



## Legislation Details (With Text)

**File #:** 20-264      **Version:** 1      **Name:**

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

**File created:** 3/20/2020      **In control:** Planning Commission

**On agenda:** 3/26/2020      **Final action:**

**Title:** 9:10 a.m. Public Hearing on consideration of a Major Use Permit (UP 19-27), Design Review (DR 19-05) and Categorical Exemption (CE 19-71). The project applicant is LAMAR ADVERTISING, Owner JUSTIN & SUFI RATCLIFFE proposing a Major Use Permit for Off-Site Advertising. The project is located at 53 Soda Bay Road, Lakeport and further described as APN 082-092-04. (Simone Hingston)

**Sponsors:** Community Development

**Indexes:**

**Code sections:**

**Attachments:** 1. UP 19-27 Staff Report, 2. Attachment 1 Vicinity Map, 3. Attachment 2 Zoning Map, 4. Attachment 3 Pictures, 5. Attachment 4 Site Plan, 6. Attachment 5 Elevation, 7. Attachment 6 Property Owner Agreement, 8. Attachment 7 Agencies Comments, 9. Attachment 8 Conditions

Date	Ver.	Action By	Action	Result
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## Memorandum

**TO:** Planning Commission

**FROM:** Scott DeLeon, Interim Community Development Director  
Prepared by: Simone Hingston, Assistant Planner

**DATE:** March 9, 2020

**SUBJECT:** Request for Major Use Permit, Design Review and Categorical Exemption for Lamar Advertising, five year time extension for an off-site advertising billboard; UP 19-27, DR 19-05 and CE 19-71.  
Supervisor District 4

**ATTACHMENTS:**

1. Vicinity Map
2. Zoning Map
3. Photos
4. Site Plan from Original Use Permit (UP 95-5)
5. Elevation
6. Letter Property Owner
7. Agencies Comments
8. Conditions of Approval

## I. EXECUTIVE SUMMARY

On June 8, 1995, the Planning Commission approved the off-site advertising billboard on a "C3-DR", Service Commercial - Design Review Combining District zoned property located at 53 Soda Bay Road, Lakeport, adjacent to Highway 29. The original use permit was approved by the Planning Commission for a ten year term limit on June 8, 1995 (UP 95-5). This use permit was extended for five years on January 26, 2006 (UP 05-08) and again on February 10, 2011 (UP 10-08, with modifications to the lighting). The UP 10-08 expired on February 10, 2016. The applicant is requesting a major use permit. Staff recommends that the Planning Commission approve the use permit for a five year period.

The applicant is requesting a major use permit for the billboard. Section 45.22 of the Lake County Zoning Ordinance allows "Off-site outdoor advertising billboards in the "C3", "MI", "M2" and "PDC" zoning districts with approval of a major use permit.

### **Recommended Action:**

#### **Categorical Exemption**

I move that the Planning Commission find that the **Major Use Permit UP 19-27** applied by **Lamar Advertising** on behalf of property owner Justin and Sufi Ratcliffe on the property located on **53 Soda Bay Road, Lakeport, CA 95453** is exempt from CEQA because it falls within Categorical Exemption 15301. Class 1, based on the findings set forth in the **Staff Report dated March 9, 2020**.

#### **Major Use Permit Approval**

I move that the Planning Commission find that the **Major Use Permit, UP 19-27** applied by **Lamar Advertising** on behalf of property owner Justin and Sufi Ratcliffe on property located at **53 Soda Bay Road, Lakeport, CA 95453** meets the requirements of Sections 20, 45.22 and 51.4 of the Lake County Zoning Ordinance and that the Planning Commission has reviewed and considered the Use Permit be granted subject to the conditions and with the findings listed in the **Staff Report dated March 9, 2020**.

#### **Design Review Approval**

I move that the Planning Commission find that the **Design Review, DR 19-05** applied by **Lamar Advertising** on behalf of property owner Justin and Sufi Ratcliffe on property located at **53 Soda Bay Road, Lakeport, CA 95453** meets the requirements of Sections 54.5 of the Lake County Zoning Ordinance and that the Planning Commission has reviewed and considered the Use Permit be granted subject to the conditions and with the findings listed in the **Staff Report dated March 9, 2020**.