

**LAKE COUNTY PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING**

**January 23, 2025**

**Commission Members**

V VACANT District I  
P Everardo Chavez, District II  
P Batsulwin Brown, District III  
V VACANT District IV  
P Sharron Zoller, District V

**Staff Members**

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

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**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 Commissioners Chavez, Brown and Zoller for a two-year term of office for 2025 to 2027.

**ELECTION OF CHAIR AND VICE CHAIR**

Comm. Brown nominated Comm. Chavez for Chair, 2<sup>nd</sup> by Comm. Zoller  
Comm. Brown nominated Comm. Zoller for Vice Chair, 2<sup>nd</sup> by Comm. Chavez  
All were in favor.

**VERIFICATION OF LEGAL NOTICE(S)**

The clerk reported that the item on the agenda was properly noticed.

**CONSENT AGENDA**

Action on minutes from December 12, 2024, Planning Commission Meeting.

Comm. Brown moved, 2<sup>nd</sup> by Comm. Zoller to approve the minutes from December 12, 2024, Planning Commission Meeting  
Comm. Chavez, Brown & Zoller all were in favor.

**CITIZEN'S INPUT**

No one present wished to speak.

6a 9:08 a.m. PUBLIC HEARING – Consideration of proposed Major Use Permit (UP 23-07) and Mitigated negative Declaration (IS 23-14), for an 80' monopine wireless communication tower within a 35' x 35' lease area containing support equipment for the tower; Applicant: Public Safety Towers, LLC, Location: 3275 Hill Road, Lakeport (APN: 005-015-41).

Assistant Planner Trish Turner presented the staff report.

**9:17 a.m. Opened Public Hearing**

The following people spoke: Applicant Mike Mounphiphak and Maria Kann.

**9:28 a.m. Closed Public Hearing**

Comm. Brown moved, 2<sup>nd</sup> by Comm. Zoller that the Planning Commission adopted Mitigated Negative Declaration (IS 23-14) for Assurance Development on property located at 3275 Hill Road., Lakeport (APN 005-015-41) based on the findings in the staff report dated January 23, 2025.

**MITIGATED NEGATIVE DECLARATION 3 AYES 0 NOES 2 VACANT**

Comm. Brown moved, 2<sup>nd</sup> by Comm. Zoller that the Planning Commission approved Major Use Permit (UP 23-07) for Assurance Development on property located at 3275 Hill Rd., Lakeport (APN 005-015-41) based on the findings, and subject to the conditions in the staff report dated January 23, 2025.

**MAJOR USE PERMIT (UP 23-07) 3 AYES 0 NOES 2 VACANT**

**NON-TIMED ITEMS** - None

**DEPARTMENT UPDATE**

Director Mireya G. Turner announced that Community Development has three new staff members: Code Officers Jason Gordon and Logan Smith and Plans Examiner Zachery Zerba.

Director Turner added that Ruby Baker who has done past Planning Commission Meetings has accepted the position for Community Developments Accountant Technician position, which leaves a current opening for an Office Assistant III. The OA III position supports Zoning Administrator and Cannabis Ordinance Task Force Meetings along with several clerk and administrative related supportive duties for the Planning Department.

She added that she has sent a reminder to the new Supervisors eagerly anticipating their choices for Planning Commissioners for Districts 1 and 4.

**9:33 a.m. ADJOURNED**

**Respectfully submitted,**

  
Everardo Chavez, Chair  
Lake County Planning Commission

  
Danae LoDolce,  
Planning Commission Assistant