



Legislation Text

File #: 21-1041, Version: 1

Memorandum

STAFF REPORT

TO: Planning Commission

FROM: Mary Darby, Community Development Director  
Eric Porter, Associate Planner

DATE: October 14, 2021

RE: LaMonica Outdoor Advertising; Extension of Time for a Billboard to extend Use Permit 11-09  
for a period of Five Years  
File no. UPX 21-02 and CE 21-52

Supervisor District 4

ATTACHMENTS: 1. Vicinity Map  
2. Site Plan, Elevations  
3. Existing Use Permit 11-09 Conditions  
4. Revised Conditions  
5. Photos

I. **EXECUTIVE SUMMARY**

On August 30, 2021, LaMonica Signs submitted a Use Permit Extension (UPX 21-02) and Categorical Exemption (CE 21-52) requesting a five (5) year extension for Major Use Permit, UP 11-09, which allowed the construction of a billboard. There will be no changes or expansions to the existing billboard. The billboard is 400 square feet per sign face, thirty-two (32) feet in height and equipped with downcast lighting.

II. **RECOMMENDATION**

Staff recommends that the Planning Commission approve the project with the following findings:

A. Adopt Categorical Exemption, Class 1 (CE 21-52) for Use Permit Extension, UPX 21-02 with the following findings:

1. This time extension is for an existing use permit to allow continued use of an existing billboard for a period of five years beginning on October 14, 2021.
2. This project is consistent with CEQA Categorical Exemption, Class 1, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination

3. This project remains consistent with the Lake County General Plan, Lakeport Area Plan and the Lake County Zoning Ordinance.
4. There has been no changes to any applicable regulations which would create new significant environmental impacts.
5. This project is consistent with land uses in the vicinity.
6. This project will not result in any significant adverse environmental impacts.

**B. Approve Use Permit Extension of Time (UPX 21-02) for Use Permit, UP 11-09 with the following findings.**

1. That there have been no changes to the requirements to establish a billboard in the M1 zoning district between the time of billboard approval and the date of this extension.
2. That there have been no changes to the billboard structure between the original approval date and the date of this extension.
3. That the billboard has been adequately maintained since its construction.
4. 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.

**III. SAMPLE MOTIONS**

**Categorical Exemption**

I move that the Planning Commission find that the **Use Permit Extension, UPX 21-02** applied by **LaMonica Signs** on property located at **255 Soda Bay Road, Lakeport, further described as APN: 008-019-64** is exempt from CEQA because it falls within Categorical Exemption Class 1 (file no. CE 21-52), based on the findings set forth in the Staff Report dated **October 14, 2021**.

**Use Permit Extension**

I move that the Planning Commission find that the **Use Permit Extension, UPX 21-52** applied by **LaMonica Signs** on property located at **255 Soda Bay Road, Lakeport, further described as APN: 008-019-64** does meet the requirements of the Lake County Zoning Ordinance and that the Planning Commission has reviewed and considered the Categorical Exemption, CE 21-52 which was adopted for this project and the Use Permit Extension, file number UPX 21-02, be granted and shall extend this use for a period of five years subject to the conditions and with the findings listed in the Staff Report dated **October 14, 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*