842 Todd Road in Lakeport California. The project would include the following: A Tentative Subdivision Map to subdivide a 14.89 acre parcel into eight (8) separate commercial properties. An Architectural and Design Review for the construction of ten (10) structures that include one (1) service station with bays, four (4) restaurants with drive thru facilities, two (2) restaurants, one (1) three story 70-unit hotel and three (3) commercial retail buildings. The total square footage of all the structures on the property would be approximately 94,850 square feet.	P.C. Review	