



# **A G E N D A**

## **CITY OF LAKEPORT PLANNING COMMISSION**

### **Wednesday, June 9, 2021**

**PUBLIC ADVISORY: THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC**

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the special meeting of the Planning Commission for June 9, 2021 will be conducted telephonically through Go to Webinar. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Planning Commissioners will be participating telephonically and will not be physically present in the Council Chambers.

**If you would like to speak on an agenda item, you can access the 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](mailto: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**

**SPECIAL MEETING: Wednesday, June 9, 2021 5:25 P.M.**  
**City Hall Council Chambers, 225 Park Street**

- I. **CALL MEETING TO ORDER:** 5:25 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 May 12, 2021.
- VI. **REGULAR CALENDAR:**

**A. Lois Langlais Application #2021-12 – Use Permit and Categorical Exemption for Short Term Rental** Application for a Use Permit and a Categorical Exemption for a Short-Term Rental located at 1270 Martin Street, (APN 025-102-11).
- VII. **Correspondence**
- VIII. **Comments from Staff or Commissioners:**
- IV. **SCHEDULE NEXT MEETING:** Discuss and set the next meeting date (July 14, 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 – May 10, 2021 MINUTES

**CALL TO ORDER / ROLL CALL:** Acting Chair Warrenburg called the meeting to order at 5:30 p.m. with Commissioners Maxman, Combs and Barnett present. Also, present was Community Development Director, Jenni Byers, and Associate Planner, Daniel Chance. Chair Mitchell was absent.

### **ACCEPTANCE OF AGENDA:**

Commissioner Barnett made a motion to accept the agenda as posted. Seconded by Commissioner Combs.

The vote was called and was as follows:

AYES: Commissioners Maxman, Barnett, Combs and Acting Chair Warrenburg. (4-0)

NOES: None

ABSENT: Chair Mitchell

**COMMUNICATIONS:** Director Byers advised there was no public input.

### **CONCENT CALENDAR:**

Commissioner Maxman asked for clarification under the public hearing portion of the High Mountain Church presentation it should read: *"Public hearing opened at 5:46 p.m. Applicant Thomas Gayner spoke in favor of the project, answering questions regarding notifying the assessor's office **of the change of use** and CEQA exemption. Pulic hearing closed at 5:50 p.m."*

A motion was made by Commissioner Maxman, to accept the minutes as amended. Seconded by Commissioner Combs. (Minutes from the Regular Planning Commission meeting of March 10, 2021.)

The vote was called and was as follows:

AYES: Commissioners Maxman, Barnett, Combs and Acting Chair Warrenburg. (4-0)

NOES: None

ABSENT: None

### **REGULAR AGENDA:**

#### **Euni Marie Sloan – Use Permit and Categorical Exemption for Short-term Rental Application # 2021-09**

Associated Planner Chance briefed the Commission on an application for a Use Permit and a Categorical Exemption to allow a short-term rental within an existing single-family dwelling located at 1419 Camden Avenue, APN 025-731-01.

Public hearing opened at 5:41 p.m. and closed with no public input 5:42 p.m.

#### **Categorical exemption Approval**

Commissioner Combs moved that the Planning Commission find that 2021-09 as applied for by Euni Maria Sloan is categorically exempt as an infill development project pursuant to Section Sections 15268 (b) and 15301 (a) of the CEQA Guidelines. Seconded by Commissioner Maxman.

The vote was called and was as follows:

AYES: Commissioners Maxman, Barnett, Combs and Acting Chair Warrenburg. (4-0)

NOES: None

ABSENT: Chair Mitchell



Use Permit Approval

Commissioner Barnett moved that the Planning Commission find that the Use permit applied for by Euni Maria Sloan, on property located at 1419 Camden Avenue does meet the requirements of Section 17.24.040 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 May 12, 2021 staff report. Seconded by Commissioner Combs.

The vote was called and was as follows:

AYES: Commissioners Maxman, Barnett, Combs and Chair Warrenburg. (4-0)

NOES: None

ABSENT: Chair Mitchell

**Discussion on Amending Chapter 5.04, 5.24 & 10.12 of the Lakeport Municipal Code to Address Sidewalk Vending**

Director Byers briefed the Commissioners on the suggested amendments to Chapters 5.04, 5.24, and 10.12 of the Lakeport Municipal Code to include standards and permitting procedures for Sidewalk Vending.

Commissioners asked questions regarding permit costs, regulations of sales on private property, the possibility of expediting permits, business licensing and health certificate guidelines.

Commissioner Maxman moved to initiate through a minute order of the Planning Commission the preparation of amendments to Chapters 5.04, 5.24 and 10.12 of the Municipal Code to include standards and permitting procedures for Sidewalk Vending. Seconded by Commissioner Barnett.

AYES: Commissioners Maxman, Barnett, Combs and Acting Chair Warrenburg. (4-0)

NOES: None

ABSENT: Chair Mitchell

**CORRESPONDENCE:**

The Commission discussed the current project pending list.

**COMMENTS FROM STAFF AND COMMISSIONERS:**

Associate Planner Chance advised the Planning Commission he would retiring on May 13, 2021.

Director Byers thanked Dan for his dedication to the City of Lakeport and the Community Development Department.

The Commissioners thanked Dan for his service and congratulated him on his retirement.

**DISCUSS AND SET THE NEXT MEETING DATE:**

It was agreed by consensus that the next meeting be held on Wednesday, June 9, 2021. Meeting was adjourned and closed at 6:28 p.m.

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Jennifer M. Byers, Community Development Director



## **CITY OF LAKEPORT COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT**

**DATE:** June 9, 2021

**FILE NO:** 2021-12, Use Permit and CE, Categorical Exemption

**OWNER/APPLICANT:** Lois Langlais  
1270 Martin Street  
Lakeport, CA. 95453

**LOCATION:** 1270 Martin Street (025-102-11)

**GENERAL PLAN:** Residential

**ZONING:** R-1, Low Density Residential

**STAFF CONTACT:** Jennifer M. Byers, Community Development Director

**REQUESTED ACTION:** The Planning Commission is being asked to review and approve an application of a Use Permit to allow a short-term rental, consistent with Section 17.24.110.E of the zoning ordinance. The Use Permit would allow for a short-term rental permit within an existing single-family dwelling located at this site. The project is located along the northern side of Martin Street at 1270 Martin Street.

**GENERAL PLAN AND ZONING DISTRICT:** The subject property is designated Residential according to the City of Lakeport General Plan Land Use Map and is within the R-1, Low Density Residential zoning district according to the City Zoning Map. 'Short-term rental of a residence to transient guests' is permitted in the R-1 zoning district subject to the issuance of a use permit per Section 17.04.05.C of the zoning ordinance.

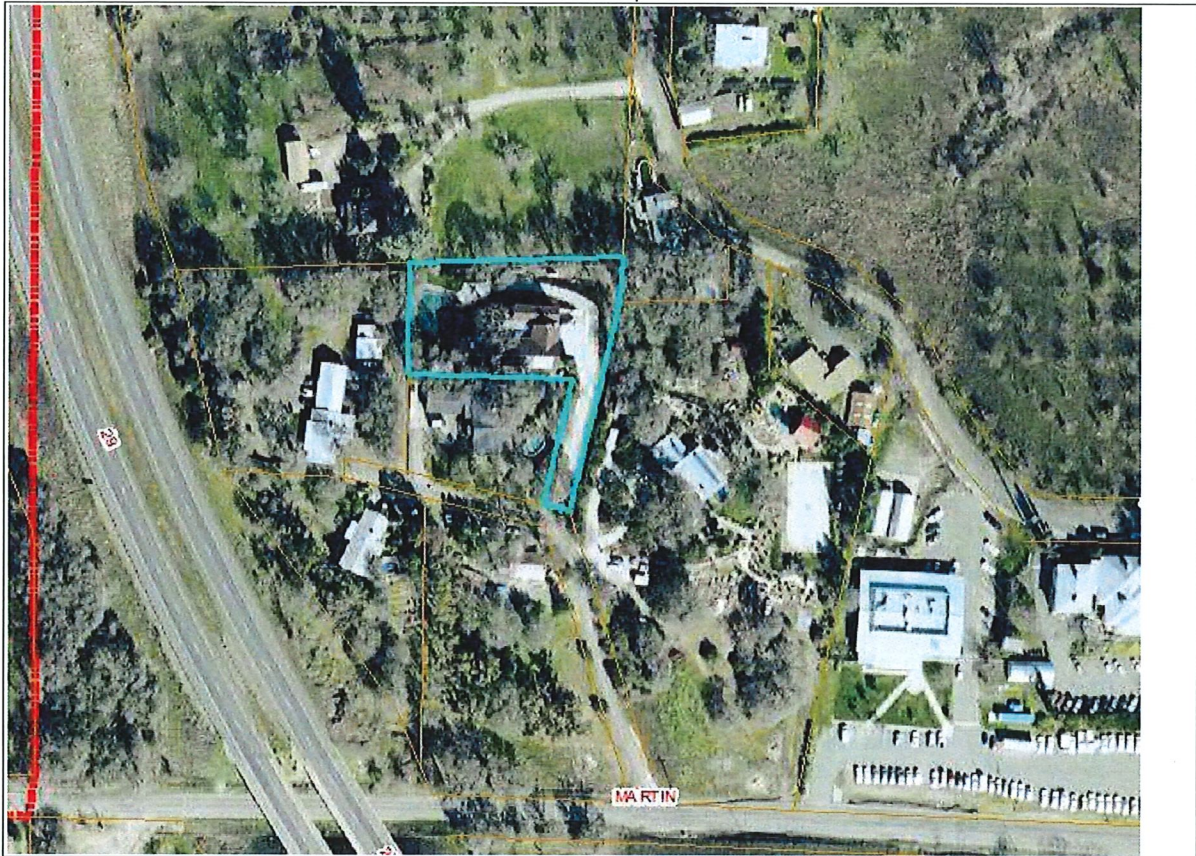
As proposed, the allowance for the short-term rental of a residence to transient guests at this site is consistent with the objective ED 10 of the General Plan which seeks "To promote and enhance Lakeport as a year round visitor/recreation destination area" and likewise Policy ED 10.2 of the Economic Development Element which "supports new visitor-oriented lodging...(Page VI-6-7)."

As proposed the project is consistent with the intent of the General Plan and Zoning Ordinance Section, in respect to community design, 17.04, Low Density Residential and 17.24 Use Permit, in respect to the conditional use on the property.

**PROJECT DESCRIPTION:** The proposed project consists of a short-term rental proposed in an existing single-family residence located on the northern side of Martin Street. The short-term rental is to be offered through AirBnb, offering a private unit that has one

bedroom, one bathroom, a kitchenette and a family room. The residence is a two-story structure with the rental unit at ground level and the main home is on the second floor. The property owner will still reside at the site in the main unit that has a separate entrance from the rental unit. The unit would accommodate up to 4 people. Access to the site is from a private driveway from Martin Street, with adequate on-site parking. The applicant would be on the property, and would not allow large parties, or late night noise.

Staff reviewed all of the criteria applicable to this project and has determined that the proposed short-term rental is in compliance with the use permit standards for short-term rentals 17.24.110.E set forth in the Municipal Code.



**Project Location**

The applicant would be required to get a business license for the operation of the short-term rental, as well as working with the city to provide Transient Occupancy Tax for the short-term rental.

**Agency Review Comments:** The submitted plans were provided to the Building Official, City Engineer, City Public Works, City Finance Department, Environmental Health, Police and Fire District for their review.

- Building Official: Currently not aware of any Building Code requirements for short term rentals.
- City Engineer: The City Engineer had no concerns.
- Public Works: No street or right-of-way improvements required.
- Public Works Utilities: No concerns.
- Finance Department: Upon approval of Use Permit, register with HDL for TOT/TID reporting.

- City Police: No Police concerns.
- Fire District: The Fire District has no concerns at this time.
- Environmental Health: No comments received.

The conditions being recommended based on comments received. No proposed modifications are being proposed to the structure that would require the issuance of a building permit. Project Conditions of Approval and vicinity map are attached.

**USE PERMIT APPLICATION FINDINGS:** As described, the proposed short-term rental set forth for the Low Density Residential (R-1) Zoning Ordinance requires the issuance of a use permit by the Lakeport Planning Commission. Section 17.24.040 of the Zoning Ordinance requires the following findings be made for said approval:

*Finding 1: That the proposed location and use is consistent with the objectives of this ordinance and the purposes of the district in which the site is located.* The short-term rental as outlined in the proposed application is consistent with the standards set forth for the R-1, Low Density Residential zoning district. The site and circulation associated with the proposed project on this property is adequate for the use. The use is consistent with other uses in the immediate area, would not reflect a significant increase in use in the area, and would not have a significant impact on the immediate residential or recreational areas.

*Finding 2: That the proposed location of the use and proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the health, safety, or welfare of persons residing or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.* The project with proposed conditions implemented is consistent with the objectives and policies of the Lakeport General Plan. Objective ED-10 of the General Plan encourages uses that promote and enhance Lakeport as a year-round visitor/recreation destination area. Furthermore, this use will take place in a location limits the impact to neighbors in close proximity, the property owner will be on-site during use and adequate on-site parking is available. As proposed this project will not have a significant impact on the neighboring commercial and residential properties in the immediate area.

*Finding 3: That the proposed use will comply with the provisions of this title.* The use, with the conditions of approval are in compliance with the R-1 zoning district (LMC Chapter 17.04) and Use Permit standards (LMC Chapter 17.24), including all special provisions pertaining to 'Short term rental of residences to transient guests (vacation home) as outlined in Section 17.24.100.E.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS:**

*Finding 4: The project is statutorily exempt of 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 Sections 15301(a) and 15268 of the 2021 CEQA guidelines. Those section allows development of:

*Small interior improvements to existing facilities and The Statutory Exemption of ministerial projects associated with the implementation of the ordinance associated with permits from a public agency.*



**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 short-term rental located on the residential property located at 1270 Martin Street is in general conformance with the Lakeport Municipal Code Section 17.240.40 (Use Permit criteria and standards). The proposed use will not significantly impact the building and will not impact the functionality of the existing residential use. The proposed project has been determined to be exempt from the provisions of the California Environmental Quality Act according to Sections 15268 (b) and 15301(a) of the 2020 CEQA guidelines.

Staff recommends that the Planning Commission approve the Use Permit application subject to the conditions of approval set forth in the staff report (Attachment B).

#### SAMPLE MOTIONS

##### Categorical exemption Approval

I move that the Planning Commission find that 2021-12 as applied for by Lois Langlais is categorically exempt as an infill development project pursuant to Section Sections 15268 (b) and 15301 (a) of the CEQA Guidelines.

##### Use Permit Approval

I move that the Planning Commission find that the Use permit applied for by Lois Langlais, on property located at 1270 Martin Street does meet the requirements of Section 17.24.040 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 June 9, 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 and Narrative,

# **Attachment A: Vicinity Map**







Langlais, Short-Term Rental (2021-12) - Locator Map  
1270 Martin Street







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

## **PROJECT CONDITIONS AGREEMENT**

Land Use Application File No. 2021-12

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*This Agreement is entered into by **Lois Langlais**  
1270 Martin Street (Hereinafter Applicant/Owner).*

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### **RECITALS**

**WHEREAS**, Applicant/Owner applied to the City of Lakeport for a Use Permit approval for a short-term rental; and

**WHEREAS**, the City of Lakeport Planning Commission on June 9, 2021 has reviewed and approved the project for conformance with the Use Permit criteria and standards set forth in Section 17.24.110; 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 applicant/owners shall comply with the provisions of Municipal Code Chapter 3.20 regarding the collection and payment of the Transient Occupancy Tax (TOT). Proof of TOT program registration with the City of Lakeport Finance Department shall be provided to the Community Development Department prior to the commencement of operations.
3. The applicant/owners shall comply with all applicable provisions of Municipal Code Chapter 5.04 regarding the issuance of a Business License. A copy of the issued business license shall be provided to the Community Development Department prior to the commencement of operations.
4. The applicant/owner/operator shall post a notice within portion of the home being utilized as a short-term rental and provide a handout to guests at the time of check-in which shall substantially conform with the following:

*The owners of this home and the city of Lakeport welcome you to our town. We sincerely hope that you and your family enjoy your stay and return again soon.*

*This home has been approved by the City for use as a vacation home rental. Because it is located in a residential area, we ask that you and your family maintain a quiet and peaceful atmosphere. There are adjacent neighbors who live here full time and would appreciate your consideration. Your cooperation is appreciated.*

Any deviation from the above language shall be approved in advance by the Community Development Director.

5. The applicant/owners shall work with the Building Official for the City of Lakeport to review the change in occupancy status from a single-family use to a transient guest use. Battery-powered smoke and carbon monoxide detectors shall be provided in the house as required by the California Building Code before the property is occupied by transient guests. The dwelling shall be inspected by Community Development Department staff before the short-term vacation rental activities are initiated.
6. The use permit shall be reviewed by the Planning Commission as necessary to determine compliance with conditions of approval or if legitimate and verified complaints are submitted to the City.

**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.

Dated: \_\_\_\_\_

**APPLICANT/OWNER**

\_\_\_\_\_  
SIGNATURE- Lois Langlais

\_\_\_\_\_  
PLEASE PRINT NAME

cc: Project File

**Attachment B:**  
**Project Conditions Agreement**



**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>Lois Langlais</u>	Name <u>Same</u>
Company Name _____	Company Name _____
Mailing Address <u>1270 Martin St.</u>	Mailing Address _____
City, State, Zip <u>Lakeport CA 95453</u>	City, State, Zip _____
Phone <u>(925) 785-8625</u>	Phone _____ Fax _____
Email <u>mustangmorriss@live.com</u>	Email _____

AGENT, ENGINEER, OR ARCHITECT'S INFORMATION (if any)	
Name <u>N/A</u>	Company Name _____
Mailing Address _____	Phone _____ Fax _____
City, State, Zip _____	Email _____

PROJECT INFORMATION	
Project location: <u>1270 MARTIN ST.</u>	Assessor Parcel No.(s): <u>25-102-11</u>
Current land use: <u>LOW DENSITY RESIDENTIAL</u>	Size of existing parcel: _____
Current Zoning: <u>R-1</u>	Current General Plan Designation: <u>RESIDENTIAL</u>
Subdivision tract name: _____	Lot and block numbers: _____
Description of proposed project: <u>SHORT TERM RENTAL</u>	

**ATTACH SUPPLEMENTAL INFORMATION AS REQUIRED**

**SIGNATURE OF APPLICANT**      **DATE**      **SIGNATURE OF LAND OWNER**      **DATE**

LAND USE APPLICATIONS REQUIRED FOR PROPOSED PROJECT:					
<input type="checkbox"/>	\$695.63	Abandonment of Right-of-Way	<input type="checkbox"/>	\$ 899.22	Lot Line Adjustment
<input type="checkbox"/>	1,999.25*	Annexation	<input type="checkbox"/>	120.11	Minor Exception
<input type="checkbox"/>	149.80	Archeological Review	<input type="checkbox"/>	471.52*	Formal Concept Plan Review
<input type="checkbox"/>	2840.62*	Architectural & Design Review	<input type="checkbox"/>	88.87 & up**	Reapportionment – Sewer Assessment
<input type="checkbox"/>	719.63	Arch. & Design Review (Minor)	<input type="checkbox"/>	239.76	Shoreline Development
<input type="checkbox"/>	90.09	Arch. & Design Review (Small Project)	<input type="checkbox"/>	1880.99*	Tentative Parcel Map
<input type="checkbox"/>	299.58	Approved Plan Revision	<input type="checkbox"/>	2,715.06*	Tentative Subdivision Map
<input checked="" type="checkbox"/>	134.95	Categorical Exemption	<input type="checkbox"/>	659.46	Use Permit, Major
<input type="checkbox"/>	269.91	Certificate of Compliance	<input checked="" type="checkbox"/>	173.91	Use Permit, Minor
<input type="checkbox"/>	1259.10	Development Agreement	<input type="checkbox"/>	689.61	Variance
<input type="checkbox"/>	854.24	Environmental Review	<input type="checkbox"/>	224.69	Voluntary Merger
<input type="checkbox"/>	247.30	Fence Request	<input type="checkbox"/>	1049.47	Zone Change
<input type="checkbox"/>	329.73	Free-Standing Sign	<input type="checkbox"/>	183.06*	Zoning Permit
<input type="checkbox"/>	779.57	General Plan Amendment	<input type="checkbox"/>		Other

\*Planning and Engineering Fees \*\* Engineering Fee

Total Fees Collected: \$ 308.85 Receipt # 155769 Initials VL Date 5/3/2021

Appl# 2021-12

Revised 7/1/2020





4/21/21

Regarding Short Term Rental at 1270 Martin St, Lakeport, CA

My home has a separate unit with a separate entrance on the ground level.

Guests can park on my very large driveway (can easily fit 5 cars) or inside my attached garage or RV garage.

The unit has one bedroom, one bathroom and a kitchenette and family room. There are 2

Doors to exit unit, and 4 windows.

I live upstairs with my husband, we also have a 9 year old, extremely friendly rescue dog.

I rent a lot to nurses and other contract workers as well as vacationers.

Not sure what other information is needed, but please call me if you need more.

Lois Langlais

(925) 785-8625

A handwritten signature in cursive script that reads "Lois Langlais". The signature is written in black ink and is positioned below the printed name and phone number.



1270 MARTIN ST LAKEPORT CA

← 35 FEET →

HALLWAY

DOOR

KITCHENETTE

BATHROOM

VANITY

TUB

TUB

WINDOW

DOOR

LIVING AREA

DOOR



garage

← 25 FEET →

WINDOW

WINDOW









1295

1275

1270

1280

1276

1250

1350

1260





1295

1275

Downstairs  
entry

1270

BED

BATH

KITCHEN  
LOUIS

garage

1280

1276

1250

1350

1260



## PLANNING PROJECTS PENDING

as of  
June 4, 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)	<b>P.C. Approved 8/15/2018</b>
2.	Jenni	City of Lakeport Safety Element Update		Update General Plan Safety Element to include Local Hazard Mitigation Plan.		<b>City Council Action</b>
3.	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	<b>P.C. Review</b>
4.	Jenni	Lake County Tribal Health – VM 19-01 & CE 19-19 Bevins Ct.	12/19/2019	Application for a Voluntary Merger of five contiguous parcels.		<b>Staff Approved Pending Recordation</b>
5.	Jenni	Microenterprise Home Kitchen – AB626 Application# 2020-25		Consideration of the recent Lake County ordinance permitting Microenterprise Home Kitchens in accordance with AB 626.		

7.	Jenni	Country Air Properties – 460 S Main St. Zoning Permit & Categorical Exemption for Outdoor Event Application# 2021-11	4/26/2021	Zoning Permit and Categorical Exemption for an Outdoor Event with food and alcohol sales.	Staff Review	<b>Staff Review</b>
8.	Jenni	Lois Langais – 1270 Martin St. Use Permit & Categorical Exemption Application# 2021-12	5/3/2021	Use Permit and Categorical Exemption to allow for a Short-term Rental.	P.C. Review	<b>P.C. Review 6/09/2021</b>
9.	Jenni	Malley's Rallys – 923 Parallel Dr. Ste. 12 – Zoning Permit for Grand Opening w/ Car Show	6/2/2021	Zoning Permit and Categorical Exemption for a grand opening event with car show and refreshments.	Staff Review	<b>Staff Review</b>