



**County of Lake
Planning Commission
Meeting Minutes – Draft
Board of Supervisors Chambers
December 14, 2023, 9:00 a.m.**

255 North Forbes Street
Lakeport CA 95453

1. 9:00 a.m. – Call to Order

The meeting was called to order at 9:00 a.m. by Chair Chavez. Community Development Director Mireya Turner, Associate Planner Eric Porter, Cannabis Program Manager Andrew Amelung, Principal Planner Michelle Irace, and Office Assistant III Ruby Mitts were present along with the following Commissioners:

Present: Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Absent: None

2. Pledge of Allegiance

3. Verification of Legal Notice

The clerk reported all items were properly noticed.

4. Consent Agenda

4a. Consideration of Minutes from April 13, 2023, Planning Commission Meeting

On the motion of Commissioner Vice-Chair Hess, seconded by Commissioner Brown, approved the April 13, 2023, Planning Commission Meeting Minutes.

The motion carried by the following votes:

Ayes – Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes - None

4b. Consideration of Minutes from June 8, 2023, Planning Commission Meeting

On the motion of Commissioner Vice-Chair Hess, seconded by Commissioner Brown, approved the June 8, 2023, Planning Commission Meeting Minutes.

Commissioner Field abstained from voting.

The motion carried by the following vote:

Ayes – Commissioners Chair Chavez, Vice-Chair Hess, Brown, and Price

Noes – None

4c. Consideration of Minutes from August 10, 2023, Planning Commission Meeting

On the motion of Commissioner Vice-Chair Hess, seconded by Commissioner Brown, approved the August 10, 2023, Planning Commission Meeting Minutes.

The motion carried by the following vote:

Ayes – Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes - None

4d. Consideration of Minutes from October 26, 2023, Planning Commission Meeting

On the motion of Commissioner Vice-Chair Hess, seconded by Commissioner Brown, approved the October 26, 2023, Planning Commission Meeting Minutes.

Ayes – Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes – None

4e. Consideration of Minutes from November 9, 2023, Planning Commission Meeting

On the motion of Commissioner Vice-Chair Hess, seconded by Commissioner Brown, approved the October 26, 2023, Planning Commission Meeting Minutes.

Ayes – Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes – None

5. Public Input

There was no one present wishing to speak.

6. Timed Items – Public Hearings

6a. 9:05 a.m. – PUBLIC HEARING – Consideration of a variance to setbacks (VR 23-01), and Initial Study (IS 23-04), for the Hidden Valley Fire Station, a new 8,000-sf fire station; Applicant: Skiles and Associates; Located: 19237 Hartmann Road, Hidden Valley Lake (APN: 141-381-02)

Associate Planner Eric Porter presented the staff report.

Applicant Phil Skiles spoke regarding the project.

Chair Chavez opened public comment. There was no one present wishing to speak, and public comment was closed.

On the motion of Commissioner Hess, seconded by Commissioner Field, adopted Initial Study (IS 23-04), for Skiles and Associates, property located 19237 Hartmann Road, Hidden Valley Lake (APN: 141-381-02), based on the findings listed in the staff report dated December 14, 2023.

The motion carried by the following vote:

Ayes- Commissioner's Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes – None

On the motion of Commissioner Hess, seconded by Commissioner Field, approved the variance (VR 23-01), for Skiles and Associates, property located at 19237 Hartmann Road, Hidden Valley Lake (APN: 141-381-02), based on the findings and subject to the conditions included in the staff report dated December 14, 2023.

The motion carried by the following vote:

Ayes- Commissioner's Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes – None

6b. 9:05 a.m. – PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 21-13), and Mitigated Negative Declaration (IS 21-14), for permit approval of up to 44,000-sf of outdoor commercial cannabis canopy; Applicant: Delux California LLC; Located: 1209 Vernal Drive, Lakeport (APN: 007-055-02)

Cannabis Program Manager Andrew Amelung presented the staff report.

Applicant Jon Lake presented, and consultant Richard Knoll spoke regarding the project.

Chair Chavez opened public comment. No one wished to speak, and public comment was closed.

On the motion of Commissioner Price, seconded by Commissioner Field, found that potential impacts associated with this project can be mitigated as 'less than significant' through implementation of Mitigated Negative Declaration (IS 21-14), for Delux California LLC, property located 1209 Vernal Drive, Lakeport (APN: 007-055-02), will not have a significant effect on the environment, and adopt Initial Study (IS 21-14), based on the findings listed in the staff report dated December 14, 2023.

The motion carried by the following vote:

Ayes- Commissioner's Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes- None

On the motion of Commissioner Price, seconded by Commissioner Hess, approved Major Use Permit (UP 21-13), for Delux California LLC, located 1209 Vernal Drive, Lakeport (APN:007-005-02), based on the findings, and subject to the conditions listed in the staff report dated December 14, 2023.

The motion carried by the following vote:

Ayes- Commissioner's Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes- None

6c. 9:15 a.m. – PUBLIC HEARING- Consideration of General Plan of Conformity (GPC 23-05), determination for the acquisition of property; Applicant: Kelseyville Senior Inc; Located: 5245 Third Street, Kelseyville (APN: 024-083-06)

Senior Planner Laura Hall presented the staff report.

Chair Chavez opened public comment. No one was present wishing to speak, and public comment was closed.

Senior Planner Laura Hall noted a typographical error in the staff report on page 7, under Section titled Response; Article 19 is referenced, but it should reference Article 11.

On the motion of Commissioner Field, seconded by Commissioner Hess, approved, as amended, the General Plan of Conformity (GPC 23-05), and found the analysis of consistency with the Lake County General Plan acquisition of land is not subject to CEQA under Section 15060 and 15378 of the State CEQA Guidelines.

The motion carried by the following vote:

Ayes - Commissioner's Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes – None

On the motion of Commissioner Field, seconded by Commissioner Price, approved the acquisition of land as proposed by the Lake County Administration Office, and found it is in conformity with the Lake County General Plan.

The motion carried by the following vote:

Ayes- Commissioner's Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes – None

6d. 9:20 a.m. – PUBLIC HEARING – Consideration of Recommendations from the Cannabis Ordinance Task Force regarding Zoning Districts and Permit Types for Various Cannabis-Related Business

Director Mireya Turner presented the staff report.

Cannabis Program Manager Andrew Amelung, and Lake County Cannabis Alliance President Jennifer Smith spoke.

Chair-Chavez opened public comment. The following people spoke: Sarah Bodnar, Autumn Carsey, Luis Lincoln, William Kanistras, Erin McCarrick, and Nara Dahlbacka. No one else wished to speak, and public comment was closed.

Commissioner Field recommended creating a table to represent the comparison of current state regulations regarding Winery Special Events, Consumption, and Retail Sales, to current County regulations regarding Commercial Cannabis Activities.

On the motion of Commissioner Price, seconded by Commissioner Hess, moved to forward the recommendations to the Board of Supervisors, with the addition of the Table for comparison.

The motion carried by the following vote:

Ayes – Commissioners Chair Chavez, Vice-Chair Hess, Brown, Price, and Field

Noes - None

7. Non-Timed Items

There were no Non-Timed Items.

8. Department Update

Director Turner introduced the Community Development Departments Principal Planner, Michelle Irace.

9. Adjournment

There being no further business, the Lake County Planning Commission adjourned at 11:43 a.m.

Community Development Director
Mireya Turner

Office Assistant III
Ruby Mitts