



Legislation Details (With Text)

File #:	20-265	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:	9:20 a.m. Public Hearing on consideration of a Tentative Parcel Map (PM 19-02) and a Mitigated Negative Declaration based on Initial Study (IS 19-16). The project applicant is LORI KOESTER proposing to divide an existing +/-10.46 acre lot to create (2) +/-5 acre parcels. The project is located at 5400 Gaddy Lane, Kelseyville and further described as APN 024-071-69. (Eric Porter)				
Sponsors:	Community Development				
Indexes:					
Code sections:					
Attachments:	1. Staff rept Kville apts PM 2, 2. Attachment 1 vicinity map, 3. Attachment 2 parcel map, 4. Attachment 3 conditions, 5. Attachment 4 IS, 6. Attachment 5 agency comments				

Date	Ver.	Action By	Action	Result
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Memorandum

TO: Planning Commission

FROM: Scott DeLeon, Interim Community Development Director
Eric Porter, Associate Planner

DATE: March 11, 2020

SUBJECT: Parcel Map, PM 19-02
Initial Study, IS 19-16

Supervisor District Five (5)

ATTACHMENTS:

1. Vicinity Map
2. Proposed Tentative Parcel Map
3. Proposed Tentative Parcel Map Conditions of Approval
4. Initial Study, IS 19-16
5. Agency Comments

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a parcel map to allow one (1) lot to be split into two (2) parcels. According to the Tentative Parcel Map dated April 9, 2019, the applicant is proposing the following:

- Parcel 1 would contain the previously approved Minor Use Permit, MUP 18-13, which is currently under

construction for the Kelseyville Apartments and would be approximately 5.70 acres in size.

- Parcel 2 would remain vacant and would be approximately 4.82 acres in size. Parcel 2 would not be part of the Kelseyville Family Apartments Development.

Staff is recommending Approval of the Parcel Map, PM 19-02

Previous Approved Projects (Kelseyville Family Apartment):

A Minor Use Permit, MUP 18-13, Development Review Permit, DR 18-03 and Initial Study, IS 18-08 was approved on June 14, 2018 by the Lake County Planning Commission to allow a 54-unit Multi-family Apartment Complex, known as the Kelseyville Family Apartments.

Recommended Action:

Mitigated Negative Declaration

I move that the Planning Commission find on the basis of the **Initial Study No. 19-16** prepared by the Planning Division and the mitigation measures which have been added to the project, that the **Parcel Map, PM 19-02** as applied for **Lori Koester** will not have a significant effect on the environment and thereof, recommend the Planning Commission approve the proposed Mitigated Negative Declaration with the findings listed in the **Staff Report dated March 11, 2020**.

Parcel Map, PM 19-02

I move that the Planning Commission find that the **Tentative Parcel Map, PM 19-02** applied by **Lori Koester** on property located at on property located at **5400 Gaddy Lane, Kelseyville, CA 95451; APN: 024-071-69** is in conformity with the provisions of the Subdivision Map Act and Chapter 17 of the Lake County Code and the Lake County Zoning Ordinance, and upon that basis approve said map subject to the conditions and with the findings listed in the **Staff Report dated March 11, 2020**.

NOTE: The applicant or any interested person is reminded that the Subdivision Ordinance provides for a fifteen (15) 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.