



Legislation Details (With Text)

File #: 24-459 **Version:** 2 **Name:**

Type: Action Item **Status:** Agenda Ready

File created: 4/17/2024 **In control:** Planning Commission

On agenda: 4/25/2024 **Final action:**

Title: 9:30 AM - PUBLIC HEARING - for consideration of a proposed General Plan Conformity (GPC 23-04), to vacate a portion of Collier Avenue; Applicant: Diane DeMichele; Location: adjacent to 2685 Lakeshore Blvd, Nice (APN:031-071-09)

Sponsors: Community Development

Indexes:

Code sections:

Attachments: 1. Vicinity Map, 2. Clear Lake Villas Subdivision, 3. Application Materials, 4. Minutes from 1922 Clear Lake Villas Sub hearing, 5. Staff Report

Date	Ver.	Action By	Action	Result
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Staff Report

Date: April 25, 2024

To: Planning Commission

From: Mireya G. Turner, Community Development Director
Michelle Irace, Principal Planner
Prepared by: Max Stockton, Assistant Planner

Subject: Lake County Public Works General Plan Conformity
GPC 23-04, Request to Vacate portion of Collier Avenue, adjacent to 2685 Lakeshore Blvd., Nice CA, 95464

Executive Summary:

Applicant Diane DeMichele (Owner of The Boathouse Bar and Grill) requests the vacation of Collier Avenue (adjacent to 2685 Lakeshore Blvd., Nice) as a public road. Collier Avenue is a street dedicated to public use, established as a part of the Clearlake Villas Subdivision in 1922, for the benefit of the public. The portion proposed for vacation is currently unimproved, 40 feet wide and approximately 220 feet in length, beginning at the intersection with Lakeview Blvd and proceeding in a southerly direction to its terminus near Clear Lake. This portion of the road is currently open to the public and provides access to Clear Lake. It has also been used for parking by patrons of the Boathouse Bar and Grill, as well as other members of the public. The reason for the proposed vacation is the Boathouse Bar and Grill wishes to expand their docks for seasonal customer use and to expand their parking lot. If approved, the applicant intends to convert the portion of Collier Avenue in question into a private parking lot, striped to fit more customers, and expand her restaurant, meanwhile storing dock floats on the open shore

currently being used as a public access point.

The Lake County Public Works Department (DPW) is processing the application to vacate the road, which requires approval by the Board of Supervisors; however, before DPW can recommend the vacation, California Streets and Highways Code, Section 8320, et seq. requires the Planning Commission to first determine whether the road vacation conforms to the Lake County General Plan through the approval of this General Plan of Conformity action, which was submitted to the Community Development Department on October 18, 2023. If vacated, each property owner abutting the road would own to the centerline of the right-of-way.

Recommended Action:

Staff recommends that the Planning Commission, after reviewing the agenda report and receiving evidence at the public meeting, finds that the location, purpose, and extent of the proposed vacation of Collier Avenue, adjacent to 2685 Lakeshore Blvd., Nice CA 95464, is in conformance with the County of Lake General Plan pursuant to California Government Code Section 65402.