

**LAKE COUNTY PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING**

**February 27, 2025**

**Commission Members**

P Monica Rosenthal, District I  
P Everardo Chavez, District II  
P Batsulwin Brown, District III  
P Maile Field, District IV  
P Sharron Zoller, District V

**Staff Members**

P Mireya G. Turner, Director  
V VACANT, Principal Planner  
P Nicole Johnson, Deputy County Counsel  
P Danae LoDolce, Office Assistant III

---

**9:00 a.m. CALL TO ORDER**

Pledge of Allegiance was led by Everardo Chavez.

Registrar of Voters Maria Valadez administered the Oath of Office to Monica Rosenthal and Maile Field for a two-year term.

**VERIFICATION OF LEGAL NOTICE**

The clerk reported items were properly noticed.

**CONSENT AGENDA**

**Approve minutes from February 13, 2025, Planning Commission Meeting.**

Comm. Zoller moved, 2<sup>nd</sup> by Comm. Brown to approve the minutes from February 13, 2025, Planning Commission Meeting.

**APPROVAL OF MINUTES 3 AYES 2 ABSTAINED (Field & Rosenthal)**

**CITIZEN'S INPUT**

No one present wished to speak.

**TIMED ITEMS**

**6a. 9:05 a.m. PUBLIC HEARING – Consideration of proposed Major Use Permit Renewal (UPX 24-02) and Categorical Exemption (CE 24-47), to grant renewal of Major Use Permit (UP 97-05) and Minor Use Permit (MUP 99-17) for an additional five years for a previously approved billboard for off-site advertising.**

Assistant Planner Pablo Guerrero presented the staff report.

**9:14 a.m. Opened Public Hearing**

The following people spoke: Applicant Trudy LaMonica

**9:15 a.m. Closed Public Hearing**

**Comm. Brown moved, 2<sup>nd</sup> by Comm. Zoller that the Negative Declaration, for Major Use Permit (UP 97-05), does meet the requirements of the California Code of Regulations Title 14, Division 6, Chapter 3, Article 19, Section 15301 “Existing Facilities”, Class 1 of the CEQA Guidelines, and that no additional environmental review needs to be prepared with the findings listed in the staff report dated February 27, 2025.**

**ENVIRONMENTAL REVIEW 4 AYES 1 NO (Field)**

Comm. Brown moved, 2<sup>nd</sup> by Comm. Rosenthal that the Planning Commission found that the Major Use Permit Renewal (UPX 24-02) applied for by Trudy La Monica on property located at 2560 State Highway 20, Nice, does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance, and granted the Major Use Permit Renewal, based on the findings and subject to the conditions listed in the staff report dated February 27, 2025.

**USE PERMIT APPROVAL 4 AYES 1 NO (Field)**

**NON-TIMED ITEMS** - None

**DEPARTMENT UPDATE**

Director Mireya G. Turner gave a department update.

**9:24 a.m. ADJOURNED**

**Respectfully submitted,**

---

**Everardo Chavez, Chair  
Lake County Planning Commission**

---

**Danae LoDolce,  
Planning Commission Assistant**