



Legislation Details (With Text)

**File #:** 21-605      **Version:** 1      **Name:**

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

**File created:** 6/18/2021      **In control:** Planning Commission

**On agenda:** 6/24/2021      **Final action:**

**Title:** 9:25 a.m. Public Hearing to consider Use Permit (UP 21-24) and adopt a Categorical Exemption to CEQA for an expansion of a recovery home within an existing dwelling on a property located at 14725 Catholic Church Drive, Clearlake Oaks; APN: 010-046-06. The applicant is Hilltop Recovery Services LLC. (Eric Porter)

**Sponsors:** Community Development

**Indexes:**

**Code sections:**

**Attachments:** 1. PC UP 21-24 Hilltop SR V2, 2. Attachment 1 vicinity map, 3. Attachment 2 conditions, 4. Attachment 3 - Agency Comments, 5. Attachment 4 site plans

Date	Ver.	Action By	Action	Result
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**Memorandum**

**To:** Planning Commission

**From:** Community Development Department

Prepared by: Eric Porter

**Date:** **June 24, 2021**

**Subject:** **Use Permit UP 21-24, Hilltop Recovery Services LLC.** CEQA is file no. CE 21-05. APN: 010-046-06

**Exhibits:** A - Vicinity Map  
B - Revised Conditions of Approval  
C - Agency Comments  
D - Site Plan

**I. SUMMARY**

On November 13, 2015, the County of Lake received a Major Use Permit application for a new men’s recovery home located at 14715 E. Highway 20, Clearlake Oaks.

On December 7, 2020, the County of Lake received a 2<sup>nd</sup> Major Use Permit application for a facility expansion to occupy a nearby 3,521 sq. ft. dwelling on an adjacent lot located at 14725 Catholic Church Drive for the same rehabilitation use, only this was for women. The application received

included an application for an Initial Study as well as for a Major Use Permit.

On March 8, 2021, the Community Development Department sent out 'requests for review' and an AB 52 notice to all key departments, agencies and local Tribes for their comments. No adverse comments were received by the County. CalTrans requested (1) upgrading the SR 20 / Whisner Lane driveway approach to commercial standards; (2) that the applicant obtain an encroachment permit and meet all encroachment requirements; (3) that the applicant meet signage requirements for signs located within Caltrans right of way and Outdoor Advertising Act standards. CalTrans also indicated that the existing Hilltop business sign along the highway frontage (and any other private advertising signage) needs to be located outside of Caltrans right of way.

### Discussion.

The applicant has requested and has received an 'Early Activation of Use' to allow the existing dwelling to be used as an emergency shelter for women while this use permit request is processed. Emergency Activation was granted by the Community Development Department on March 12, 2021 and remains valid for a period of six (6) months, or until this use permit request is decided.

Neighbors within 725 feet of the 19+ acre parcel were notified of this action by Public Hearing notice sent June 2, 2021.

**Approve** the Use Permit application request (UP 21-24) to allow the use of the dwelling on APN 010-046-06 for use as a Community Care Facility and adopt CEQA categorical exemption CE 21-05.

### Sample Motions:

#### **Categorical Exemption (CE 21-05)**

I move that the Planning Commission find that that **Categorical Exemption (CE 21-05)** applied for by **Hilltop Recovery Enterprises LLC** on a property located at **14725 Catholic Church Drive, Clearlake Oaks**, further described as **APN: 010-046-06** will not have a significant effect on the environment, and this project qualifies for a Categorical Exemption pursuant to CEQA section 15301(e)(1) with the findings listed in the staff report dated **June 24, 2021**.

#### **Use Permit (UP 21-24)**

I move that the Planning Commission find that the **Use Permit (UP 21-24)** applied for by **Hilltop Recovery Enterprises LLC** on a property located at **14725 Catholic Church Drive, Clearlake Oaks**, further described as **APN: 010-046-06** does meet the requirements of Articles 7, 51.4 and 60 of the Lake County Zoning Ordinance and the Use Permit be granted subject to the conditions and with the findings listed in the staff report dated **June 24, 2021**.

*NOTE: The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.*