



## Legislation Text

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### Memorandum

**Date:** May 23, 2024

**To:** Planning Commission

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

**Subject:** Minor Map Modification (MMM 24-02) to approved Clear Lake Riviera Unit No. 4 subdivision map for a setback reduction along Broadmoor Way from 80 feet to 20 feet; Location: 9710 Broadmoor Way, Kelseyville (APN 043-551 - 49); Applicant: Lake Village Properties

### Executive Summary:

Clear Lake Riviera Unit No. 4 was approved in 1965. The subdivision map requires 80-foot setbacks along the front setback. The applicant, Lakeview Village Properties, is requesting to reduce the front setback from 80 feet to 20 feet in the South-Easterly corner of this Community Commercial "C2" front setback of 9710 Broadmoor Way, Kelseyville (APN 043-551-49) that was originally mapped as lots 15 and 16. No development is proposed at this time.

A similar Minor Map Modification (MMM 08-01) Clear Lake Riviera Unit No. 4 Subdivision was approved by the Planning Commission on May 12, 2008, to reduce the setbacks for eight (8) neighboring parcels from 80 feet to 20 feet. Staff reviewed the MMU 08-01 and available original subdivision approval document but was unable to confirm why the 80-foot setback was established. As such, staff has evaluated the existing conditions of the site, current zoning codes, as well as the approved Minor Map Modification (MMM 08-01) to support this application.

If the modification is approved by the Planning Commission, the County Surveyor will record the new buildable areas using a Certificate of Correction, pursuant to Section 66469 of the Subdivision Map Act.

### Recommended Action:

- A. Find that this project will not have a significant effect on the environment and according to §15061(b)(3), is exempt from CEQA review.
- B. Approve a Modification (MMM 24-02) to the Clear Lake Riviera Unit No. 4 subdivision map by reducing the building setbacks from 80 feet to 20 feet, with the

following findings:

1. The map modification is consistent with the Lake County General Plan, Riviera Area Plan and Lake County Zoning Ordinance.
1. The map modification is in compliance with the Subdivision Map Act, Section 66742.1.