



A G E N D A

CITY OF LAKEPORT PLANNING COMMISSION

Wednesday, October 13, 2021

In accordance with updated guidelines from the State of California and revised Cal OSHA Emergency Temporary Standards, persons that are NOT fully vaccinated for COVID-19 are required to wear a face covering at this meeting.

Pursuant to Assembly Bill 361, signed by Governor Newsom on September 16, 2021, the regular meeting of the Planning Commission for October 13, 2021, will be conducted both in person, and telephonically through Zoom.

If you cannot attend in person, and would like to speak on an agenda item, you can access the Zoom meeting remotely:

Please click the link below to join the webinar:

<https://zoom.us/j/98661665155>

Or iPhone one-tap:

US: +1669 900 9128, 98661665155# or +13462487799, 98661665155#

Or Join by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: [+16699009128](tel:+16699009128), [98661665155#](tel:+198661665155) or [+13462487799](tel:+13462487799), [98661665155#](tel:+198661665155)

Meeting ID: 986 6166 5155

International numbers available: <https://zoom.us/j/98661665155>

The City wants you to know that you can also submit your comments by email to virtualhost@cityoflakeport.com.

To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 4:30 p.m.

Please indicate in the email Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on.

Comments that you want read to the Council will be subject to the three-minute time limitation (approximately 350 words). Written comments that are only to be provided to Council and not read at the meeting will be distributed to the Council prior to the meeting.

The City of Lakeport thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.



A G E N D A

CITY OF LAKEPORT

PLANNING COMMISSION

REGULAR MEETING: Wednesday, October 13, 2021 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 8, 2021.
- VI. **REGULAR CALENDAR:**
- A. **Santana's Cottage Cafe
Application #2021-28 –
Architectural & Design
Review and Categorical
Exemption** Application for an Architectural and Design Review and Categorical Exemption to allow for a 540 square foot patio cover to be located at 1090 N Main Street, (APN 026-291-03).
- VII. **Correspondence**
- VIII. **Comments from Staff
or Commissioners:**

IV. **SCHEDULE NEXT MEETING:** Discuss and set the next meeting date (November 10, 2021).

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) 263-5615, 72 hours prior to the scheduled meeting to ensure reasonable accommodations are provided.



CITY OF LAKEPORT PLANNING COMMISSION REGULAR MEETING – SEPTEMBER 8, 2021 MINUTES

CALL TO ORDER / ROLL CALL: Chair Mitchell called the meeting to order at 5:30 p.m. with Commissioners Maxman and Combs present. Also, present was City Manager, Kevin Ingram, Community Development Director, Jenni Byers, and Administrative Analyst, Linda Sobieraj. Commissioners Warrenburg and Barnett were absent.

ACCEPTANCE OF AGENDA:

Commissioner Combs made a motion to accept the agenda as posted. Seconded by Commissioner Maxman. Motion carried by voice vote. (3-0)

COMMUNICATIONS: Director Byers advised there was no public input.

CONCENT CALENDAR:

A motion was made by Commissioner Maxman, to accept the minutes. Seconded by Commissioner Combs. (Minutes from the Special Planning Commission August 4, 2021). Motion carried by voice vote (3-0).

REGULAR AGENDA:

Lake County Tribal Health Application #2021-23- Architectural and Design Review

Director Byers briefed the Commission on an Application for an Architectural and Design Review and Categorical Exemption to allow for a 1,200 square foot metal building to be located at 1950 Parallel Drive.

Public hearing opened at 5:38 p.m. Applicant Steven Rugg spoke regarding the project answering questions regarding the seasonal creek that runs through the property, future plans for the property and vehicle access to the site. Public hearing closed at 5:44 p.m.

Categorical exemption Approval

Commissioner Combs moved that the Planning Commission find that Application 2021-23 as applied for by Lake County Tribal Health is categorically exempt pursuant to Section 15301(E)(1) and 15303(C) of the 2021 CEQA guidelines. Seconded by Commissioner Maxman and carried by voice vote (3-0).

Architectural and Design Review Approval

Commissioner Combs moved that the Planning Commission find that the Architectural and Design Review applied for by Lake County Tribal Health, on property located at 1950 Parallel Drive 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 September 8, 2021, staff report. Seconded by Commissioner Maxman and carried by voice vote (3-0).

City of Lakeport – Outdoor Dining Parklets

Director Byers briefed the Planning Commissioners and provided a slide presentation regarding Outdoor Dining Parklets as a replacement to the current Covid-19 Temporary Outdoor Dining Permits.

Public hearing opened at 6:05 p.m. Marie Schrader, with the Lakeport Main Street Association, spoke in favor of the project. Director Byers read into the record comments from local business owners. Lorna Higdon, local business owner, spoke in favor of the project. Laurel Lind, local business owner spoke regarding the project advising of parking, foot traffic, and homeless problems. Maya Lyn,

Lakeport resident, spoke of problems with parklets in other areas. Closed with no additional public input at 6:27 p.m.

Commissioners discussed ideas for a study regarding traffic and parking, possible city owned, movable parklets, and ways to bring more foot traffic and businesses to Main Streets.

Chair Mitchell allowed additional public comment Lorna Higdon, Maya Lyn, and Laurel Lind spoke. Marie Schrader, with the Lakeport Main Street Association, advised they have put together an online guide to shopping, dining and other events available in Lakeport. She advised it is available on their website or by scanning a QR code their flyer located in the City Hall Lobby. The additional public discussion ended at 6:48 p.m.

Director Byers advised what staff could do is look into the items that were brought up during the discussion, continue talking with downtown businesses regarding what is needed, and if it is the Commissions' direction, staff can bring something back to review at a future meeting.

Commissioners were agreeable to having further information brought back for review.

CORRESPONDENCE:

The Commission discussed the current project pending list.

COMMENTS FROM STAFF AND COMMISSIONERS:

Director Byers advised the recruiting pool for Associate Planner did not yield any results and the city is looking at other options such as another Administrative Analyst position to assist the department.

Commissioner Maxman asked how the meeting went the Lakeport Hub. Director Byers advised it was a very interesting meeting and they were very happy with the results. Staff is hoping to bring some entitlements before the Planning Commission at the November meeting.

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next meeting be held on Wednesday, October 8, 2021. Meeting was adjourned and closed at 6:58 p.m.

Jennifer M. Byers, Community Development Director



CITY OF LAKEPORT COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: October 13, 2021

FILE NO: 2021-28

**APPLICANT/
OWNER:** Bob Santana
Santana's Cottage Cafe
1090 N Main Street
Lakeport, CA 95453

LOCATION: 1090 N. Main Street (026-291-03)

GENERAL PLAN: Major Retail

ZONING: C-2, Major Retail

STAFF CONTACT: Jennifer M. Byers, Community Development Director

REQUESTED ACTION: The Planning Commission is being asked to review and approve an application for a Minor Architectural and Design Review (2021-28), that allows a 540 square foot patio cover at 1090 N Main Street, further described as APN 026-291-03.

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 540 square foot patio cover and 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 540 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 540 square foot patio cover in the front of the property for an existing business, Santana's Cottage Cafe. The purpose of the project is to provide shade and protection from the elements for customers dining outside. The awning addition would be located in front of the existing building to cover the outdoor patio area and would be 11.5 feet in height at the highest point and 18 feet wide by 7.5 feet tall on the sides. The frame will be built using 1.5-inch round posts, which will be bolted together with reinforced steel connectors, the frame will be bolted to the concrete, and the pitch will match the existing building.



The canopy is made of marine type material in the color "Nautical Blue", is waterproof, and should withstand sun and weather for approximately 10 years.



NAUTICAL BLUE
775937

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.

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

- Building Official: Awning will require a building permit.

- City Engineer: No exceptions taken.
- Public Works, Roads: Two concerns 1. It does not block the required site distance, 2. The structure and attachments have been engineered for wind shear & lift.
- Public Works, Utilities: No impacts to utilities.
- 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 design of a 540 square foot patio cover in the front of the property for an existing business 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 located in the front 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 promotes commercial success along the North 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 540 square foot patio cover located in the front of the Santana's Cottage Cafe property located at 1090 North 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 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 Application #2021-28 as applied for by Santana's Cottage Cafe 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 Santana's Cottage Cafe on property located at 1090 North 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 October 13, 2021 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



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. 2021-28

*This Agreement is entered into by **Santana's Cottage Cafe**
(hereinafter Applicant/Owner).*

RECITALS

WHEREAS, Applicant/Owner applied to the City of Lakeport for a Minor Architectural and Design Review approval for a 540-square foot patio cover; 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 August 18, 2021 and as approved by the Planning Commission on October 13, 2021. 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 patio cover 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 applicant/owner shall submit a building permit and final building plans to assure the structure has been engineered for wind and shear and lift and does not create a site distance problem.

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- Bob Santana
Santana's Cottage Cafe

PLEASE PRINT NAME

cc: Project File

Attachment C:
Application; Site Plan and Floor Plan



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>BOB Santana</u>	Name	<u>Sharon VESTAL</u>
Company Name		Company Name	<u>1060 N Main Street</u>
Mailing Address	<u>1090 N. Main Street</u>	Mailing Address	<u>Lucky Four</u>
City, State, Zip	<u>Lakeport CA 95453</u>	City, State, Zip	<u>Lakeport CA 95453</u>
Phone	<u>650-222-5343</u>	Phone	<u>650-707-263-4210</u>
Email	<u>bob@crystal Springs catering.com</u>	Email	<u>vestalsharon@gmail.com</u>

AGENT, ENGINEER, OR ARCHITECT'S INFORMATION (if any)	
Name	
Company Name	
Mailing Address	
Phone	
Fax	
City, State, Zip	
Email	

PROJECT INFORMATION	
Project location:	<u>1090 N. Main St</u>
Assessor Parcel No.(s):	<u>026-291-03</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

SIGNATURE OF APPLICANT	DATE	SIGNATURE OF LAND OWNER	DATE
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LAND USE APPLICATIONS REQUIRED FOR PROPOSED PROJECT:

<input type="checkbox"/>	\$695.63	Abandonment of Right-of-Way
<input type="checkbox"/>	1,999.25*	Annexation
<input type="checkbox"/>	149.80	Archeological Review
<input type="checkbox"/>	2840.62*	Architectural & Design Review
<input checked="" type="checkbox"/>	719.63	Arch. & Design Review (Minor)
<input type="checkbox"/>	90.09	Arch. & Design Review (Small Project)
<input type="checkbox"/>	299.58	Approved Plan Revision
<input checked="" type="checkbox"/>	134.95	Categorical Exemption
<input type="checkbox"/>	269.91	Certificate of Compliance
<input type="checkbox"/>	1259.10	Development Agreement
<input type="checkbox"/>	854.24	Environmental Review
<input type="checkbox"/>	247.30	Fence Request
<input type="checkbox"/>	329.73	Free-Standing Sign
<input type="checkbox"/>	779.57	General Plan Amendment

<input type="checkbox"/>	\$ 899.22	Lot Line Adjustment
<input type="checkbox"/>	120.11	Minor Exception
<input type="checkbox"/>	471.52*	Formal Concept Plan Review
<input type="checkbox"/>	88.87 & up**	Reapportionment – Sewer Assessment
<input type="checkbox"/>	239.76	Shoreline Development
<input type="checkbox"/>	1880.99*	Tentative Parcel Map
<input type="checkbox"/>	2,715.06*	Tentative Subdivision Map
<input type="checkbox"/>	659.46	Use Permit, Major
<input type="checkbox"/>	173.91	Use Permit, Minor
<input type="checkbox"/>	689.61	Variance
<input type="checkbox"/>	224.69	Voluntary Merger
<input type="checkbox"/>	1049.47	Zone Change
<input type="checkbox"/>	183.06*	Zoning Permit
<input type="checkbox"/>		Other

*Planning and Engineering Fees ** Engineering Fee

Total Fees Collected: \$ 854.58 Receipt # _____ Initials _____ Date _____

Revised 7/1/2020



August 19, 2021

City of Lakeport
Linda Sobieraj 707-263-3056 x204
Administrative Analyst

Re: Patio cover canopy

Dear Lakeport,

We are submitting our description of what we are hoping to do on our patio at Santana's Cottage Café & Catering (formerly Sanducci's).

In order to provide shade for guests who choose to eat outside, we have contacted Bill Hoecker to help us create a nice awning type shade. The pipes/posts will be 1 ½ " round, the pipes will be bolted together with reinforced steel connectors. They will be 18 feet wide (mirrors the front of the building) by 30 feet out. It will be 11 ½ feet tall at the highest point. It will be 7 ½ feet tall at the sides. It will be bolted to the concrete. It is very lightweight. The canopy is made of marine material like sunbrella. It will be royal blue. It is waterproof and should withstand sun and weather for approximately 10 years.

Attached is a drawing of what we are hoping to build.

If you have any questions, please call me. 650-222-5343 cell.

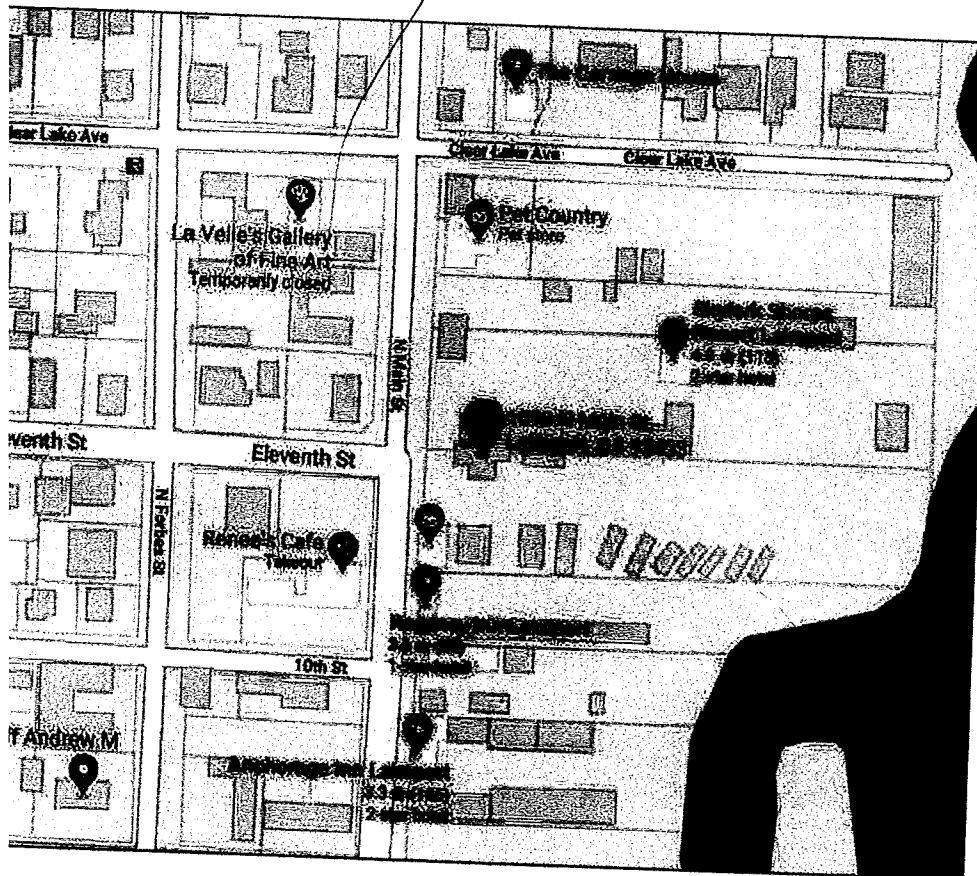
Thank you so much,

A handwritten signature in black ink that reads "Bob Santana". The signature is written in a cursive, flowing style.

Bob Santana
Owner

2020 Challenger Drive, Suite 100
Alameda, CA 94501
michael@mfsdb.com
510-926-8500

SITE MAP



SANTA

FOOD SERVICE
EQUIPMENT

COVER SHEET

DESIGNED BY:

BOB

DRAWN BY:

AV

CHECKED BY:

BOB

START DATE:

02.16.2021

ISSUE DATE:

05.18.2021

ISSUE SET:

F.S.SET

SCALE:

NA

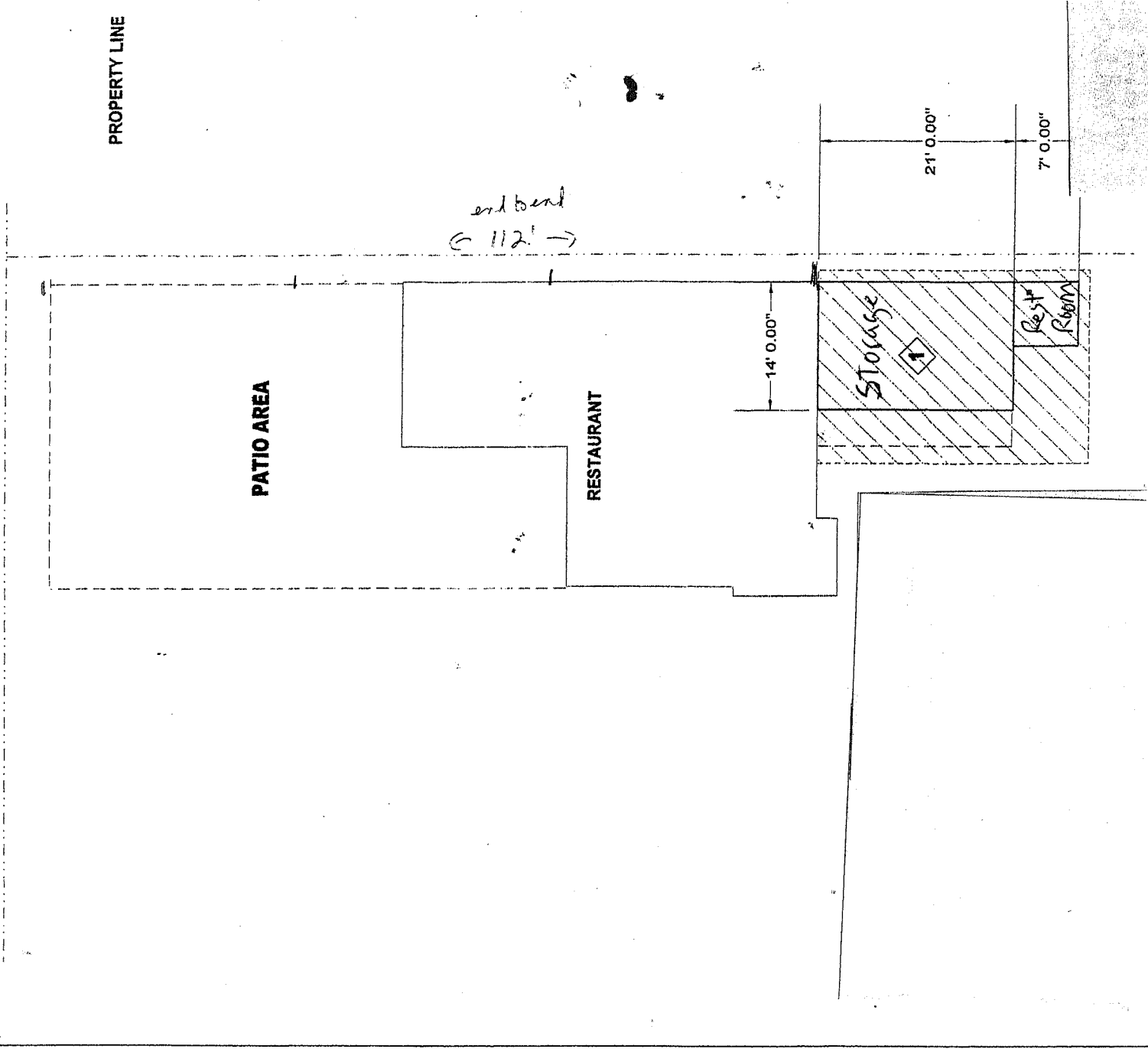
SHEET:

FS-0

COTTAGE COFFEE SHOP



NORTH MAIN STREET

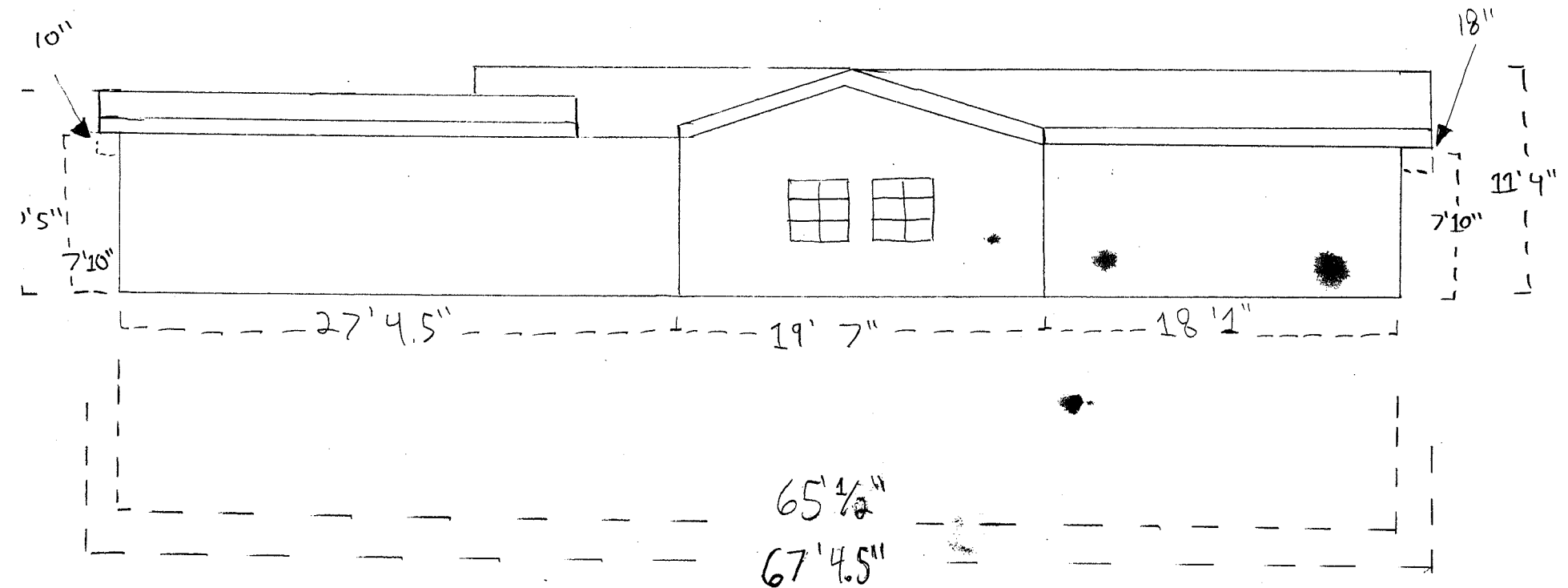


COTTAGE RESTAURANT

SKETCH
DATE:
LOCATION:
SCALE:

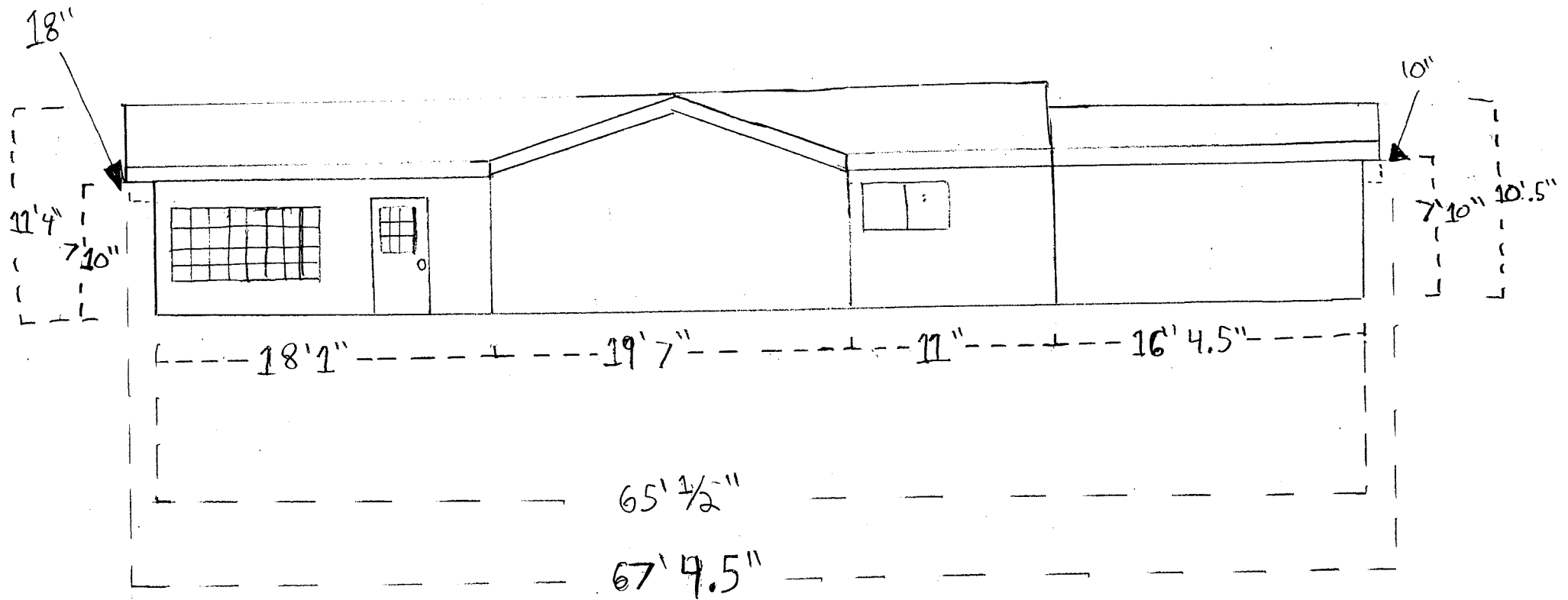
1030 N. MAIN ST.
LAKEPORT, CA
1/16" = 1'

Side Left Front



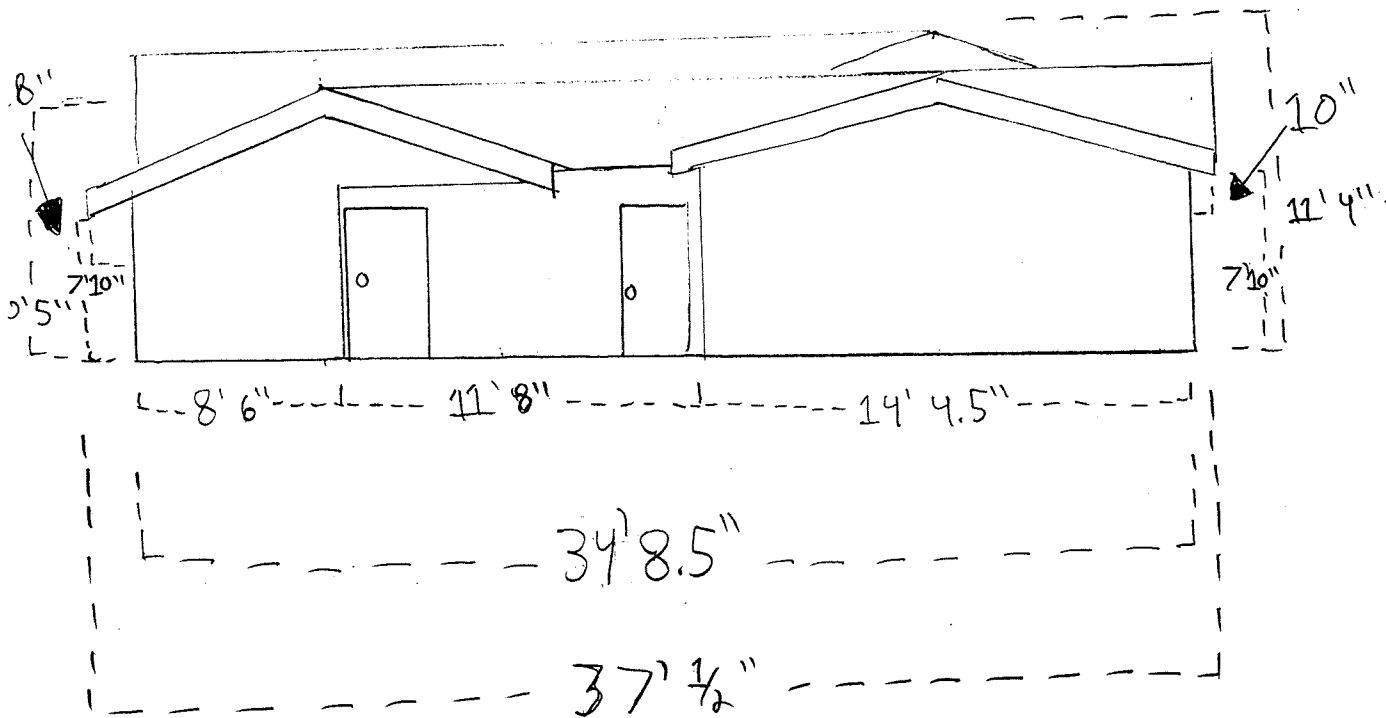
Drawn To Scale : 1 Foot = 1/8 inch

Side Right Front



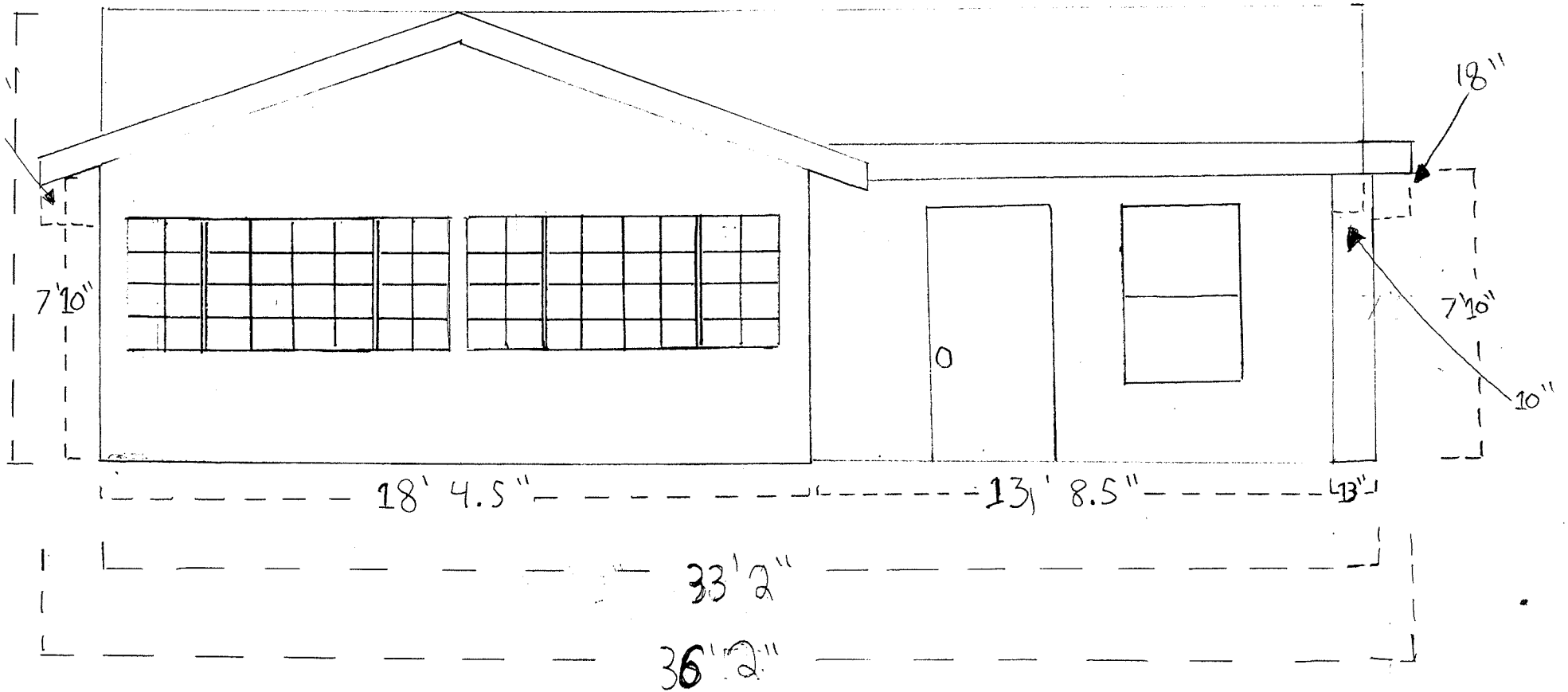
Drawn To Scale: 1 Foot = 1/8 inch

Rear



Drawn To Scale : 1 Foot = 1/8 inch

Front (Street view)



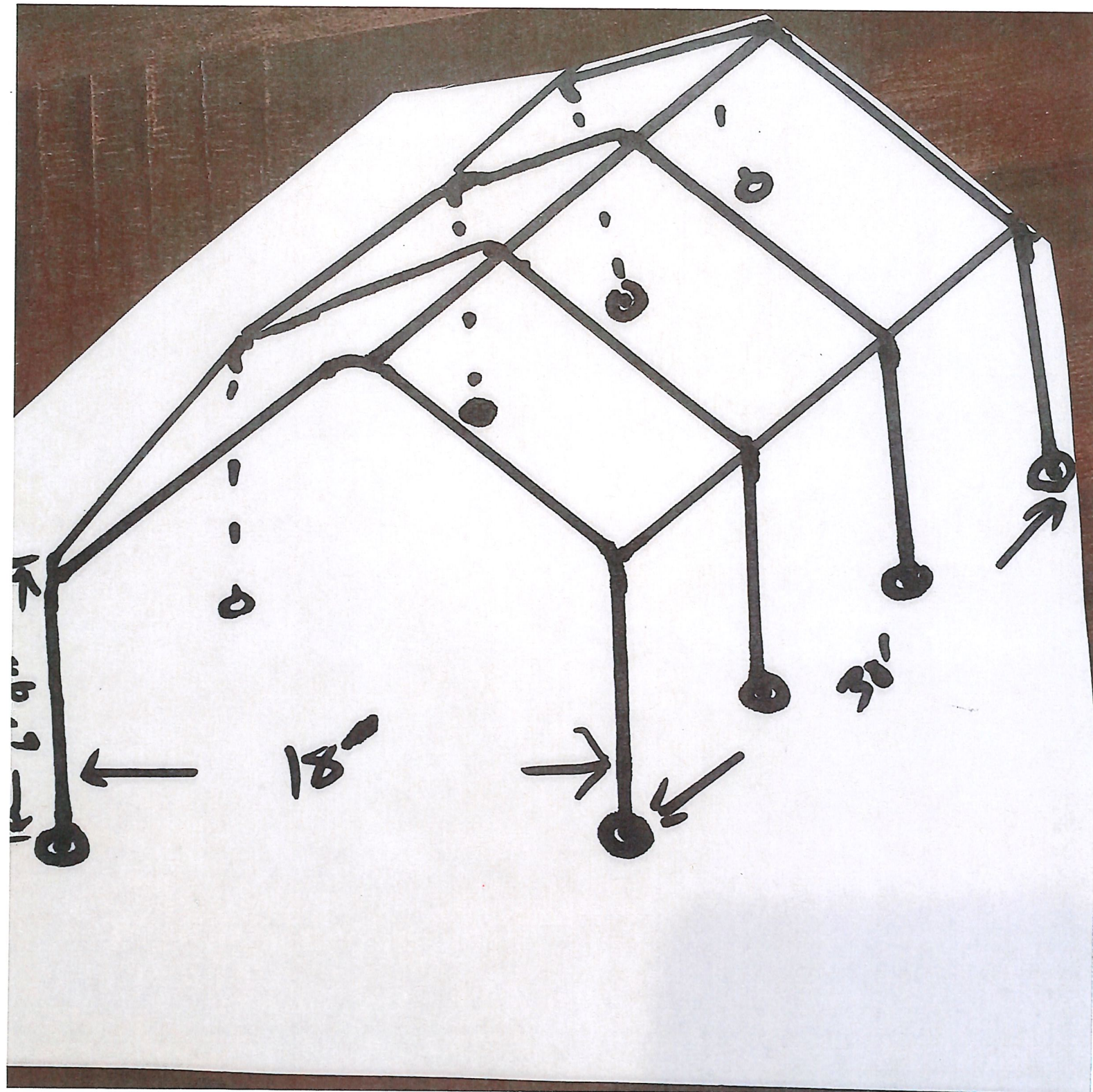
Drawn To Scale : 1 Foot = 1/4 inch







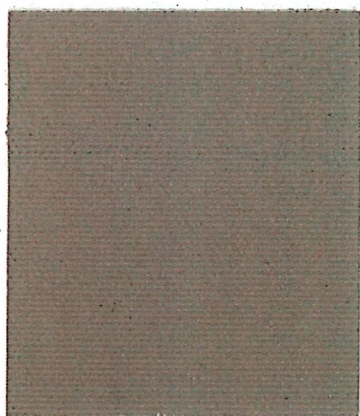




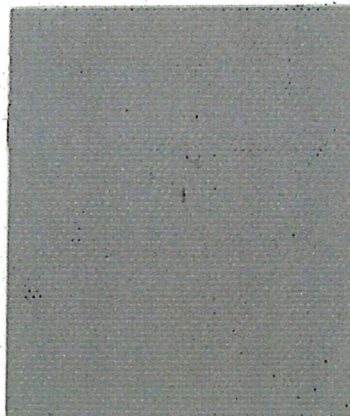
HARBORTIME® EDGE

HarborTime Edge: 60" wide, 11oz/yd²
HarborTime Edge HD: 62" wide, 13oz/yd²

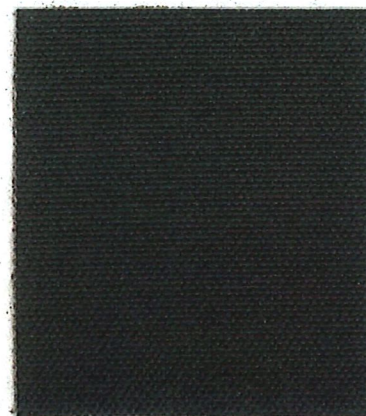
HarborTime® Edge is a new product from Trivantage® featuring Perfecta Marine® technology, providing superior heat reduction, heat reflection, and exceptional UV performance. As a result of these enhanced benefits, Trivantage offers an industry leading 7-year warranty for this hybrid-coated fabric. HarborTime Edge is also available in a 13-ounce fabric in three colors as HarborTime Edge HD. **Note:** full enclosures should be vented for air circulation.



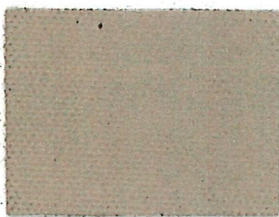
BEIGE SUEDE
11oz (SHOWN): 775940
ALSO AVAILABLE IN HD: 775952



SHALE
HD (SHOWN): 775950
ALSO AVAILABLE IN 11oz: 775935



ONYX
11oz (SHOWN): 775938
ALSO AVAILABLE IN HD: 775951



ANTIQUÉ BEIGE
775936



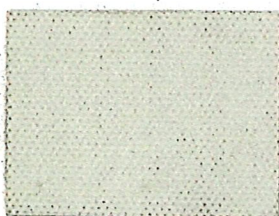
DRIFTWOOD
775930



MALLARD GREEN
775939



STORM GREY
775934



PUTTY
775932



CHESTNUT
775942



SURF
775931



CORDOVAN
775933



ALPINE WHITE
775943



TRUE TEAL
775944



NAUTICAL BLUE
775937



CARDINAL RED
775941

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.

PLANNING PROJECTS PENDING
as of
October 13, 2021

No.	Staff Assigned	File No./Name	Date Received	Progress	Next Action	PC / Staff Level
1.	Jenni	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 (May / June)	P.C. Approved 8/15/2018
2.	Jenni	New Vista Development – Lakeport Hub 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
3.	Jenni	Microenterprise Home Kitchen – AB626 Application# 2020-25		Consideration of the recent Lake County ordinance permitting Microenterprise Home Kitchens in accordance with AB 626.		
4.	Jenni	Peter Caravella – Application # 2021-21 – 1220 & 1240 Central Park Ave.	6/23/2021	Voluntary merger of two contiguous parcels.	Staff Review	Staff Review
5.	Jenni	Pacific West Communities – Application #2021-15 – 447 Bevins St.	8/31/2021	Application for a 40-unit senior housing new construction project.	P.C. Review	PC Review
6.		Sunil K. Joshi / Ryan Villanueva Construction – Application #2021-27 – 25 C Street	8/25/2021	Application for a Shoreline Development permit to replace a failing sea wall.	Staff Review	Staff Review

7.	Jenni	Santana's Cottage Café – Application #2021-28 1090 N Main Street	8/26/2021	Application for an Architectural & Design review for new awning over patio area.	P.C. Review	PC Review 10/13/2021
8.		Skylark Shores Resort – Application #2021-30 – 1120 N Main Street	9/28/2021	Application for a Zoning Permit to allow for a car show, music and food.	Staff Review	Staff Review
9.		AGM & Associates – Application #2021-15 – 447 Bevins Street	9/16/2021	Application for a 40-unit senior housing new construction project.	**Per SB 330, This affordable housing project is a ministerial activity, not subject to Planning Commission approval or CEQA review.	Staff Review