



A G E N D A

CITY OF LAKEPORT PLANNING COMMISSION

Wednesday, December 13, 2023

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://us06web.zoom.us/j/81411354347?pwd=UjM3RlhIV1NVUmFZRkV1dUtrRjVHUT09>

Passcode: 847985

Or One tap mobile:

US: +16694449171,,81411354347#,,,,*847985# or
+13462487799,,81411354347#,,,,*847985#

Or Telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 669 444 9171 or +1 346 248 7799

Webinar ID: 814 1135 4347

Passcode: 847985

International numbers available: <https://us06web.zoom.us/j/81411354347?pwd=UjM3RlhIV1NVUmFZRkV1dUtrRjVHUT09>

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

To give the Staff 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, December 13, 2023, 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 October 11, 2023.

VI. REGULAR CALENDAR:

**A. Mary Einarsson – Application
#2023-30**

Application for a Lot Line Adjustment that would reconfigure the property lines between two (2) existing legal lots of record. The subject properties are located at 2024 Hampton Park and 20 Queen Ann Way, further described as APNs: 005-038-28 & 005-038-35.

VII. Correspondence

**VIII. Comments from Staff
or Commissioners:**

IV. SCHEDULE NEXT MEETING: Discuss and set the next meeting date (January 10,2024).

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 13, 2023, MINUTES

CALL TO ORDER / ROLL CALL: Chair Maxman called the meeting to order at 5:34 p.m. with Commissioners Mitchell, Knorr, Barnett, and Combs present. Also present were Community Development Director, Joey Hejnowicz, Associate Planner, Victor Fernandez, and Administrative Analyst, Linda Sobieraj.

ACCEPTANCE OF AGENDA:

Commissioner Mitchell made a motion to accept the agenda. Seconded by Commissioner Combs. Motion carried by voice vote. (5-0).

COMMUNICATIONS: No public input.

CONCENT CALENDAR:

A motion was made by Commissioner Barnett to accept the minutes, as amended. Seconded by Commissioner Combs. (Minutes from the Regular Planning Commission September 13, 2023). Motion carried by voice vote (5-0).

REGULAR AGENDA:

City of Lakeport – Application #2023-28 –

Community Development Director Hejnowicz briefed the Planning Commission on whether to recommend to the City Council to allow for retail storefront cannabis businesses and/or temporary cannabis events in Lakeport.

Public hearing opened at 5:56 p.m. Director Hejnowicz read into the record a written comment from Ken Wicks, David Meek Jr., and from Shelly Wright. Nora Dahlbacka spoke in favor of allowing retail cannabis and events. Kim Beall, local resident spoke against allowing cannabis retail stores. Sheli Wright, CEO of the Lake County Fairgrounds spoke in favor of temporary cannabis events at the Fairgrounds. Paul Bernacchio, a local dispensary owner, spoke in favor of the project. Jennifer Smith, local cannabis cultivator, spoke in favor of opening up for retail stores and events.

Public hearing closed at 6:20 p.m.

Commissioners asked questions regarding people leaving an event impaired and how to monitor these events.

Public hearing reopened at 6:40 p.m. Nara Dahlbacka spoke again. Public hearing closed at 6:41 p.m.

Majority of the Planning Commissioners (4-1) agreed to direct staff to bring forth a recommendation to City Council.

CORRESPONDENCE:

The Commission discussed the current project pending list.

COMMENTS FROM STAFF AND COMMISSIONERS:

Commissioner Combs advised that the Lake County Theatre Company will be doing the musical 9 to 5 the last week of October and into November.

DISCUSS AND SET THE NEXT MEETING DATE:

It was agreed by consensus that the next regular meeting to be held on Wednesday, November 8, 2023, at 5:30 p.m. The meeting was adjourned and closed at 6:44 p.m.

Kevin M. Ingram, City Manager



CITY OF LAKEPORT COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

RE: Lot Line Adjustment

DATE: December 13, 2023

FILE NO: 2023-30

APPLICANT: Mary Einarsson
2024 Hampton Park
Lakeport, CA 95453

LOCATION: 2024 Hampton Park & 20 Queen Ann Way (APNs: 005-038-28 & 005-038-35)

GENERAL PLAN: Resort Residential & Residential

ZONING: R-5 and R-1; Resort/High Density Residential & Low-Density Residential

STAFF CONTACT: Victor Fernandez, Associate Planner

RECOMMENDATION: It is recommended by the Community Development Department that the Planning Commission review and approve an application for a Lot Line Adjustment that would reconfigure the property lines between two (2) existing legal lots of record. The subject properties are located at 2024 Hampton Park and 20 Queen Ann Way, further described as APNs 005-038-28 & 005-038-35.

GENERAL PLAN AND ZONING DISTRICT: The subject properties are designated as Resort with the specific zoning and general plan designations listed below:

Address	Current Zoning	Current General Plan
2024 Hampton Park	R-5; Resort/High Density Residential	Resort Residential
20 Queen Ann Way	R-1; Low Density Residential	Residential

Section 17.07.060 of the Lakeport Municipal Code indicates that the minimum allowable lot size for a newly created corner lot is 6,500 square feet for the R-5 Zoning District. Additionally, Section 17.04.060 of the Lakeport Municipal Code indicates that

the minimum allowable lot size for newly created interior lots is 6,000 square feet for lots in the R-1 zoning district. The property located at 2024 Hampton Park is currently approximately 2,178 square feet in size. While this is not necessarily compliant with the minimum lot size provisions identified in the Lakeport Municipal Code, this property was established under the Victorian Village Subdivision (2002). The Victorian Village Subdivision developed relatively smaller parcels with reduced standards that required Victorian-style homes. This property is currently compliant with the Victorian Village Subdivision requirements. With the lot line adjustment, the parcel would be increased to approximately 5,662 square feet. Additionally, the property located at 20 Queen Ann Way, identified as the second parcel participating in the lot line adjustment, will be reduced from 71,438 square feet to approximately 67,082 square feet. Following the lot line adjustment, the properties will be in compliance with the Lakeport Municipal Code, with the exception that 2024 Hampton Park is part of the Victorian Village Subdivision that contains reduced standards. Please see the Victorian Village Subdivision section for further information.

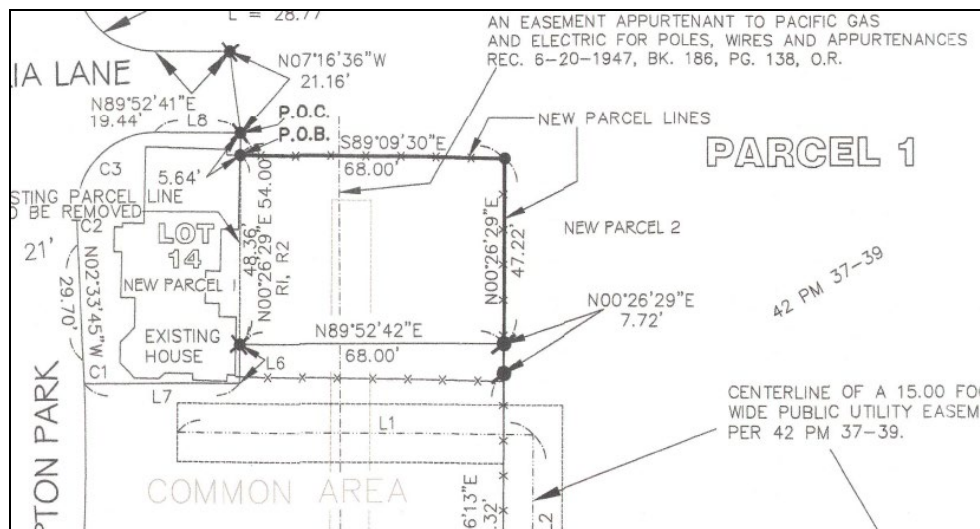
PROPOSED LOT LINE ADJUSTMENT: The purpose of the lot line adjustment is to reconfigure both parcel boundary lines to alleviate setbacks and property line encroachments. The lot line adjustment application has been submitted by Mary Einarsson, however, both property owners have provided written consent for the lot line adjustment. Additionally, the certificate of lot line adjustment shall be signed by both property owners prior to officially recording the lot line adjustment. A description of each adjustment along with staff's analysis is provided below:

- Parcel 1 (2024 Hampton Park – APN: 005-038-28): The existing parcel is approximately 0.05 acres (2,178 square feet) in size. The lot currently has an existing single-family dwelling on the property. The proposed lot line adjustment would increase the property size to approximately 0.13 acres (5,662 square feet).
- Parcel 2 (20 Queen Ann Way – APN: 005-038-35): The existing parcel is approximately 1.64 acres (71,438 square feet) in size. This lot is currently vacant and undeveloped. The proposed lot line adjustment would reduce the property size to approximately 1.54 acres (67,082 square feet).

The current lot configuration is outlined below:



The new lot configuration is outlined below:



VICTORIAN VILLAGE BACKGROUND: 2024 Hampton Park is located within the Victorian Village Subdivision that was originally approved in 2003. The Subdivision Map included a 95-lot lot subdivision however, at this time only 14 lots have been established. The subdivision was also combined with the Planned Development Combining District which allowed flexible residential development standards, that eased minimum lot size, maximum lot coverage, setbacks, parking, etc. As mentioned previously, 2024 Hampton Park would be adjusted to approximately 5,662 square feet in lot size. While the lot size will be increased after the adjustment, the lot size will still be under the required minimum lot size as identified in Section 17.07.060. However, the property will be in compliance with the Victorian Village Subdivision lot size.

One of the goals of the City's General Plan is "to preserve and enhance existing residential neighborhoods and promote residential development." The lot line adjustment will alleviate setback encroachments for an existing patio and garden area upon the property located at 2024 Hampton Park and 20 Queen Ann Way.

The lot line as proposed conforms to the Lakeport General Plan, Zoning and Building Ordinances. Said lot line adjustment would include reconfiguration of two (2) lots. No additional parcels will be created with the adjustment. Notice of the lot line adjustment proposal has been referred to City departments and affected agencies.

AGENCY REVIEW COMMENTS: The submitted plans were provided to the Building Official, City Engineer, Community Development Director, City Public Works, County Assessor, Police, and the Fire District for their review. The following comments were provided:

- Community Development Director: No comments at this time.
- County Assessor:
 - No tax rate area conflicts identified
 - Property taxes are due on both assessments – and in default on one of the properties
 - Ownership has been confirmed for both properties
- Public Works, Utilities: No concerns.

- City Police: No Police issues.
- Building Official: No comments at this time.

Specific project conditions have been included to address agency comments received. The vicinity map (Attachment A) and Project Conditions of Approval (Attachment B) are attached.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS:

Finding 1: 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 15305, Minor Alterations in Land Use Limitations, of the CEQA guidelines. This section consists of minor alterations in land use limitations which includes minor lot line adjustments not resulting in the creation of any new parcel. The proposed project consists of adjusting lot lines between two parcels.

CONCLUSION: Based on the information that has been provided by the applicant and the responses from City staff, it is concluded that the proposed lot line adjustment is generally in conformance with the lot line adjustment criteria outlined in the City's Subdivision Ordinance and California Subdivision Map Act (66412(a)). As mentioned previously, 2024 Hampton Park is included in the Victorian Village Subdivision which provides reduced standards and provisions. Following the lot line adjustment, the properties will be in compliance with the Victorian Village Subdivision, the Lakeport Municipal Code, and California Subdivision Map Act. This proposal is considered exempt from the provisions of the California Environmental Quality Act under Section 15305 Class 5 (a) of the CEQA Guidelines.

Staff recommends that the Planning Commission approve the lot line adjustment 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 No. 2023-30 as applied for by Mary Einarsson is categorically exempt as an existing facility pursuant to Section 15305 of the CEQA Guidelines.

Lot Line Adjustment Approval

I move that the Planning Commission find that the Lot Line Adjustment applied for by Mary Einarsson on the properties located at 2024 Hampton Park and 20 Queen Ann Way do meet the requirements of Sections 16.23.040 of the Subdivision Ordinance; the requirements of Sections 17.04.060 and 17.07.060, of the Zoning Ordinance; is consistent with the objectives and policies of the Lakeport General Plan; and grant the approval of Application 2023-30, subject to the project conditions of approval and with the findings listed in the December 13, 2022 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:	Draft Project Conditions Agreement
Attachment C:	Application and Lot Line Adjustment

Attachment A:

Vicinity Map

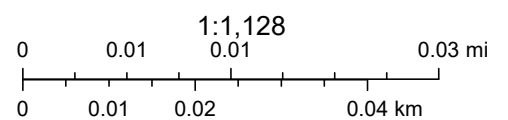
Vicinity Map



12/4/2023, 10:56:15 AM

 City Limit

 Lakeport Parcels (2023)



Maxar, Microsoft

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. 2023-30

*This Agreement is entered into by **Mary Einarsson, Joli and Stephanie Powers**
(hereinafter Applicant/Owner).*

RECITALS

WHEREAS, applicant/owner applied to the City of Lakeport for a lot line adjustment at 2024 Hampton Park and 20 Queen Ann Way. (APNs 005-038-28 & 005-038-35); and

WHEREAS, the City of Lakeport has reviewed and approved the project for conformance with all applicable laws and regulations, including the City of Lakeport General Plan and Zoning Ordinance; and

WHEREAS, on December 13, 2023, the City of Lakeport Planning Commission considered and approved the lot line adjustment application subject to the following conditions:

1. The applicant/owner shall sign this standard City of Lakeport Project Conditions Agreement which lists the conditions of approval and shall agree to said conditions. A copy of this signed agreement shall be returned to the Community Development Department prior to operation.
2. The project shall be developed in accordance with the plans and specifications received by the City on October 3rd, 2023, and as approved by the Lakeport Planning Commission on December 13, 2023. Minor alterations may be approved in writing by the City of Lakeport Community Development Director or her designee.
3. The applicant/owner shall provide the City with new legal descriptions / deeds for each of the subject parcels. The legal descriptions / deeds shall be prepared and stamped by a registered land surveyor or civil engineer and shall be reviewed and approved by the City prior to being recorded by the County. The cost for the City's contract surveyor's review of the legal descriptions shall be paid by the applicant/owner.

4. The applicant(s)/owner(s) shall pay the estimated property taxes for the parcels, including advance taxes for the next fiscal year, as required by the County Tax Collector's Office prior to the recordation of the lot line adjustment.
5. The applicant/owner shall obtain consent of all parties including any and all lenders prior to the recordation of the lot line adjustment on a form provided by the City of Lakeport.
6. The surrounding property information and all easements shall be added to the lot line adjustment map.
7. The applicant shall be responsible for providing payment of the fees for the City of Lakeport's contract surveyor/engineer to review the legal descriptions and deeds for the subject parcels. The applicant shall pay the fees directly to the City of Lakeport prior to the City's contract surveyor/engineer reviewing the legal descriptions and deeds.
8. The applicant shall coordinate with the Victorian Village Homeowner's Association or Property Owner's Association (HOA/POA) prior to recording of the Lot Line Adjustment.

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.

APPLICANTS

SIGNATURE- Mary Einarrson

Date

PLEASE PRINT NAME

SIGNATURE- Joli Powers

Date

PLEASE PRINT NAME

SIGNATURE- Stephanie Powers

Date

PLEASE PRINT NAME

Attachment C:

Application and Lot Line Adjustment



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

Name MRS. MARY EINARSSON

C/O MR. CHRIS ORE

CHRIS #: 916-730-1405/ 4CAMORE@GMAIL.COM

Mailing Address 2024 HAMPTON PARK

City, State, Zip- LAKEPORT, CA 95453

Phone _____ Fax _____

Email _____

LAND OWNER'S INFORMATION

Name JOLI POWERS &

STEPHANIE POWERS _____

Company Name _____

Mailing Address _____

City, State, Zip _____

Phone _____ Fax _____

Email _____

AGENT, ENGINEER, OR ARCHITECT'S INFORMATION (if any)

Name JESSICA ROSENTHAL

Company Name ROSENTHAL NETWORKS

Mailing Address PO BOX 1964 Phone 707-245-6876 Fax _____

City, State, Zip MIDDLETOWN, CA 95461 Email JR_LOTLINES@YAHOO.COM

PROJECT INFORMATION

Project location: 2024 HAMPTON PARK AND 20 QUEENE ANNE WAY	Assessor Parcel No.(s): 005-038-28 & 005-038-35
Current land use: RESIDENTIAL AND VACANT	Size of existing parcel: 0.5 AND 1.61 ACRES
Current Zoning: RESORT RESIDENTIAL	Current General Plan Designation:
Subdivision tract name: VICTORIAN VILLAGE COMMON INTEREST DEV. PH. 1	Lot and block numbers: LOT 14, BOOK 16 & PM 1, BK 42
Description of proposed project: A TRANSFER OF LAND FROM PARCEL 1, APN 005-038-35 OWNED BY POWERS TO LOT 14, APN: 005-038-28, PARCEL 2, OWNED BY EINARSSON. THIS TRANSFER HAS BEEN AGREED TO IN AN SALES AGREEMENT AND THE OWNERS ARE HOPING TO CLOSE AS SOON AS POSSIBLE.	

ATTACH SUPPLEMENTAL INFORMATION AS REQUIRED

Mary R. Einarsson

MARY R. EINARSSON, TRUSTEE OF THE SURVIVORS'S TRUST OF THE DONALD AND MARY EINARSSON 2005 TRUST

DATE

LAND USE APPLICATIONS REQUIRED FOR PROPOSED PROJECT:

<input type="checkbox"/>	\$765.39	Abandonment of Right-of-Way
<input type="checkbox"/>	2,199.73*	Annexation
<input type="checkbox"/>	164.82	Archeological Review
<input type="checkbox"/>	3,125.48*	Architectural & Design Review
<input type="checkbox"/>	791.80	Arch. & Design Review (Minor)
<input type="checkbox"/>	99.12	Arch. & Design Review (Small Project)
<input type="checkbox"/>	329.62	Approved Plan Revision
<input checked="" type="checkbox"/>	148.91	Categorical Exemption
<input type="checkbox"/>	296.97	Certificate of Compliance
<input type="checkbox"/>	1,385.36	Development Agreement

<input checked="" type="checkbox"/>	\$989.39	Lot Line Adjustment
<input type="checkbox"/>	132.15	Minor Exception
<input type="checkbox"/>	518.81*	Formal Concept Plan Review
<input type="checkbox"/>	88.87 & up**	Reapportionment – Sewer Assessment
<input type="checkbox"/>	263.80	Shoreline Development
<input type="checkbox"/>	2,069.62*	Tentative Parcel Map
<input type="checkbox"/>	2,987.32*	Tentative Subdivision Map
<input type="checkbox"/>	725.59	Use Permit, Major
<input type="checkbox"/>	191.35	Use Permit, Minor
<input type="checkbox"/>	758.76	Variance

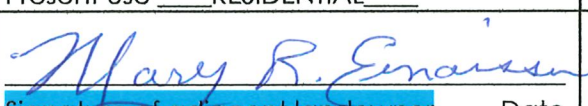
Fees Collected \$1138.30

Dept # 22123 (L8)
✓ 6945

10/3/2023
Revised 2022

SUPPLEMENTAL INFORMATION FOR VARIOUS LAND USE APPLICATIONS

Please answer questions and/or attach additional information appropriate to the type of land use(s) being applied for – see boxes checked on the bottom of the first page of this application to see which of the following applications apply

APPROVED PLAN REVISION	Description of original project _____ Description of revision being proposed _____	
DEVELOPMENT AGREEMENT	Floor area of proposed buildings _____ Number of parking spaces _____	
ENVIRONMENTAL REVIEW	Please complete the information requested on the next page.	
FENCE REQUEST	Cross streets _____ Description of proposed fence _____ Reason for fence _____ ATTACH DETAILED SITE PLAN AND ELEVATION OF PROPOSED FENCE	
FREE-STANDING SIGN	Sign maker name, address, phone _____ Description of proposed sign _____	
GENERAL PLAN AMENDMENT	ATTACH WRITTEN STATEMENT RESPONDING TO GENERAL PLAN AMENDMENT CRITERIA – see attached information. ATTACH MAP / SITE PLAN AND LEGAL DESCRIPTION OF PROPERTY.	
LOT LINE ADJUSTMENT	Assessor's Parcel No. <u>005-038-28</u> Size of parcel <u>0.5 ACRES</u> Present use <u>RESIDENTIAL</u>	Assessor's Parcel No. <u>005-038-35</u> Size of parcel <u>1.61 ACRES</u> Present use <u>VACANT/RESORT</u>
	 Signature of adjacent landowner _____ Date _____	Signature of adjacent landowner _____ Date _____
	ATTACH DETAILED MAP DRAWN TO SCALE ILLUSTRATING PROPOSED ADJUSTMENT	
MINOR EXCEPTION	Section of applicable Ordinance (Code) _____ Description of proposed exception _____ ATTACH EXCEPTION JUSTIFICATION STATEMENT – see attached information	
TENTATIVE PARCEL OR SUBDIVISION MAP	Number _____ and size of parcels to be created _____ Reason for requesting division of land _____ Will easements or rights-of-way be dedicated _____ Is sewer and water service available _____	
SHORELINE DEVELOPMENT	Describe the proposed shoreline development _____ ATTACH SHORELINE DEVELOPMENT PLAN – see attached information	
USE PERMIT	ATTACH USE PERMIT JUSTIFICATION STATEMENT – see attached information	
VARIANCE	Section of Ordinance (Code) being varied _____ Description of proposed variance _____	



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C/O MR. CHRIS ORE
CHRIS #: 916-730-1405/ 4CAMORE@GMAIL.COM
Mailing Address 2024 HAMPTON PARK
City, State, Zip- LAKEPORT, CA 95453
Phone _____ Fax _____
Email _____

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Name JOLI POWERS &
STEPHANIE POWERS
Mailing Address 8155 Peninsula Drive
City, State, Zip Kelseyville, CA 95451
Phone 707-981-1166
Email jolipowers@gmail.com
srpowers78@gmail.com

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JOLI POWERS

STEPHANIE POWERS

02/24/23
DATE

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<input type="checkbox"/>	809.19	General Plan Amendment

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<input type="checkbox"/>	725.59	Use Permit, Major
<input type="checkbox"/>	191.35	Use Permit, Minor
<input type="checkbox"/>	758.76	Variance
<input type="checkbox"/>	247.22	Voluntary Merger
<input type="checkbox"/>	1,154.72	Zone Change
<input type="checkbox"/>	201.42*	Zoning Permit
<input type="checkbox"/>		Other

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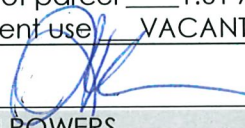
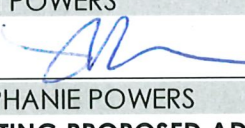
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FREE-STANDING SIGN	Sign maker name, address, phone _____ Description of proposed sign _____	
GENERAL PLAN AMENDMENT	ATTACH WRITTEN STATEMENT RESPONDING TO GENERAL PLAN AMENDMENT CRITERIA – see attached information. ATTACH MAP / SITE PLAN AND LEGAL DESCRIPTION OF PROPERTY.	
LOT LINE ADJUSTMENT	Assessor's Parcel No. <u>005-038-28</u> Size of parcel <u>0.5 ACRES</u> Present use <u>RESIDENTIAL</u> Signature of adjacent landowner _____ Date _____	Assessor's Parcel No. <u>005-038-35</u> Size of parcel <u>1.61 ACRES</u> Present use <u>VACANT/RESORT</u>  <u>9/14/23</u> JOLI POWERS _____ Date _____  <u>9/14/23</u> STEPHANIE POWERS _____ DATE _____ ATTACH DETAILED MAP DRAWN TO SCALE ILLUSTRATING PROPOSED ADJUSTMENT
MINOR EXCEPTION	Section of applicable Ordinance (Code) _____ Description of proposed exception _____ ATTACH EXCEPTION JUSTIFICATION STATEMENT – see attached information	
TENTATIVE PARCEL OR SUBDIVISION MAP	Number _____ and size of parcels to be created _____ Reason for requesting division of land _____ Will easements or rights-of-way be dedicated _____ Is sewer and water service available _____	
SHORELINE DEVELOPMENT	Describe the proposed shoreline development _____ ATTACH SHORELINE DEVELOPMENT PLAN – see attached information	
USE PERMIT	ATTACH USE PERMIT JUSTIFICATION STATEMENT – see attached information	
VARIANCE	Section of Ordinance (Code) being varied _____ Description of proposed variance _____ ATTACH VARIANCE JUSTIFICATION STATEMENT – see attached instructions	
VOLUNTARY MERGER	Description of proposed merger _____ Reason for requesting merger _____	
ZONE CHANGE	ATTACH A WRITTEN EXPLANATION FOR REZONING REQUEST AND DISCUSS CONFORMANCE	

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE INCORPORATED CITY OF LAKEPORT, COUNTY OF LAKE, STATE OF CALIFORNIA, LYING WITHIN SECTION 25, TOWNSHIP 14 NORTH, RANGE 10 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14, AS SHOWN ON THAT CERTAIN MAP ENTITLED "VICTORIAN VILLAGE COMMON INTEREST DEVELOPMENT, PHASE 1", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, RECORDED NOVEMBER 8, 2006, IN BOOK 16 OF MAPS PAGES 39-41.

TOGETHER WITH ALL THAT PORTION OF PARCEL 1, ON THAT CERTAIN PARCEL MAP FOR D & R LAKE PROPERTIES, 10 QUEEN ANN WAY, LAKEPORT, CALIFORNIA RECORDED AT BOOK 42 OF PARCEL MAPS, PAGE 37, 38 AND 39 ON AUGUST 8, 2017, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1/2" REBAR WITH A PLASTIC CAP ILLEGIBLE, BEING THE NORTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE EAST LINE OF SAID LOT 14, SOUTH 00°26'29" WEST 5.64 FEET TO A 1/2" REBAR WITH A PLASTIC CAP STAMPED LS 8383 ON AN EXISTING FENCE LINE, BEING THE POINT OF BEGINNING; THENCE ALONG SAID FENCE SOUTH 89°09'30" EAST 68.00 FEET TO A 1/2" REBAR WITH A PLASTIC CAP STAMPED LS 8383; THENCE CONTINUING ALONG SAID FENCE LINE SOUTH 00°26'29" WEST 47.22 FEET TO A 1/2" REBAR WITH A PLASTIC CAP STAMPED LS 6058; THENCE SOUTH 89°52'42" WEST 68.00 FEET TO A 1/2" REBAR WITH A PLASTIC CAP ILLEGIBLE ON THE EAST LINE OF SAID LOT 14; THENCE ALONG SAID EAST LINE, NORTH 00°26'29" EAST 48.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BASIS OF BEARINGS IS SOUTH 89°23'45" EAST BETWEEN A FOUND LAKE COUNTY BRASS DISC AND A 1- 1/2" IRON PIPE (IN LIEU OF A LAKE COUNTY BRASS DISC) ON THE NORTH LINE OF SECTION 36, T. 14 N., R. 10 W. AS SHOWN IN 16 SM 39-41.

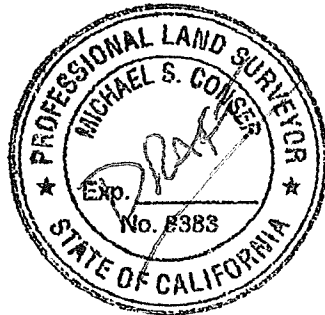


EXHIBIT "B"

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE INCORPORATED CITY OF LAKEPORT, COUNTY OF LAKE, STATE OF CALIFORNIA, LYING WITHIN SECTION 25, TOWNSHIP 14 NORTH, RANGE 10 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, ON THAT CERTAIN PARCEL MAP FOR D & R LAKE PROPERTIES, 10 QUEEN ANN WAY, LAKEPORT, CALIFORNIA, RECORDED AT BOOK 42 OF PARCEL MAPS, PAGE 37, 38 AND 39 ON AUGUST 8, 2017.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID PARCEL 1, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 1/2" REBAR WITH A PLASTIC CAP ILLEGIBLE, BEING THE NORTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE EAST LINE OF SAID LOT 14, SOUTH 00°26'29" WEST 5.64 FEET TO A 1/2" REBAR WITH A PLASTIC CAP STAMPED LS 8383 ON AN EXISTING FENCE LINE, BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID FENCE SOUTH 89°09'30" EAST 68.00 FEET TO A 1/2" REBAR WITH A PLASTIC CAP STAMPED LS 8383; THENCE CONTINUING ALONG SAID FENCE LINE SOUTH 00°26'29" WEST 47.22 FEET TO A 1/2" REBAR WITH A PLASTIC CAP STAMPED LS 6058; THENCE SOUTH 89°52'42" WEST 68.00 FEET TO A 1/2" REBAR WITH A PLASTIC CAP ILLEGIBLE ON THE EAST LINE OF SAID LOT 14; THENCE ALONG SAID EAST LINE, NORTH 00°26'29" EAST 48.36 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

BASIS OF BEARINGS IS SOUTH 89°23'45" EAST BETWEEN A FOUND LAKE COUNTY BRASS DISC AND A 1- 1/2" IRON PIPE (IN LIEU OF A LAKE COUNTY BRASS DISC) ON THE NORTH LINE OF SECTION 36, T. 14 N., R. 10 W. AS SHOWN IN 16 SM 39-41.



UPDATED



First American Title™

First American Title Company

805 11th Street, Suite B
Lakeport, CA 95453

California Department of Insurance License No. 151

Escrow Officer:	Jennifer Williams
Phone:	(707)263-5686
Fax No.:	(866)626-7504
E-Mail:	JennWilliams@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer:	Donald and Mary Einarsson 2005 Trust
Owner:	Joli Powers and Stephanie Powers
Property:	20 Queen Ann Way, 2024 Hampton Park Lakeport, CA 95453

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The company, its agents or brokers assume no liability for you with regard to matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced to this document, that purports to discriminate on the basis of race, color, sex, sexual orientation, gender identity, marital status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 12, 2023 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Standard Owner's Policy with Western Regional Exceptions and ALTA Loan Policy

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

MARY R. EINARSSON, TRUSTEE OF THE SURVIVOR'S TRUST OF THE DONALD AND MARY
EINARSSON 2005 TRUST, AS TO TRACT ONE: JOLI POWERS AND STEPHANIE POWERS, HUSBAND
AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO TRACT TWO

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
2. Intentionally Deleted
3. The lien of defaulted taxes for the fiscal year 2021-2022, and any subsequent delinquencies.

Tax Rate Area:	001-016
A. P. No.:	005-038-350-000
Amount to redeem:	\$5,414.55
Valid through:	AUGUST 2023
Amount to redeem:	\$
Valid through:	

Please contact the tax office to verify the payoff amount.
4. Assessment liens, if applicable, collected with the general and special taxes, including but not limited to those disclosed by the reflection of the following on the tax roll:

1915 Bond for LAKEPORT MUNI SWR DIST 1 BOND.

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect TRACT ONE: (APN: 005-038-280):

6. Any easements or servitudes appearing in the public records.
Affects: Common Area.
7. RIPARIAN RIGHTS TO THE WATERS OF CLEAR LAKE AND APPURTENANCES THERETO GRANTED TO CLEAR LAKE WATER WORKS IN DEED RECORDED JUNE 30, 1871, IN BOOK 2 OF DEEDS AT PAGE 520, LAKE COUNTY RECORDS, AND AS CONTAINED IN MESNE DOCUMENTS OF RECORD.
8. RIPARIAN RIGHTS TO THE WATERS OF CLEAR LAKE AND APPURTENANCES THERETO RESERVED BY THE CALIFORNIA AGRICULTURAL AND IMPROVEMENTS ASSOCIATION, IN THE DEED RECORDED APRIL 22, 1884 IN BOOK 15 OF DEEDS AT PAGE 199, LAKE COUNTY RECORDS, AND AS CONTAINED IN MESNE DOCUMENTS OF RECORD.
9. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed in book 30, page 30 .
10. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded NOVEMBER 08, 2006 as INSTRUMENT NO. 2006-29594 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

VICTORIAN VILLAGE Homeowners Association is referenced in the above mentioned document.

Document(s) declaring modifications thereof recorded DECEMBER 20, 2007 as INSTRUMENT NO. 2007-28347 of Official Records.
11. The terms and provisions contained in the document entitled MAINTENANCE AGREEMENT recorded DECEMBER 13, 2007 as INSTRUMENT NO. 2007-27802 of Official Records.
12. The terms and provisions contained in the document entitled LICENSE AGREEMENT recorded DECEMBER 13, 2007 as INSTRUMENT NO. 2007-27803 of Official Records.
13. The Terms, Provisions and Easement(s) contained in the document entitled GRANT OF EASEMENT, ROAD AND UTILITY MAINTENANCE AND USE AGREEMENT recorded AUGUST 16, 2017 as INSTRUMENT NO. 2017010797 of Official Records.
14. Intentionally Deleted

15. Intentionally Deleted
16. Water rights, claims or title to water, whether or not shown by the Public Records.
17. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

The Following Matters Affect TRACT TWO: (APN: 005-038-350):

18. Any easements or servitudes appearing in the Public Records.
Affects: Common Area.
19. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description including but not limited to: PUBLIC UTILITY, ROAD and incidental purposes affecting said land.
20. RIPARIAN RIGHTS TO THE WATERS OF CLEAR LAKE AND APPURTENANCES THERETO GRANTED TO CLEAR LAKE WATER WORKS IN DEED RECORDED JUNE 30, 1871, IN BOOK 2 OF DEEDS AT PAGE 520, LAKE COUNTY RECORDS, AND AS CONTAINED IN MESNE DOCUMENTS OF RECORD.
21. RIPARIAN RIGHTS TO THE WATERS OF CLEAR LAKE AND APPURTENANCES THERETO RESERVED BY THE CALIFORNIA AGRICULTURAL AND IMPROVEMENTS ASSOCIATION, IN THE DEED RECORDED APRIL 22, 1884 IN BOOK 15 OF DEEDS AT PAGE 199, LAKE COUNTY RECORDS, AND AS CONTAINED IN MESNE DOCUMENTS OF RECORD.
22. An easement for POLES, WIRES and incidental purposes in the document recorded JUNE 20, 1947 as BOOK 186, PAGE 138 of Official Records.
23. The effect of a map purporting to show the land and other property, filed IN BOOK 30, PAGE 30 of Record of Surveys.
24. An easement for SEWER LINES and incidental purposes in the document recorded NOVEMBER 12, 1986 as BOOK 1339, PAGE 216 of Official Records.
25. An easement for SEWER LINES and incidental purposes in the document recorded MARCH 23, 1987 as BOOK 1356, PAGE 69 of Official Records.
26. An offer of dedication for ROADWAY AND PUBLIC UTILITY and incidental purposes, recorded MARCH 02, 1989 as BOOK 1452, PAGE 196 of Official Records.
To: THE CITY OF LAKEPORT, THE COUNTY OF LAKE, A POLITICAL
SUBDIVISION
27. An offer of dedication for STORM DRAINAGE AND PUBLIC UTILITY and incidental purposes, recorded MARCH 10, 1989 as BOOK 1453, PAGE 277 of Official Records.
To: THE CITY OF LAKEPORT, THE COUNTY OF LAKE, A POLITICAL
SUBDIVISION
28. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded NOVEMBER 08, 2006 as INSTRUMENT NO. 2006029594 of Official Records,

which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

VICTORIAN VILLAGE Homeowners Association is referenced in the above mentioned document.

Document(s) declaring modifications thereof recorded DECEMBER 20, 2007 as INSTRUMENT NO. 2007028347 of Official Records.

29. The terms and provisions contained in the document entitled "MAINTENANCE AGREEMENT" recorded DECEMBER 13, 2007 as INSTRUMENT NO. 2007027802 OF OFFICIAL RECORDS.
30. The terms and provisions contained in the document entitled "LICENSE AGREEMENT" recorded DECEMBER 13, 2007 as INSTRUMENT NO. 2007027803 OF OFFICIAL RECORDS.
31. The terms, provisions and easement(s) contained in the document entitled "GRANT OF EASEMENT, ROAD AND UTILITY MAINTENANCE AND USE AGREEMENT" recorded AUGUST 06, 2017 as INSTRUMENT NO. 2017010797 of Official Records.
32. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
33. Water rights, claims or title to water, whether or not shown by the Public Records.
34. Any defects, liens, encumbrances or other matters which name parties with the same or similar names as JOLI POWERS. The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we will require a statement of information.

The Following Matters Affect TRACT ONE: (APN: 005-038-280):

Prior to the issuance of any policy of title insurance, the Company will require:

35. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	\$635.37, PAID
Penalty:	\$0.00
Second Installment:	\$635.37, PAID
Penalty:	\$0.00
Tax Rate Area:	001-016
A. P. No.:	005-038-280

2. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	\$1,845.22, AMOUNT INCLUDES PENALTIES AND ANY COST/FEE AMOUNT, DEFAULTED
Penalty:	\$0.00
Second Installment:	\$1,865.22, AMOUNT INCLUDES PENALTIES AND ANY COST/FEE AMOUNT, DEFAULTED
Penalty:	\$0.00
Tax Rate Area:	001016
A. P. No.:	005-038-350-000

THIS AMOUNT IS INCLUDED IN THE DEFAULTED AMOUNT SET OUT ABOVE

3. The property covered by this report is vacant land.

(Affects APN: 005-038-350)

4. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) SINGLE FAMILY RESIDENCE LYING WITHIN A PLANNED UNIT DEVELOPMENT known as 2024 HAMPTON PARK, LAKEPORT, CA.

(Affects APN: 005-038-280)

5. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

(Affects TRACT TWO)

6. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded NOVEMBER 08, 2021 as INSTRUMENT NO. 2021-18799 OF OFFICIAL RECORDS
From: MARY R. EINARSSON, TRUSTEE OF THE DONALD AND MARY EINARSSON 2005 TRUST
To: MARY R. EINARSSON, TRUSTEE OF THE SURVIVOR'S TRUST OF THE DONALD AND MARY EINARSSON 2005 TRUST

(Affects TRACT ONE)

7. Note: Please contact the VICTORIAN VILLAGE Homeowner's Association and/or their successors and assigns or any other appropriate entity regarding assessments, transfer fees and other requirements that may be due or imposed upon the contemplated transaction pursuant to the above document(s). Reference is made to the recorded document(s) for full particulars.
8. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Lakeport, County of Lake, State of California, described as follows:

TRACT ONE: (APN: 005-038-280)

LOT 14, AS SHOWN ON THAT CERTAIN MAP ENTITLED "VICTORIAN VILLAGE COMMON INTEREST DEVELOPMENT, PHASE 1", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LAKE, STATE OF CALIFORNIA RECORDED NOVEMBER 8, 2006, IN BOOK 16 OF MAPS PAGES, 39-41.

TRACT TWO: (APN: 005-038-350)

PARCEL 1 ON THAT CERTAIN PARCEL MAP FOR D & R LAKE PROPERTIES 10 QUEEN ANN WAY LAKEPORT, CALIFORNIA RECORDED AT BOOK 42 OF PARCEL MAPS, PAGE 37, 38, 39 ON 08/16/17.

APN: 005-038-280-000 and 005-038-350-000

PLANNING PROJECTS PENDING
as of
December 7, 2023

No.	Staff Assigned	File No./Name	Date Received	Progress	Next Action	PC / Staff Level
1.		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.		Martin Street Phase III – Application #2022-25 – 519 S Smith Street		Application for an Environmental Review and Zone Change for the development of a 40-unit affordable multi-family housing project.		CC 2nd Reading 4/4/2023
3.		Amirrea Hajimohammad – Application# 2022-19 1095 N Main St.	5/16/2022	Application for an Architectural and Design Review and Categorical Exemption to construct a new 1,958 sf commercial building.	Waiting on further information from applicant.	PC Review
4.		Sandra J Lashly – Application#2023-04 2301 Beach Lane	2/1/2023	Application for a Use Permit to allow the addition of 4 RV unit spaces for a total of 15 spaces. (RV Park was previously approved for 11 Spaces)	Waiting on further information from applicant.	PC Review TBD
5.		Lakeport Boat Rentals – Application#2023-09		Application for a Tentative Parcel Map to divide APN: 026-031-29 into four parcels.	Waiting on further information from applicant.	PC Review
6.		Pure Organic Medicinals – Application# 2023-10		Application for a Use Permit to allow Cannabis Distribution, Indoor cultivation, and mobile retail.	Waiting on further information from applicant.	PC Review
7.		Angelina's Bakery – Application# 2023-12		Application for an Architectural & Design Review, Use Permit, Zoning Permit and Categorical Exemption to allow for an outdoor dining parklet.	Waiting on further submittal.	PC Review
8.		Park Place – Application# 2023-13		Application for an Architectural & Design Review, Use Permit, Zoning Permit and	Waiting on further submittal.	PC Review

				Categorical Exemption to allow for an outdoor dining parklet.		
9.		Pogo's Pizza – Application# 2023-16		Application for an Architectural & Design Review, Use Permit, Zoning Permit and Categorical Exemption to allow for an outdoor dining parklet.	Waiting on further submittal.	PC Review
10.		New Vista Developers – Application# 2023-17		Application for a tentative subdivision map to divide into eight parcels.	Waiting on further submittal.	PC Review
11.		Ali's Kitchen – Application# 2023-19		Application for an Architectural & Design Review, Use Permit, Zoning Permit and Categorical Exemption to allow for an outdoor dining parklet.	Waiting on further submittal	PC Review
12.		Wine in the Willows – Application #2023-21		Application for a Zoning Permit and Categorical Exemption to allow for live music.	Waiting on further submittal.	Staff Review
13.		Paddle Express – Application #2023-22		Application for a Concession Agreement for a Kayak rentals at Library Park.	TBD	TBD
14.		Regency Inn – Application #2023-26		Application for a Shoreline Development Permit to repair a section of the failed seawall adjacent to the lake.	Staff Review	Staff Review
15.		Parkside – Application #2023-27		Environmental review for the installation of an Emergency Vehicular Access Bridge.		PC Review 1/10/2024
16.		City of Lakeport – Application #2023-28		Discussion and consideration for recommendation to City Council on whether to allow retail cannabis storefront businesses and temporary cannabis events in Lakeport.		PC Review 10/11/2023
17.		Mary Einarsson – Application #2023-30		Lot Line Adjustment to transfer property from 20 Queen Ann Way to 2024 Hampton Park.		PC Review

18.		Adam Babicz – Application #2023-31		Shoreline Development Permit to replace a deck and construct a retaining wall adjacent to Clear Lake.		Staff Approved 12/4/2023
19.		Lake Co. Vector Control – Application #2023-32		Zoning and General Plan Amendments to Public and Civic Use to allow for improvements to the appearance of the property, more efficient use of space and improve services.		PC Review
20.		Lake County Office of Education – Application #2023-34		Application for an Architectural and Design Review for the installation of a solar carport to cover existing parking at 1152 S Main Street.		Staff Review
21.		Sign Development – Application #2023-35		Application for an Architectural and Design Review for the rebranding of Speedway Gas Station to Shell.		Staff Review
22.		Disney Boat Rentals – Application #2023-36		Application for Tentative Parcel Map, Architectural and Design Review, Shoreline Development Permit, Use Permit, and Environmental Review to allow the construction of a boat rental office at 2200 Lakeshore Blvd.		PC Review
23.		Campos Casuals – Application #2023-37		Application for an Architectural and Design Review to install an awning at 344 N Main Street.		Staff Review