



Legislation Text

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Memorandum

Item # 1  
9:05 a.m.  
February 11, 2021

STAFF REPORT

**TO:** Planning Commission  
**FROM:** Scott DeLeon, Community Development Director  
Tocarra Nicole Thomas, Community Development Deputy Director

Prepared by: Eric Porter, Associate Planner

**DATE:** February 11, 2021

**RE: Stott Outdoor Advertising; Major Use Permit (UP 19-30), Design Review (DR 19-03) and Initial Study (IS 19-48).** APN: 004-055-23

Supervisor District 3

- ATTACHMENTS:**
1. Vicinity Map
  2. Agency Comments
  3. Conditions of Approval
  4. Site Plan, Sign Graphics
  5. Initial Study IS 19-48

**I. EXECUTIVE SUMMARY**

The applicant is requesting approval of a Major Use Permit and Design Review for a new 22' tall two-faced billboard to be placed approximately seven feet from the Highway 20 right-of-way on the subject site. The site is located at 2450 Stokes Avenue, Nice.

The seven foot setback is less than the 10' setback required in the C3 Zoning District, however the applicant can have up to 25% relief (2.5 feet) to a setback through a use permit approval.

Staff is recommending conditional approval of Major Use Permit (UP 19-30) and adoption of Initial Study (IS 19-48).

**II. RECOMMENDATION**

**Staff recommends the Planning Commission:**

**A. Adopt negative declaration (IS 19-48) for Use Permit (UP 19-30) with the following findings:**

1. An initial study was prepared for this project by Lake County, and was sent to the State Clearinghouse on November 3, 2020. No adverse comments resulted in this Initial Study, and no mitigation measures are proposed.
2. This project will result in less than significant environmental impacts.
3. Any changes to the project will require either an amended Use Permit and/or a new Use Permit unless the Community Development Director determines that any changes have no potential to increase environmental impacts.

**B. Approve Use Permit UP 19-30 with the following findings:**

1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.
2. The site is adequate in size, shape, locations, and physical characteristics to accommodate the type of use and level of development proposed.
3. The streets, highways and pedestrian facilities can be mitigated to be reasonably adequate to safely accommodate the proposed use.
4. That there are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.
5. That the project is in conformance with the applicable provisions and policies of this Code, the General Plan and any approved zoning or land use plan.
6. That no violation of Chapters 5, 17, 21, 23 or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

**Sample Motions:**

**Mitigated Negative Declaration**

I move that the Planning Commission find that the **Initial Study (IS 19-48)** applied for by **Stott Outdoor Advertising** on property located at **2450 Stokes Road, Nice**, and further described as **APN 004-055-23** will not have a significant effect on the environment and therefore a mitigated negative declaration shall be approved with the findings listed in the staff report dated **February 11, 2021**.

**Major Use Permit (UP 19-30)**

I move that the Planning Commission find that the **Use Permit (UP 19-30)** applied for by **Stott Outdoor Advertising** on property located at **2450 Stokes Road, Nice**, and further described as **APN 004-055-23** does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and the Major Use Permit be granted subject to the conditions and with the findings listed in the staff report dated **February 11, 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.*