

VIII. CITY COUNCIL COMMUNICATIONS:

A. Travel, Calendar, and Miscellaneous Reports, if any:

City Attorney Ruderman had no report.
City Manager Ingram congratulated former Council Member Green on his appointment to the Board of Supervisors.
Community Development Director Byers had no report.
Police Chief Rasmussen had no report.
Public Works Superintendent Ladd had no report.
Administrative Services Director Buendia had no report.
Assistant City Manager Walker had no report.
Utilities Superintendent Harris had no report.
Lt. Stoebe had no report.
Council Member Froio left early.
Council Member Spurr enjoyed celebrating Halloween with preschoolers that his wife was substitute teaching for.
Council Member Parlet commented on vaccine mandates for children.
Mayor Mattina had no report.

IX. CLOSED SESSION

Mayor Mattina adjourned the meeting to Closed Session at 8:00 p.m. to consider the following:

- 1. Public Employee Performance Evaluation (Gov. Code § 54957)
Title: City Manager

Report out of Closed Session:

There was no reportable action from Closed Session.

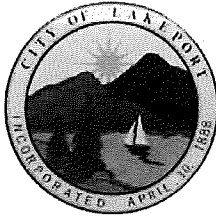
X. ADJOURNMENT:

Mayor Mattina adjourned the meeting at 8:10 p.m.


Stacey Mattina, Mayor

Attest:


Kelly Buendia, City Clerk



MINUTES

REGULAR MEETING OF THE LAKEPORT CITY COUNCIL

(ALSO MEETS AS THE CITY OF LAKEPORT MUNICIPAL SEWER DISTRICT, THE LAKEPORT INDUSTRIAL DEVELOPMENT AUTHORITY, THE MUNICIPAL FINANCING AGENCY OF LAKEPORT and THE SUCCESSOR AGENCY TO THE FORMER LAKEPORT REDEVELOPMENT AGENCY)*

Tuesday, November 15, 2022, 6:00 p.m.

City Council Chambers, 225 Park Street, Lakeport, California 95453

**All references to "City Council" include those other agencies which are listed above*

The City Council may discuss and/or take action on any or all of the items listed on the agenda irrespective of how the agenda items are described. The council may establish and make appointments to a Council committee (made up of two Councilmembers) with respect to any item appearing on this agenda.

- I. **CALL TO ORDER & ROLL CALL:** Mayor Mattina called the meeting to order at 6:00 p.m., with Council Members Froio, Parlet, Spurr, and Mayor Mattina present.
- II. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Chief Rasmussen.
- III. **ACCEPTANCE OF AGENDA/ URGENCY ITEMS:** A motion was made by Council Member Froio, seconded by Council Member Spurr, and unanimously carried by voice vote 4-0-0-0, to accept agenda as posted.
- IV. **CONSENT AGENDA:**
 - A. Ordinances: Waive reading except by title, of any ordinances under consideration at this meeting for either introduction or passage per *Government Code* Section 36934.
 - B. Minutes: Approve minutes of the City Council regular meeting of November 1, 2022.
 - C. AB 361: Adopt a resolution authorizing continued remote teleconference meetings of the Lakeport City Council and its legislative bodies pursuant to *Government Code* section 54953(e).
 - D. Renew Emergency Resolution: COVID-19: Confirm the continuing existence of a local emergency for the COVID-19 Public Health Emergency.
 - E. Building Code Adoption: Conduct a second reading and adopt the ordinance amending Chapter 15.04 of the Lakeport Municipal Code regarding the text of the 2022 Building Code Adoption.
 - F. Lakeport Police Officers Association: Adopt a resolution approving a Memorandum of Understanding with the Lakeport Police Officers' Association for the period of November 15, 2022, to June 30, 2025.
 - G. Authorize Recruitment of an Administrative Specialist: Authorize the recruitment of an Administrative Specialist or Permit Technician in the Community Development Department.

Vote on Consent Agenda: A motion was made by Council Member Parlet, seconded by Council Member Froio, and unanimously carried by voice vote 4-0-0-0, to approve the Consent Agenda, items A-G.
- V. **PUBLIC PRESENTATIONS/REQUESTS:**
 - A. Public Input:

Jo Gossett inquired about the City's efforts to open a homeless shelter with winter coming up. She advised that the churches are unable to address the issue.

Kerry Smith spoke about the traffic accident at the corner of Clear Lake Ave. and N. Main Street and would like solutions to be explored and implemented.

Jamie Martinez of The All Children's Thrive (ACT) group gave an update on their activities including a planned Holiday Pajama Party at the MAC Center, and they will also be holding a fundraiser event to support Harbor House.

Laurel McCarthy inquired about the removing the barricades on Main Street regardless of what happens with the parklet program.

- B. Introduction of New Employees: Public Works Superintendent introduced new Public Works employees Cody Morlan and Lucy Avilez. Lucy was unable to attend due to a class.

VI. PUBLIC HEARINGS

- A. Parkside Subdivision: The staff report was presented by Community Development Director Byers.

Peter Schellinger, the developer from Waterstone Development spoke about the revisions that have been made in the application after working with staff and the neighbors to the project.

Mayor Mattina opened the public hearing at 6:48 p.m.

Mark Borghesani was supportive of increasing affordable and subsidized housing to allow greater opportunities for home ownership. He was supportive of the project.

Sheldon Sloan spoke against the project due to the difficulties in evacuating in case of fire. He suggested that the developer should put up a bond to ensure completion of the product.

Kim Costa was concerned that the letter she submitted today had not been read by Council, so she reiterated some points. She requested that the revised plan go back to the Planning Commission.

Jo Gossett about the housing shortage problems, and supports more housing.

Kristina Price spoke in support of the project.

Nancy Ruzicka was opposed to the project and spoke about the poor condition of Parallel Drive. She was concerned about how children would ride their bikes to school.

Don Baze, Parkside resident, is opposed to the project as there is not a second means of egress.

Eric Shaul is supportive of affordable, owner-occupied housing, and is concerned about the affordability of the housing in the revised plan. He prefers building owner occupied housing over apartments.

Laurel McCarthy inquired about the affordability limit.

Tony Valdez asked about the infill infrastructure funding. He also questioned why the City needs more affordable housing.

Assistant City Manager Walker read a letter of support from the Chamber of Commerce.

Mayor Mattina closed the public hearing at 7:55 p.m.

Council Member Parlet assured the audience that the Council and staff did not "rubber stamp" the project.

Mayor Mattina called for a 5-minute recess at 8:00 p.m.

Mayor Mattina called the meeting back to order at 8:08 p.m.

Council Member Froio opposed the development as it does not conform to the spirit of the General Plan. He is also concerned that it is a high danger fire zone.

Council Member Spurr asked if the apartments would be rented. Mr. Schellinger explained that the apartments would be rented and the cluster homes would be purchased. He also explained that he would have to post bonds with both the State and the City.

Mayor Mattina empathized with the residents of Parkside to have the apartments in their single-family neighborhood. She feels the need for housing is too important to pass this opportunity.

A motion was made by Council Member Parlet, seconded by Council Member Spurr, and carried by voice vote 3-1-0-0, with Council Member Froio opposed, to adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Parkside Residential Project General Plan Amendment, Zone Change and other necessary entitlements for the project based on the information and findings contained in the Initial Study/Environmental Review.

A motion was made by Council Member Parlet, seconded by Council Member Spurr, and carried by voice vote 3-1-0-0, with Council Member Froio opposed, to move to approve the General Plan Amendment revising the existing land use classification of Residential for a 3.42± acre portion of APN 005-030-51 to High Density Residential with the findings contained in the Resolution for GPA 2021-31.

A motion was made by Council Member Parlet, seconded by Council Member Spurr, and unanimously carried by voice vote 3-1-0-0, with Council Member Froio opposed, to move to introduce the proposed Zone Change revising the base zoning district of the subject parcel from R-1, Low Density Residential for 3.42± acres to R-3, High Density Residential with the remaining acres to continue as R-1, Low Density Residential and schedule a public hearing for the second reading of the Zone Change on December 6, 2022.

B. Text Amendment Outdoor Dining Design:

The staff report was presented by Community Development Director Byers

Mayor Mattina opened the public hearing at 8:39 p.m.

David Brown was opposed to the parklets. He wants the boundaries between businesses to be enforced.

Laurel McCarthy asked if there will be a limit of people on the sidewalk for sidewalk dining. Community Development Director Byer advised that the guidelines require that ADA path of travel is preserved.

Mayor Mattina closed the public hearing at 8:48 p.m.

Council Member Parlet asked about requirements. He would also like to see an annual review of the condition of the parklets.

Council Member Froio suggested marking out the ADA path of travel on the sidewalk.

Council Member Spurr asked if the parklets were permanent or movable in case of parades. They can be moved, but won't be moved for parades.

Mayor Mattina supports the parklets.

A motion was made by Council Member Spurr, seconded by Council Member Froio, and unanimously carried by voice vote 4-0-0-0, to

1. Introduce the draft Ordinance modifying Title 17 Land Use, Zoning and Signs for language referring to Outdoor Dining Design Guidelines, and set a second reading for December 6, 2022; and
2. Adopt the Draft Resolution establishing the Outdoor Dining Design Guidelines.

VII. COUNCIL BUSINESS:

A. Community Development Director

1. Permanent Local Housing Grant (PLHA) Support Letter:

The staff report was presented by Community Development Director Byers.

Peter Schellinger advised there is a correction to the staff report. Chris Westlake advised that Danko Developments is the developer.

A motion was made by Council Member Parlet, seconded by Council Member Spurr, and unanimously carried by voice vote 4-0-0-0, to adopt the resolution authorizing the City of Lakeport to submit an application to the California Department of Housing and Community Development for funding under the Competitive Permanent Local Housing Allocation Program (CPLHA), and if selected, authorize the City Manager to execute a Standard Agreement, any amendments thereto, and any related documents necessary to participate in the CPLHA Competitive Permanent Local Housing Allocation Program; and approve corresponding budget revenue and expense amendments, if the application is awarded.

VIII. CITY COUNCIL COMMUNICATIONS:

A. Travel, Calendar, and Miscellaneous Reports, if any:

City Attorney Ruderman had no report.

City Manager Ingram thanked Community Development Director Byers for her contributions to the City.

Community Development Director Byers thanked the Council and advised this is her last Council meeting.

Police Chief Rasmussen had no report.

Public Works Superintendent Ladd had no report.

Administrative Services Director Buendia had no report.

Assistant City Manager Walker had no report.

Utilities Superintendent Harris had no report.

Council Member Froio expressed his appreciation for Community Development Director Byers. He addressed Peter Schellinger and wished him the best.


Council Member Spurr had no report and wished Community Development Director Byers well.

Council Member Parlet expressed his appreciation to Administrative Services Director Buendia and staff for getting the LPOA MOU finished. He also wished Community Development Director Byers well.

Mayor Mattina attended the One Team, One Dream gala. She will be attending LAFCO.

IX. ADJOURNMENT:

Mayor Mattina adjourned the meeting at 9:13 p.m.



Stacey Mattina, Mayor

Attest:



Hilary Britton, Deputy City Clerk