



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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Item 6a
9:05 AM
June 25, 2026

TO: Planning Commission

FROM: Mireya G. Turner, Community Development Director; Pawan Upadhyay, Water Resources Director; Todd Abbott, Water Resources Program Coordinator; and Michelle Irace, Senior Planner

SUBJECT: Consideration of Lakebed Encroachment Permit and Variance for the Spina Floating Dock Project (PL 25-294), located at 8435 Palace Dr, Kelseyville (APN 044-501-25). (Continued from May 14, 2026 hearing).

EXECUTIVE SUMMARY

On May 14, 2026, the Planning Commission considered a request for Lakebed Encroachment Permit and Variance from the County's Shoreline Ordinance for the Spina Floating Dock Project (PL-25-294). At the May 14 hearing, Water Resources and Community Development staff requested a continuance to further analyze the project and the dock's nonconforming status. The continuance was granted and the item was rescheduled for a date and time certain of June 25, 2026, at 9:05 a.m. The May 14 Planning Commission Staff Report is included in Attachment 1 for reference. The Staff Report attachments and meeting video may be accessed online at: https://lakecounty.granicus.com/player/clip/838?view_id=1&redirect=true or from the County's 'Meetings' page at: <https://countyoflake.legistar.com/Calendar.aspx>

As described below, the Variance is no longer needed. The Lakebed Encroachment Permit can be administratively approved by the Water Resources Department and no longer requires Planning Commission approval. As such, no further action by the Planning Commission is requested.

ANALYSIS

Since the May 14 hearing, Water Resources staff has been working closely with the applicant. Water Resources Staff conducted a site visit to measure the existing facilities, and reviewed applicant submitted materials, including revised plans (reducing the width of the dock from 10 ft to 8 ft), and information related to the cost of the repairs. Upon review of this information, on June 3rd, 2026, Water Resources determined that the project can be approved with an Administrative Lakebed Encroachment Permit for repair of an existing nonconforming structure (Section 14.2(A)(1)) of the [Shoreline Ordinance](#). However, the cost to repair the dock does not exceed 50% of the existing structure before damage (Section 14.2(A)(1)(2)). As such, the dock maintains its nonconforming status and is not required to meet all current development standards (such as setbacks). Therefore, a Variance is not needed. Because a Variance is no longer needed, the Lakebed Encroachment Permit can be administratively approved by the Water Resources Department and no longer requires Planning Commission approval. Refer to Attachment 2 for the June 3rd determination made by Water Resources and associated materials.

ACTION REQUESTED

None. Because a Variance is no longer requested and the Lakebed Permit may be administratively approved by Water Resources, no formal action by the Planning Commission is required.

ATTACHMENTS:

1. May 124, 2026 Planning Commission Staff Report (attachments not included)
2. Determination made by the Lake County Water Resources Department and Associated Materials.