



## Legislation Text

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**File #:** 24-578, **Version:** 1

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### Staff Report

**Date:** May 29<sup>th</sup>, 2024

**To:** The Zoning Administrator

**From:** Michelle Irace, Principal Planner  
Prepared by Eric Porter, Associate Planner

**Subject:** Consideration of proposed Minor Use Permit (MUP 24-02), for a 6' tall over height fence in a front yard setback; Applicant: Janet Attard; Location: 5145 Davis Drive, Lakeport (APN: 008-045-32)

#### Executive Summary:

The applicant seeks approval for a 6' solid wood fence along a private access easement (Davis Drive), with a portion of the fence being in the front yard setback which requires a minor use permit for an over height fence. As submitted by the applicant, the proposed 6' tall fence would be comprised of solid wood with upright supports every 6' to 8'.

#### Recommended Action:

Staff recommends the Zoning Administrator take the following actions:

- A. Adopt Categorical Exemption (CE 24-04) under CEQA sections 15061(b)(3) and 15303(c) with the finding that the fence is exempted from CEQA evaluation under these CEQA sections.
- B. Approve Minor Use Permit (MUP 24-02) with the following findings:
  - 1. That the establishment, maintenance, or operation of the use applied for will not under the circumstances, 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 are reasonably adequate to safely accommodate the proposed use.
4. There are adequate services available to serve the project.
5. This project is consistent with the Lake County General Plan, Lakeport Area Plan, and Lake County Zoning Ordinance.
6. No violation of Chapter 5, 17, 21, 23 or 26 of the Lake County Code currently exists on this property.