



A G E N D A

CITY OF LAKEPORT

PLANNING COMMISSION

REGULAR MEETING: Wednesday, February 12, 2020 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 December 11, 2019 and Special Planning Commission meeting of January 16, 2020.
- VI. **REGULAR CALENDAR:**
 - A. **Planning Department & Planning Commission 2020 Goals & Work Program** Discussion regarding the Planning Department and Planning Commission's Goals and Work Program.
- VII. **Correspondence**
- VIII **Comments from Staff
or Commissioners:**
- IV. **SCHEDULE NEXT MEETING:** Discuss and set the next meeting date (March 11, 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
December 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.

ACCEPTANCE OF AGENDA:

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

COMMUNICATIONS: Lakeport resident and business owner Nancy Ruzicka spoke regarding zoning and other nuisance violations within the City.

CONSENT AGENDA:

Chair Green advised the words "in memory of the victims of 9/11" be added after "Chair Greed asked for a moment of silence" from the September 11, 2019 minutes. Commissioner Froio advised of a spelling error on page 1, under the Regular Agenda the last sentence of the first paragraph should read, "O'Meara Brothers Brewery" not "Bothers".

A motion was made by Commissioner Wicks, to accept the minutes as amended, seconded by Commissioner Froio and unanimously carried by voice vote (4-0). (Minutes from the Regular Planning Commission of September 11, 2019.)

REGULAR AGENDA:

Strong Financial Network – AR 19-09 & CE 19-17

Associate Planner Chance briefed the Planning Commission on 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.

Public hearing opened at 5:46 p.m. Applicant Jennifer Strong spoke in favor project and answered questions regarding project cost and right-of-way improvements.

Public hearing closed at 5:48 p.m.

Chair Green asked for consensus for adding the word South to the address of the project. Approved by consensus (4-0).

Categorical exemption Approval

Commissioner Froio moved 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. Seconded by Commissioner Wicks 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 Strong Financial Network on property located at 1605 South 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) as amended and with the findings listed in the December 11, 2019 staff report.

Seconded by Commissioner Mitchell and carried by voice vote (4-0).

Lakeport Local Hazard Mitigation Plan

Director Ingram presented the Planning Commission with an update and slide show on the Lakeport Local Hazard Mitigation Plan. Additionally, Director Ingram noted an amendment to the Safety and Conservation Elements would be needed to incorporate this new plan.

Chair Green asked if the PSPS events were included in the plan. Director Ingram advised they were.

Commissioner Wicks asked if there was threshold to declare a hazard on the population. Director Ingram stated the threshold varies from disaster to disaster and the governor has the ability to declare an event a disaster.

CORRESPONDENCE:

Director Ingram advised there was a public meeting on the Eleventh Street Corridor project where different ideas were presented. Ingram stated the ideas included the potential for a small round about at Eleventh & N Forbes Street, a bicycle boulevard on Tenth Street, and improving safe crossings at various intersections on Eleventh Street.

Associate Planner Chance stated the Library Park Seawall project was scheduled to start work in January.

Chair Green asked the status of the Lakeport Hub project on Todd Road. Associate Planner Chance stated currently staff was waiting on further items as the submittal was incomplete.

Associate Planner Chance advised there are some upcoming changes with state law as it pertains to Land Use law and staff will be attending an upcoming seminar regarding the changes. Chance stated one of the changes involved large family daycare's which will no longer require approval of a Use Permit through the city.

COMMENTS FROM STAFF AND COMMISSIONERS:

Chair Green thanked his fellow Commissioners and City Staff for supporting him during the year as he Chaired the Planning Commission.

Director Ingram stated City Council was in the process of filling empty seats that have been vacant on several committees.

DISCUSS AND SET THE NEXT MEETING DATE:

Director Ingram asked the Planning Commission to change the date of the next regular meeting from Wednesday, January 8, 2020, to a special meeting on Wednesday, January 15, 2020, due to the upcoming New Year's Eve holiday. Ingram advised he would have to confirm the Planning Commission can elect a new chair and vice-chair at a special meeting before the date could be confirmed.

It was agreed by consensus that the next meeting be held on Wednesday, January 8, 2020, 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
PLANNING COMMISSION
SPECIAL MEETING
January 16, 2020**

MINUTES

CALL MEETING TO ORDER AND ROLL CALL: Chairman Green called the meeting to order at 5:32 p.m. with Commissioners Froio, Wicks, and Mitchell present. Also, present were Community Development Director, Kevin Ingram, Associate Planner Daniel Chance, Administrative Services Director, Kelly Buendia, and Administrative Specialist, Linda Sobieraj.

ACCEPTANCE OF AGENDA:

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

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

REGULAR AGENDA:

Newly Appointed Planning Commissioner – Jeff Warrenburg

Director Buendia swore in new Planning Commissioner Jeff Warrenburg.

Annual Election of Planning Commission Officers

Director Ingram briefed the Commission on the annual Election of the Planning Commission Officers.

Commissioner Wicks moved to nominate Commissioner Froio as Chairperson. Commissioner Froio accepted the appointment and the motion carried by voice vote (5-0).

Commissioner Wicks moved to nominate Commissioner Mitchell as Vice Chairperson. Commissioner Mitchell accepted the appointment and the motion carried by voice vote (5-0).

City of Lakeport - ZC 19-03 & CE 19-18

Associate Planner Chance briefed the Planning Commission and presented a slide presentation regarding amending Lakeport Zoning Ordinance Chapter 17.12 and 17.52 concerning the regulation of portable sandwich board signs in the Central Business zoning district.

Commissioner Mitchell asked how many complaints the City had received regarding these signs. Director Ingram advised they have received several complaints recently from other businesses, citizens advising of ADA access being blocked and from Public Works employees who have picked up signs in the right of way.

Commissioner Green asked what discussion, if any, was there for more traditional forms of signage, such as window or door signage. Associate Planner stated effective signage would be very helpful, however we can't force businesses to choose one type of sign over another. Director Ingram stated the cost of the sign was also a factor for businesses.

Commissioner Wicks asked how this would affect other zoning locations in the city, as other businesses in the city would take advantage of these signs as well. Director Ingram stated these types of signs are pedestrian motivated signs and staff would have to look into other zoning areas and how staff will enforce signs in those areas.

Commissioner Wicks recommended putting in a condition that mandates that appropriate signage for any businesses was in compliance prior to allowing the business to put out an approved sign board. Wicks stated there were several businesses who still had banners on their buildings that are damaged or faded.

Chair Froio suggested when looking at signs, staff should look at the number of signs, the size, the color and material it is made out of also.

Public hearing opened at 6:07 p.m. Local business owner John Richardson spoke in favor of sandwich board signs directing customers and would like to see something consistent such as directional signs.

LEDAC member and local business owner, Pamela Harpster spoke in favor of sandwich board signs. Ms. Harpster also suggested staff look at other businesses which have businesses older signs and either update or remove if the business is closed.

Local business employee, Yvette Sawle spoke in favor of directional signs to assist businesses which aren't on Main Street.

Public hearing closed at 6:17 p.m.

Commissioner Mitchell stated the sandwich board signs, to him, shows signs of busy businesses that are open for business. Mitchell stated if there was a look and size that was agreed upon it would make it more consistent and bring in more business.

Commissioner Warrenburg stated a more consistent look and size would be beneficial to our local businesses.

Commissioner Green stated consistency in current signage on businesses should be considered also. Green stated co-located or shared sign space might be more appealing and apply the standards city wide not just in the Central Business zoning area.

Commissioner Wicks stated a better sign ordinance is needed however he would suggest doing so in a way where the ordinance could be modified as the needs change.

Chair Froio advised color coded directional signs might be an option.

Director Ingram stated there is also the issue of those businesses that are not located on Main Street and one of the things staff proposed was how to handle those businesses, as currently off-site signage is prohibited.

Associate Planner Chance stated one of the things to keep in mind was the sandwich board signs will be part of a larger sign ordinance. Chance advised staff was looking at a comprehensive sign ordinance program that the sandwich board ordinance can be rolled into. Chance advised on page 2 of the staff report there was an outline that would be a good starting point in amending the ordinance.

Commissioner Green asked if there was consensus to make the ordinance pertain to all zoning districts could the suggested motion be changed. Associate Planner Chance advised that it could by taking out the subsection that pertains only to the Central Business District.

Public hearing opened at 6:59 p.m. Business owner John Richardson spoke advising he would follow any guidelines specified. Chair Froio asked if Mr. Richardson would have a problem putting a sign perpendicular on the building and was advised no.

Associate Planner Chance advised the type of sign they discussed was a projection sign which has to be hung a minimum of 8 feet high for clearance and Mr. Richardson's building has an awning that won't allow for the sign to be placed high enough.

Business owner Pamela Harpster spoke again stated she would like to have the opportunity to use a chalk board as it fits her business better.

Yvette Sawle, spoke in favor of keeping the sandwich board signs and agreed to the uniformity of the frame but the sign portion being more unique to the business using them.

Public hearing closed at 7:10 p.m.

Commissioner Warrenburg suggested the Commission first focus on the downtown area first, then have staff bring several options back to the Commission on the material and design of the signs. Chair Froio stated having different samples of type of sign holder that are similar be presented for approval.

Commissioner Green suggested having maximum sign area, develop standards for framing materials and setting a have specific caps.

Director Ingram stated staff has several samples of other ordinance with specific criteria to use as a guideline to create our ordinance.

Commissioner Green moved to initiate through a minute order of the Planning Commission the preparation of amendments of the Zoning Ordinance for portable signs to apply equally through out the City of Lakeport. Seconded by Commissioner Mitchell and carried by voice vote (5-0).

COMMENTS FROM STAFF AND COMMISSIONERS:

Associate Planner Chance advised the Commission that the Seawall project has started. Chair Froio asked if there was an update on Hartley Pedestrian project. Director Ingram stated the project is on track and sent to the state.

Commissioner Green welcomed Commissioner Warrenburg and congratulated Chair Froio on his appointment to Chair.

Commissioner Froio welcomed Commissioner Warrenburg.

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next meeting be held on Wednesday, February 12, 2020 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 PLANNING COMMISSION

MEMORANDUM

RE: Planning Department & Planning Commission
2020 Goals and Work Program

MEETING DATE: February 12, 2020

SUBMITTED BY: Kevin M. Ingram, Community Development Director

PURPOSE OF REPORT: ☐ Information only ☒ Discussion ☐ Commission Action

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

Review and discuss the Planning Department's and Planning Commission's Goals and Work Program for the 2020 calendar year.

DISCUSSION:

The purpose of this discussion item is to: 1) review the annual tasks and responsibilities of the Planning Commission; 2) Analyze progress made towards the fulfillment of the 2019/20 fiscal year goals for the Community Development Department adopted by the City Council; 3) discuss how the Planning Department and Planning Commission can better work towards meeting these goals; and lastly, 4) discuss possible goals to be considered for the 2020/21 fiscal year.

Annual Tasks of the Planning Commission—In addition to the review and approval of land use development applications the Planning Commission is called upon to review and report on a number of issues that occur annually. These include:

- The annual election of officers;
- Review of Year-end report of processed by the Department in the previous year;
- General Plan Annual Progress Report;
- Housing Element Annual Progress Report;
- Capital Improvement Plan Review
- Annual recognition / award program for recent development projects which have contributed to the enhancement of the City's image.

Some of these annual tasks are required per local and State codes; however in the past these tasks have not always been adhered to on an annual basis. However, recent State legislation, specifically as it relates to Housing, can have negative impacts upon the City if statutory annual reporting requirements are not adhered to. Staff is seeking input from the Planning Commission on the structure and calendaring of these items.

2019/2020 Fiscal year goals and 2018/2019 accomplishments—

Achievements & Accomplishments

1. Adoption of Telecommunication Ordinance
2. Public Outreach and Submittal of a \$5.8 million Prop 68 grant application for the development of a new Lakefront Park (Implementation of Lakefront Revitalization Plan)
3. Revamping and overhaul of the Lakeport and County Stormwater Management Program.
4. \$750k CDBG grant authorization for off-site improvements associated with the Martin Street Apartments Projects.
5. Granting of occupancy for Martin Street Apartments Phase I (24-units of affordable apartments).
6. Land use entitlements granted for Martin Street Apartments Phase II (48-units of affordable apartments).
7. Completion of City Hall "One-Stop Permit Center" Remodel Project.
8. Implementation of SmartGov Permit Tracking System expected by the end of February.
9. Worked with Lake APC on the completion of the Lake County Pedestrian Needs Survey. Project includes ten (10) proposed priority projects for the City of Lakeport.
10. Worked with Lake APC on the Eleventh Street Corridor Multimodal Plan which outlines proposed improvements to this important community corridor. (First step in the development of a future roadway and traffic safety improvement projects.)
11. Adoption of the CEQA Mitigated Negative Declaration for the Hartley Safe Routes To School Project.
12. Working with LMSA, LEDAC & Downtown businesses on improvement strategies for the central business district (including A-frame signage, wayfinding sign program, retail enhancement, and comprehensive downtown design guidelines)
13. Submittal of the South Lakeport Annexation application to Lake LAFCo.
14. Acquisition of Natural High and adjacent waterfront property likely to be completed by March 2020. (Implementation of Lakefront Revitalization Plan)
15. Acquisition of the old BofA Building and conversion to a Community Center. (Implementation of Lakefront Revitalization Plan)
16. Adoption of the 2020 California Building Code. First Council Reading in February with adopted likely in March.

**Near-term
(1 year)**

Goal

1. Review and revise land use designation mapping and the Resort/Residential (R-5) zoning district regulations consistent with recommendations in the Lakeport Lakefront Revitalization Plan.
2. Amend the current sidewalk and right-of-way improvement ordinance to reduce costs of improvements and ensure infrastructure is being constructed in high priority areas.

3. Complete required updates to the Lakeport General Plan Housing, Safety and Conservation Elements consistent with State housing law and the City's Local Hazard Mitigation Plan.
4. Update the Lakeport Municipal Code incorporating the upcoming changes outlined in the 2019 California Building Codes update.
5. Implement the U.S. Census Complete Count outreach strategic plan for Lake County to ensure a more accurate enumeration of the Lakeport community as part of the 2020 Census.
6. Completion of the One-Stop Customer Service Center (City Hall remodel project).

Intermediate-term (2-3 years out)

1. Improve public access to general mapping services through the development of an interactive public GIS portal on the City's website.
2. Continue to work with Lake APC to complete the Eleventh Street Corridor Multimodal Engineered Feasibility Study.
3. Comprehensive update of the Zoning Ordinance with specific emphasis on reviewing the sign ordinance, telecommunication standards and inclusion of greater uses creating a more economically sustainable and vibrant downtown.
4. Continue to archive and organize Building Division records.
5. Update Community Development Department Policies and Procedures Manual including the updating of department handouts and applications.

Long-term (4+ years out)

1. Consider the adoption of a Commercial Property Maintenance Ordinance
2. Development of a strategic plan for the provision of City's Housing Services program.
3. Ongoing succession planning and employee training/certification
4. Review and consider software to facilitate the submittal and payment of building and land use permit online.

Principal Goals for the Planning Division for the 2020 calendar year:

- Completion of the 6th Cycle Housing Element Update and associated Zoning Ordinance Amendments (Accessory Dwelling Units, Affordable & Special Needs Housing land use entitlement process, and Future of Single Family Residential only zoning district.)
- Update the Safety and Conservation General Plan Elements to be consistent with the recently adopted Local Hazards Mitigation Plan.
- Submittal of a CDBG grant application to re-establish the City's Housing Services Programs and ADA and commercial kitchen upgrades to the Lakeport Community Center.
- Continue to work with Lake APC in the development of Vehicle Miles Traveled (VMT) thresholds to be utilized in Environmental Review/Initial Studies consistent with recent changes by the State to the CEQA Guidelines.
- Completion of the Citywide General Plan Amendment and Zone Change inconsistency mapping review started in 2017. (Planning Commission review completed in 2018. Staff currently preparing official mapping prior to review by the City Council.)

- Continue the implementation of the Lakeport Lakefront Revitalization Plan recommendations pertaining to changes to general plan and zoning land use designations in the waterfront area as well as amendments to the R-5, Resort/Residential zoning district regulations.
- Completion of a General Plan Annual Progress Report. (Significant progress made on this in 2018. Remaining Elements to be reviewed—Transportation; Economic Development; Conservation; Open Space, Parks & Recreation; Noise; Safety; and, Housing Element).
- Continue to work on amending the City's Right-of-way improvements ordinance (includes sidewalks). Additionally, consider the development of Sidewalk Improvement Strategy & Plan based on the completion of the Lake County Pedestrian Needs Study.
- Work with Lake APC in the submittal 2020 cycle Active Transportation Planning Grant for the implementation of roadway and pedestrian improvements recommended in the Eleventh Street Corridor Study.

Other possible goals to consider for the 2020/21 fiscal year—

- Additional implementation of specific items listed in the recently approved Lakeport Lakefront Revitalization Plan.
 - Consider the establishment of regulations permitting tourism/lake recreational vending near the lakefront.
 - Revisions to the City's sidewalk dining and outdoor sales regulations. (Taking into account recent regulations related to SB 946).
 - Development of Wayfinding Sign Program linking the waterfront and downtown areas.
- Further implementation of the recently approved City of Lakeport Economic Development Strategic Plan (2017—2022). Key goals—
 - Promote and participate in regional economic development initiatives
 - Expand and support business retention and attraction efforts.
 - Strive to enhance the historic downtown and lakefront area.

Specifically, the consideration of amendments to the Zoning Ordinance aimed at creating a more thriving downtown area. Staff currently working directly with LEDAC and LMSA to develop potential Zoning Ordinance recommendations to be considered by the Planning Commission and City Council.

- Revise the current Sign Ordinance
- Amend Zoning Ordinance to clarify the definition of 'frontage'.
- Consideration of a Commercial Property Maintenance Ordinance.
- Consider amending the Zoning Ordinance to allow for Tiny Homes.
- Amend the City's Heritage Tree Preservation Ordinance to require a ratio greater than 1:1 replacement value.

- Update the current landscaping ordinance to reflect State Mode Landscaping Ordinance as well as other concepts including xeriscaping.
- Review City lighting standards and consider adopting Dark Sky regulations.
- Following the completion of the annexation of the South Lakeport Area consider the development of 'Gateway Corridors Design Plan' to improve streetscape and overall aesthetic of the City's major entry corridors (Eleventh Street, Lakeport Boulevard and South Main Street).

Community Development staff is open and encourages suggestions from both the Planning Commission and the general public on proposed actions and projects that will positively assist in the achievement of the above stated goals and the identification of new goals aimed at improving the quality of life for the community as a whole. Identified goals and suggestions will be forwarded to the City Council for their consideration in the adoption of citywide goals as part of the budget for fiscal year 2019/20.

PLANNING PROJECTS PENDING
as of
February 6, 2020

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
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
7.	Kevin / Dan	City of Lakeport Hartley Street Pedestrian Improvement – ER 19-01		Proposed roadway widening, paving, and the installation of concrete sidewalk, curb, and gutter along an approximately 2,800-foot length portion of Hartley Street.		
8.	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

9.	Kevin / Dan	City of Lakeport – ZC 19-03 & CE 19-18		An amendment to the Lakeport Zoning Ordinance Chapter 17.12 and 17.52 concerning the regulation of portable sandwich board signs in the Central Business (CB) zoning district.	P.C. Review	PC Review
9.	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	P.C. Review
10.	Kevin / Dan	Lake County Tribal Health – VM 19-01 & CE 19-19	12/19/2019	Application for a Voluntary Merger of five contiguous parcels.	Staff approval.	Staff
10.	Kevin / Dan	Marlene Healey (Artsy Tarts) – AR 20-01 & CE 20-01	1/7/2020	Application for an Architectural and Design Review for a 6' fence in the rear of the business.		Staff
11.	Kevin / Dan	Lakeport Police Department – AR 20-02 & CE 20-03		Application for an Architectural and Design Review for an 8' fence in the rear and side of the building.	Request for Review	PC Review
12.	Kevin / Dan	Gillian Gallagher – UP 20-01 & CE 20-04 990 Eleventh St.	2/4/2020	Application for a Use Permit for short term rental.	Send out Request for Review.	PC Review